



Rizzetta & Company

# **Harrison Ranch Community Development District**

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## **Board of Supervisors' Meeting November 10, 2025**

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

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

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**District Office · Riverview, Florida (813) 533-2950Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

11/10/2025

**REVISED 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, November 10, 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.....Tab 2

1. Consideration of LMP Proposals.....Tab 3

C. District Counsel

1. Discussion of Amended Rules of Procedure

D. District Engineer

E. Clubhouse Manager Report .....Tab 4

F. District Manager Report .....Tab 5

**4. BUSINESS ADMINISTRATION**

A. Review of Financial Report for September 2025 .....Tab 6

B. Consideration of Operations and Maintenance  
Expenditures for August 2025..... Tab 7

C. Consideration of the Board of Supervisors' Meeting  
Minutes for October 20, 2025..... Tab 8

**5. BUSINESS ITEMS**

A. Consideration of Resolution 2026-01, Adopting Amendment  
to Amenity Rules ..... Tab 9

B. Consideration of Resolution 2026-02, Adopting the Amended  
Budget for FY 24-25..... Tab 10

C. Consideration of Roofing Quotes ..... Tab 11

D. Ratification of Egis Renewal..... Tab 12

E. Consideration of 3<sup>rd</sup> Quarter Website Audit..... Tab 13

F. Discussion of Goals and Objectives for FY 24-25 ..... Tab 14

G. Closed Security Session ..... Tab 15

H. Discussion of Rental Communities

I. Discussion of Alcohol at Events

J. Discussion on Staffing Positions

**6. SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

*Matt O'Nolan*

Matt O'Nolan District Manager



Tab 1

# Maintenance Quality Inspection (MQI) NEW 8-2022

## General Information

PROPERTY NAME	Harrison Ranch CDD
LOCATION	SARASOTA
Supervisor Email	Ryan.Eberly@Imppro.com
Branch Manager	Christopher.Berry@Imppro.com
Supervisor First Name	Ryan
Supervisor Last Name	Eberly
DATE OF INSPECTION	Mon Nov 03 2025
Next Inspection Date	Wed Dec 03 2025

## Inspection details

### Monthly Maintenance

1 DETAILS

9

1 DETAILS NOTES

Property is in good shape overall. Just very dry. There has been a number of timer issues regarding decoders, wires, valves etc that have aided in the decline of some turf and plant areas during this drought we've been in. Should just get remaining juniper removed for a cleaner look.

1 DETAILS PHOTOS

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

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

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



9

Mow performed very well. No mow zones looking good along with bed edging. Need to try and tighten up these lines this winter.

### 3 SHRUB PRUNING

### 3 SHRUB PRUNING NOTES

### 3 SHRUB PRUNING PHOTOS



9

Shrubs need to tipping off the tops throughout the community in preparation for mulch.







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

4

Hollie's and a few ligustrums need hit.



**5 OVERALL CLEANLINESS**  
**5 OVERALL CLEANLINESS NOTES**

5  
Property is very clean. Minimal trash found on site.

## 5 OVERALL CLEANLINESS PHOTOS



6 TURF INSECT/DISEASE CONTROL

5

6 TURF INSECT/DISEASE CONTROL  
NOTES

No issues

7 TURF WEED CONTROL – TURF AREAS

5

7 TURF WEED CONTROL – TURF AREAS  
NOTES

Turf weeds aren't much of a problem out here.

8 PLANT INSECT/DISEASE CONTROL

5

8 PLANT INSECT/DISEASE CONTROL  
NOTES

No issues.

9 WEED CONTROL – BED AREAS

15

9 WEED CONTROL – BED AREAS  
NOTES

Need to hit trails again also need to hit the one section on the Blvd that always come back to get us.

9 WEED CONTROL – BED AREAS  
PHOTOS





**10 TURF FERTILITY**  
**10 TURF FERTILITY NOTES**  
**10 TURF FERTILITY PHOTOS**



9

Turf looks good despite drought conditions.





**11 PLANT FERTILITY**  
**11 PLANT FERTILITY NOTES**  
**11 PLANT FERTILITY PHOTOS**



10  
Plants are healthy and fertile.





<b>12 CARRYOVERS</b>	5
<b>Deductions</b>	10
<b>OVERALL MONTHLY MAINTENANCE SCORE</b>	90%

## Additional Services

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



Tab 2





# MONTHLY REPORT

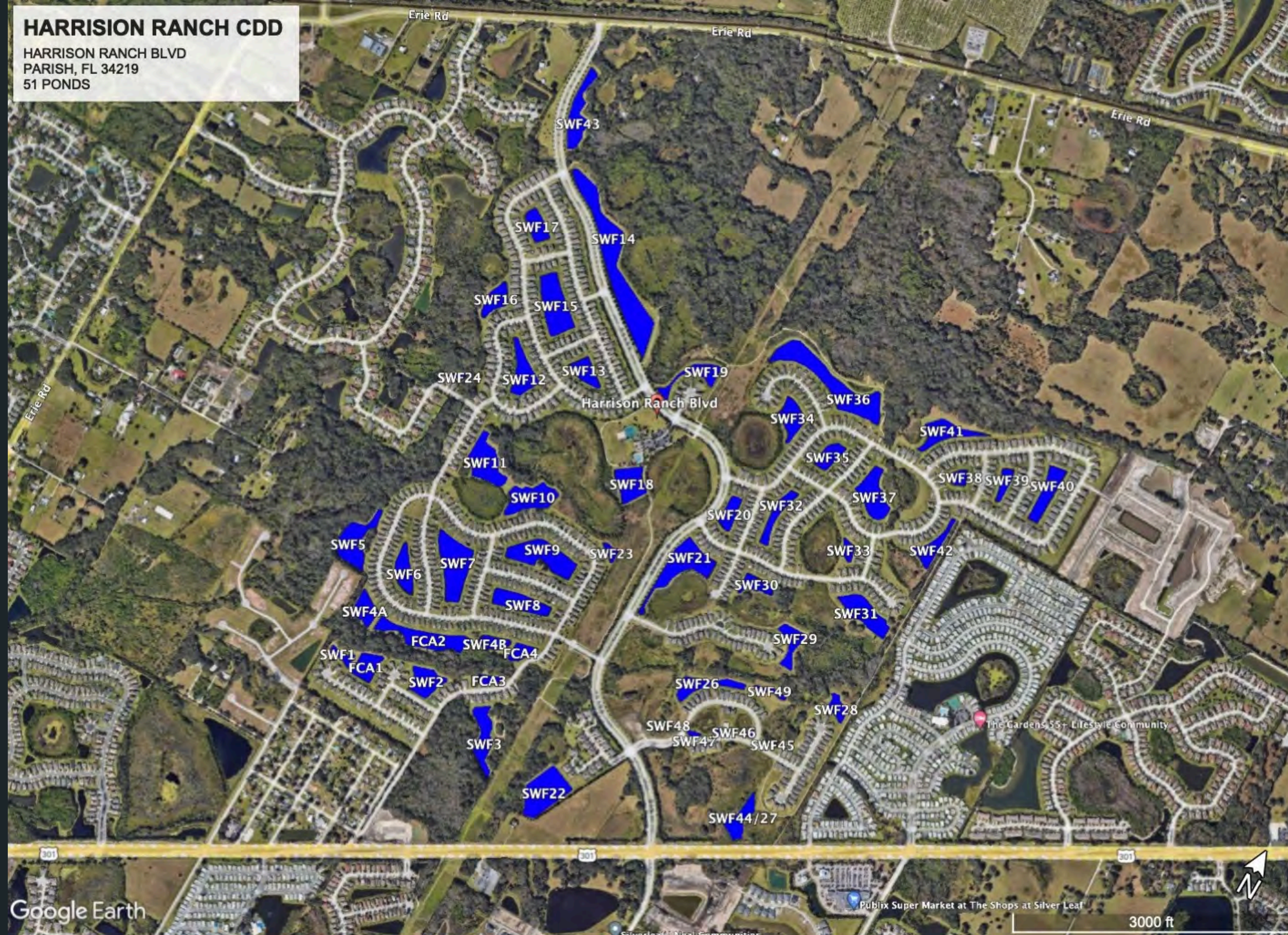
NOVEMBER, 2025





# HARRISON RANCH CDD

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS





Prepared for: Matt Nolan  
Prepared By: Devon Craig

## SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.





Pond #SWF23 Treated for Shoreline Vegetation.



Pond #SWF9 Treated for Shoreline Vegetation.



Pond #SWF15 Treated for Algae and Shoreline Vegetation.





Pond #SWF8 Treated for Shoreline Vegetation.



Pond #SWF18 Treated for Shoreline Vegetation.



Pond #SWF17 Treated for Shoreline Vegetation.





Pond #SWF1 Treated for Shoreline Vegetation.



Pond #SWF2 Treated for Shoreline Vegetation.



Pond #FCA1 Treated for Shoreline Vegetation.

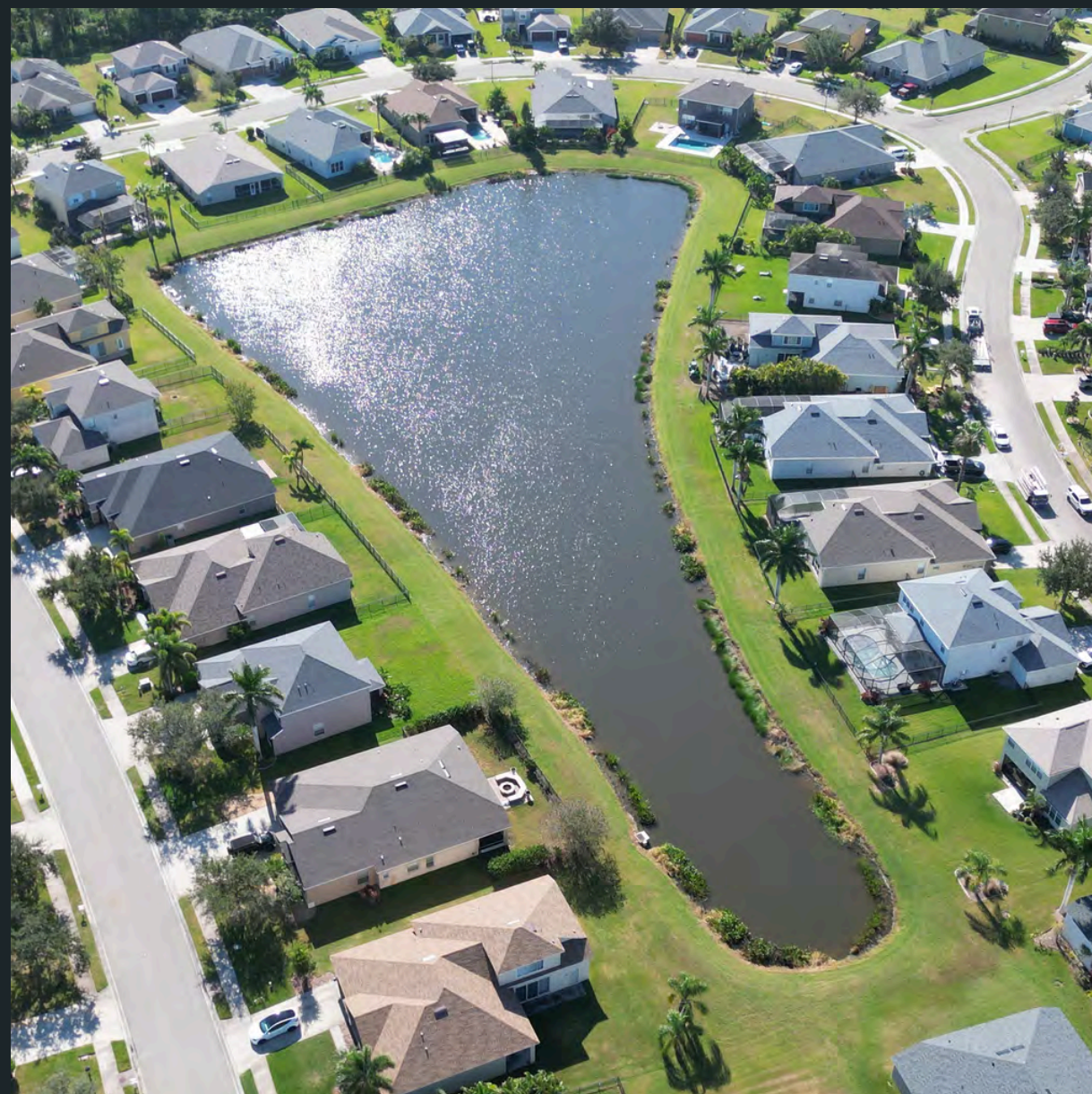




Pond #SWF4A Treated for Shoreline Vegetation.



Pond #SWF16 Treated for Shoreline vegetation.



Pond #SWF12 Treated for Shoreline Vegetation.





Pond #SWF24 Treated for Shoreline Vegetation.



Pond #SWF11 Treated for Algae and Shoreline Vegetation.



Pond #SWF10 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 3



## Proposal

Proposal No.: 368561

Proposed Date: 10/20/25

PROPERTY:	FOR:
Harrison Ranch CDD Matt O’Nolan 5575 Harrison Ranch Parrish, FL 34219	Install plants third island entry to Normande East

Install Plants to the 3rd island entering into Normande East. This will also affect the additional island tips that had jasmine minima that has been in decline for some time. Removal and replacement in these areas included.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>3rd island entry to Normande East</b>					
<b>Landscape Material</b>					<b>\$5,006.76</b>
Enhancement Labor	20.00	HR	\$60.00	\$1,200.00	
Emerald Green Goddess, Liriope, 03 gallon - 03G	60.00	03g	\$19.82	\$1,189.08	
Mammey Croton, 03 gallon - 03G	5.00	03g	\$18.95	\$94.76	
Emerald Blanket Carissa, 03 gallon - 03G	139.00	03g	\$18.15	\$2,522.92	
<b>Mulch, Rock, Soil</b>					<b>\$1,627.50</b>
Pine Bark, 03CF bag - 03CF	210.00	03CF	\$7.75	\$1,627.50	
<b>Irrigation Renovation</b>					<b>\$1,320.00</b>
Irrigation Technician Labor	12.00	HR	\$70.00	\$840.00	
Misc Irrigation Parts	1.00	EA	\$150.00	\$150.00	
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 250 ft.	300.00	FT	\$1.10	\$330.00	
<b>Total:</b>					<b>\$7,954.26</b>

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**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>



Tab 4

## Monthly Manager's Report October 2025

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

### Operations/Maintenance Updates: October 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

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 & Compliance

Achieved compliance with fire department inspections. Repaired fire alarm panel.

- a. Signed contract for 24-hour fire monitoring services.
  - b. Inspected and repaired fire department backflow connector.
  - c. Refurbished fire hydrant to ensure proper operation.
2. Facility Maintenance & Security:
- a. Conducted monthly HVAC inspection and routine maintenance.

- b. Replaced exterior doorknobs, enhancing clubhouse security.
  - c. Ordered no parking signs and new clubhouse address signs.
  - d. The monument vendor is currently fixing the misspelled sign at the clubhouse entrance.
- 3. Pool Operations:
  - a. Performed daily swimming pool cleaning and maintenance.
  - b. Pending quotes for swimming pool furniture repairs.
- 4. Upcoming Projects & Quotes:
  - a. Received a quote for tennis court repair/refurbishment; awaiting additional quotes.
  - b. Awaiting quotes for damaged tennis court fence repairs.
  - c. Pending quotes for swimming pool furniture repairs.
  - d. Waiting for a quote to address damage to the clubhouse restrooms.
  - e.
- 5. Landscaping:
  - f. Collaborated with LMP Landscaping on trimming work around the lift stations.

Upcoming Projects:

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Rentals Access Cards and Event fee.

Rentals	4	\$800	\$800
Access Cards	4	\$25	\$100
Special Meeting	6	\$1200	\$1200
Deposit	3	\$900	\$900
Total			\$2500
Refunded		\$500	\$500

Up Coming Event

Halloween Party (Cancelled)

Tab 5





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 8, 2025 @ 6:30pm
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

## District Manager's Report

November 10th

# 2025

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#### FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment Balance:	\$551,185
Reserve Fund Cash & Investment Balance:	\$563,269
Debt Service Fund Investment Balance:	\$139,609
Total Cash and Investment Balances:	\$1,254,063

**General Fund Expense Variance:    \$126,878    Over Budget**

Tab 6



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Financial Statements  
(Unaudited)**

**September 30, 2025**

Prepared by: Rizzetta & Company, Inc.

[harrisonranchcdd.org](http://harrisonranchcdd.org)  
[rizzetta.com](http://rizzetta.com)

# Harrison Ranch Community Development District

## Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	238,883	0	0	238,883	0	0
Investments	312,302	563,269	139,609	1,015,180	0	0
Accounts Receivable	200	0	0	200	0	0
Prepaid Expenses	55,533	0	0	55,533	0	0
Refundable Deposits	12,993	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	139,609
Amount To Be Provided Debt Service	0	0	0	0	0	2,780,391
<b>Total Assets</b>	<b>619,911</b>	<b>563,269</b>	<b>139,609</b>	<b>1,322,788</b>	<b>14,420,190</b>	<b>2,920,000</b>
<b>Liabilities</b>						
Accounts Payable	97,152	8,791	0	105,943	0	0
Accrued Expenses	7,010	0	0	7,010	0	0
Other Current Liabilities	223	0	0	223	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,920,000
<b>Total Liabilities</b>	<b>104,385</b>	<b>8,791</b>	<b>0</b>	<b>113,176</b>	<b>0</b>	<b>2,920,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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	(83,306)	104,136	19,190	40,021	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>515,525</b>	<b>554,479</b>	<b>139,609</b>	<b>1,209,613</b>	<b>14,420,190</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>619,911</b>	<b>563,269</b>	<b>139,609</b>	<b>1,322,788</b>	<b>14,420,190</b>	<b>2,920,000</b>

See Notes to Unaudited Financial Statements



## 362 General Fund

**Harrison Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**As of 09/30/2025**  
**(In Whole Numbers)**

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Month Ending 09/30/2025 MTD Actual	Year To Date 09/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	10,000	10,000	1,708	16,626	6,626
Special Assessments					
Tax Roll	1,646,509	1,646,509	0	1,670,805	24,296
Other Misc. Revenues					
Clubhouse Rentals	5,000	5,000	2,243	6,969	1,969
Community Activity Revenue	4,000	4,000	0	1,984	(2,016)
Events & Sponsorships	3,000	3,000	0	0	(3,000)
Key/Access/Transponder Revenue	1,000	1,000	93	467	(533)
Lease Revenue	1,200	1,200	846	4,213	3,013
Miscellaneous Revenue	3,000	3,000	0	15,729	12,729
<b>Total Revenues</b>	<b>1,673,709</b>	<b>1,673,709</b>	<b>4,890</b>	<b>1,716,793</b>	<b>43,084</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	14,000	14,000	1,000	10,600	3,400
<b>Total Legislative</b>	<b>14,000</b>	<b>14,000</b>	<b>1,000</b>	<b>10,600</b>	<b>3,400</b>
Financial & Administrative					
Accounting Services	21,424	21,424	1,785	21,424	0
Administrative Services	6,212	6,212	518	6,212	0
Assessment Roll	5,624	5,624	0	5,624	0
Auditing Services	3,600	3,600	0	3,195	405
Bank Fees	250	250	95	358	(108)
District Engineer	20,000	20,000	3,544	13,697	6,303
District Management	28,850	28,850	2,404	28,850	0
Dues, Licenses & Fees	2,100	2,100	0	2,635	(535)
Financial & Revenue Collections	5,624	5,624	469	5,624	0
Legal Advertising	1,200	1,200	91	1,060	140
Public Officials Liability Insurance	3,755	3,755	0	3,364	391
Trustees Fees	4,100	4,100	337	4,040	60
Website Hosting, Maintenance, Backup & E	3,915	3,915	200	3,938	(23)
<b>Total Financial &amp; Administrative</b>	<b>106,654</b>	<b>106,654</b>	<b>9,443</b>	<b>100,021</b>	<b>6,633</b>
Legal Counsel					
District Counsel	32,000	32,000	9,339	41,512	(9,512)
<b>Total Legal Counsel</b>	<b>32,000</b>	<b>32,000</b>	<b>9,339</b>	<b>41,512</b>	<b>(9,512)</b>
Electric Utility Services					
Utility - Recreation Facilities	38,500	38,500	2,820	34,287	4,213
Utility - Street Lights	40,000	40,000	2,773	32,877	7,123
Utility Services	5,000	5,000	390	4,269	731
<b>Total Electric Utility Services</b>	<b>83,500</b>	<b>83,500</b>	<b>5,983</b>	<b>71,433</b>	<b>12,067</b>
Water-Sewer Combination Services					
Utility Services	43,500	43,500	6,797	48,655	(5,155)
<b>Total Water-Sewer Combination Services</b>	<b>43,500</b>	<b>43,500</b>	<b>6,797</b>	<b>48,655</b>	<b>(5,155)</b>

See Notes to Unaudited Financial Statements

## 362 General Fund

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 09/30/2025  
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Month Ending 09/30/2025 MTD Actual	Year To Date 09/30/2025 YTD Actual	YTD Variance
Stormwater Control					
Aerator Maintenance	2,500	2,500	0	1,200	1,300
Aquatic Maintenance	70,800	70,800	5,664	75,109	(4,309)
Aquatic Plant Replacement	25,000	25,000	0	24,700	300
Catfish Removal	2,152	2,152	0	0	2,152
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	20,526	10,263	20,526	0
Total Stormwater Control	259,978	259,978	15,927	266,041	(6,063)
Other Physical Environment					
Conservation & Weir Maintenance Contract	20,000	20,000	0	0	20,000
Entry & Walls Maintenance & Repair	1,500	1,500	0	1,930	(430)
Fire Ant Treatment	10,000	10,000	0	8,180	1,820
General Liability & Property Insurance	33,882	33,882	0	35,422	(1,540)
Holiday Decorations	15,000	15,000	0	23,055	(8,055)
Hurricane Related Expenses	0	0	0	118,475	(118,475)
Irrigation Maintenance	43,200	43,200	3,322	39,917	3,283
Irrigation Repair	40,000	40,000	1,540	14,404	25,596
Landscape - Annuals/Flowers	20,000	20,000	2,749	22,136	(2,136)
Landscape - Fertilizer	46,528	46,528	0	68,656	(22,128)
Landscape - Mulch	50,000	50,000	362	48,750	1,250
Landscape - Pest Control	10,203	10,203	0	2,501	7,702
Landscape Maintenance	327,457	327,457	29,839	332,795	(5,338)
Landscape Replacement Plants, Shrubs, Tr	20,000	20,000	2,492	29,089	(9,089)
Trail/Bike Path Maintenance	25,000	25,000	1,200	1,200	23,800
Tree Trimming Services	25,000	25,000	0	3,220	21,780
Total Other Physical Environment	687,770	687,770	41,504	749,730	(61,960)
Road & Street Facilities					
Parking Lot Repair & Maintenance	500	500	0	0	500
Sidewalk Maintenance & Repair	2,500	2,500	0	0	2,500
Street Light/Decorative Light Maintenance	70,000	70,000	12,883	97,450	(27,450)
Street Sign Repair & Replacement	2,000	2,000	0	0	2,000
Total Road & Street Facilities	75,000	75,000	12,883	97,450	(22,450)
Parks & Recreation					
Access Control Maintenance & Repair	3,500	3,500	946	1,345	2,155
Athletic Court/Field/Playground Maintenance	500	500	0	9,385	(8,885)
Clubhouse Facility Janitorial Supplies	1,400	1,400	276	1,967	(567)
Clubhouse Janitorial Services	9,600	9,600	0	7,950	1,650
Clubhouse Maintenance & Repair	10,000	10,000	4,934	14,158	(4,158)
Clubhouse Programs/Events	40,000	40,000	358	39,204	796
Computer Support, Maintenance & Repair	500	500	14	194	306
Employee - Salaries	171,749	171,749	5,930	184,684	(12,935)
Facility A/C & Heating Maintenance &	2,808	2,808	1,198	2,462	346

See Notes to Unaudited Financial Statements

## 362 General Fund

**Harrison Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**As of 09/30/2025**  
**(In Whole Numbers)**

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Month Ending 09/30/2025 MTD Actual	Year To Date 09/30/2025 YTD Actual	YTD Variance
Rep					
Fitness Equipment Maintenance & Repair	1,000	1,000	0	3,503	(2,503)
Furniture Repair & Replacement	1,200	1,200	0	806	394
Interior Clubhouse Maintenance & Repairs	4,000	4,000	0	98	3,902
Management Contract	13,200	13,200	750	9,000	4,200
Office Supplies	1,000	1,000	483	1,299	(299)
Pest Control	700	700	100	500	200
Playground Equipment & Maintenance	1,000	1,000	0	0	1,000
Pool Furniture Replacement	1,500	1,500	0	500	1,000
Pool Repairs	10,000	10,000	0	30,408	(20,408)
Pool Service Contract	57,000	57,000	5,280	57,320	(320)
Security & Fire Monitoring Services	1,000	1,000	0	2,702	(1,702)
Security System Monitoring Services & Ma	10,000	10,000	0	18,456	(8,456)
Telephone, Internet, Cable	12,000	12,000	1,177	13,940	(1,940)
Tennis Court Maintenance & Supplies	1,250	1,250	0	0	1,250
Wildlife Management Services	14,400	14,400	1,200	14,400	0
Total Parks & Recreation	369,307	369,307	22,646	414,281	(44,974)
Contingency					
Miscellaneous Contingency	2,000	2,000	0	864	1,136
Total Contingency	2,000	2,000	0	864	1,136
Total Expenditures	1,673,709	1,673,709	125,522	1,800,587	(126,878)
Total Excess of Revenues Over(Under) Expenditures	0	0	(120,632)	(83,794)	(83,794)
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	636,157	598,830	598,830
Total Fund Balance, End of Period	0	0	515,525	515,525	515,525

See Notes to Unaudited Financial Statements

## 362 Reserve Fund

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 09/30/2025  
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Month Ending 09/30/2025 MTD Actual	Year To Date 09/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	1,986	20,474	20,474
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
<b>Total Revenues</b>	<b>122,818</b>	<b>122,818</b>	<b>1,986</b>	<b>143,292</b>	<b>20,474</b>
<b>Expenditures</b>					
Contingency					
Capital Reserve	122,818	122,818	8,790	39,156	83,662
Total Contingency	122,818	122,818	8,790	39,156	83,662
<b>Total Expenditures</b>	<b>122,818</b>	<b>122,818</b>	<b>8,790</b>	<b>39,156</b>	<b>83,662</b>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<b>0</b>	<b>0</b>	<b>(6,804)</b>	<b>104,136</b>	<b>104,136</b>
<b>penditures</b>					
Fund Balance, Beginning of Period	0	0	561,283	450,343	450,343
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>554,479</b>	<b>554,479</b>	<b>554,479</b>

See Notes to Unaudited Financial Statements



362 Debt Service Fund S2017

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 09/30/2025  
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Month Ending 09/30/2025 MTD Actual	Year To Date 09/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	440	6,858	6,858
Special Assessments					
Prepayments	0	0	6,791	6,791	6,791
Tax Roll	282,515	282,515	0	286,291	3,776
<b>Total Revenues</b>	<u>282,515</u>	<u>282,515</u>	<u>7,231</u>	<u>299,940</u>	<u>17,425</u>
<b>Expenditures</b>					
Debt Service					
Interest	102,515	102,515	0	100,750	1,765
Principal	180,000	180,000	0	180,000	0
<b>Total Debt Service</b>	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>280,750</u>	<u>1,765</u>
<b>Total Expenditures</b>	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>280,750</u>	<u>1,765</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>7,231</u>	<u>19,190</u>	<u>19,190</u>
<b>penditures</b>					
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>132,378</u>	<u>120,419</u>	<u>120,419</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>139,609</u>	<u>139,609</u>	<u>139,609</u>

See Notes to Unaudited Financial Statements

**Harrison Ranch CDD**  
**Investment Summary**  
**September 30, 2025**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Yield</b></u>	<u><b>Balance as of September 30, 2025</b></u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 378,964
FL CLASS General	Average Monthly Yield	4.30%	133,338
<b>Total General Fund Investments</b>			<u><u><b>\$ 512,302</b></u></u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 1,240
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	4.30%	562,029
<b>Total Reserve Fund Investments</b>			<u><u><b>\$ 563,269</b></u></u>
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	\$ 103,061
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%	8,300
<b>Total Debt Service Fund Investments</b>			<u><u><b>\$ 139,609</b></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/R Ledger**  
**From 09/01/2025 to 09/30/2025**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>362, 2432</b>							
	362-001	362 General Fund	Willow Bend HOA	AR00002776	11510	09/01/2025	186.92
	362-001	362 General Fund	Willow Bend HOA	AR00002776	11510	09/01/2025	13.08
<b>Sum for 362, 2432</b>							<b>200.00</b>
<b>Sum for 362</b>							<b>200.00</b>
<b>Sum Total</b>							<b>200.00</b>

# Harrison Ranch Community Development District

## Summary A/P Ledger

### From 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>362, 2432</b>						
	362 General Fund	09/01/2025	Cooper Pools Remodeling & Resurfacing Inc	2025-1157	Monthly Pool Services 09/25	5,280.00
	362 General Fund	09/30/2025	David Cope	093025 Cope	Wildlife Removal 09/25	1,200.00
	362 General Fund	09/19/2025	DEX Imaging, LLC	AR14003864	Connectivity Agreement 09/25	22.00
	362 General Fund	09/17/2025	Florida Power & Light Company	FPL Summary 79909-28017 09/25	FPL Summary 79909-28017 09/25	2,772.49
	362 General Fund	09/17/2025	Florida Power & Light Company	FPL Summary 79909-28017 09/25	FPL Summary 79909-28017 09/25	2,820.31
	362 General Fund	09/17/2025	Florida Power & Light Company	FPL Summary 79909-28017 09/25	FPL Summary 79909-28017 09/25	390.62
	362 General Fund	09/07/2025	Frontier Florida, LLC	941-776-3095-090719	5755 Harrison Ranch Blvd 09/25	670.61
	362 General Fund	09/25/2025	Kaymas, LLC dba Fastsigns 178301	2448-3370	Deposit - Signage 09/25	3,312.48
	362 General Fund	09/19/2025	Kilinski   Van Wyk, PLLC	13126	Legal Services 08/25	5,423.95
	362 General Fund	09/30/2025	Landscape Maintenance Professionals, Inc.	359658	Trail Maintenance 09/25	1,200.00
	362 General Fund	09/01/2025	Landscape Maintenance Professionals, Inc.	355863	Monthly Maintenance 09/25	3,321.75
	362 General Fund	09/01/2025	Landscape Maintenance Professionals, Inc.	355863	Monthly Maintenance 09/25	27,288.09
	362 General Fund	09/30/2025	Landscape Maintenance Professionals, Inc.	359657	Landscape Pest Control 10/25	850.25
	362 General Fund	09/22/2025	Landscape Maintenance Professionals, Inc.	357777	Plant Replacement - 55th Ct. E Entrance 09/25	1,991.55
	362 General Fund	09/30/2025	Manatee County Utilities Department	100136017 09/25 ACH	5755 Harrison Ranch Blvd 09/25	28.01
	362 General Fund	09/23/2025	Manatee County Utilities Department	MCUD Water Bill Summary 09/25 ACH	MCUD Water Summary 09/25	4,001.44
	362 General Fund	09/09/2025	Marlin Business Bank	21887937 ACH	Copystar Copier - Account # 1613410 09/25	389.34
	362 General Fund	09/30/2025	Owens Electric, Inc.	35816524	Service Call 09/25	5,144.12
	362 General Fund	09/01/2025	Parrish Heating and Cooling	08292025	Service Call - HVAC 08/25	1,198.00
	362 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103530	Personnel Reimbursement 09/26/25	5,829.75
	362 General Fund	09/24/2025	SafeTouch, LLC	17174091925	Service Call - Access Reader 09/25	945.58
	362 General Fund	09/30/2025	Schappacher Engineering, LLC	2934	Engineering Services 09/25	3,012.50
	362 General Fund	09/01/2025	Sitex Aquatics, LLC	10125-b	Midge Larviciding Treatment 09/25	10,263.00
	362 General Fund	09/01/2025	Sitex Aquatics, LLC	10216-b	Monthly Lake Maintenance 09/25	5,664.00
	362 General Fund	09/26/2025	The Observer Group, Inc.	25-01798M	Legal Advertising 09/26/25	91.88
	362 General Fund	09/25/2025	U.S. Bank	7905988	Trustee Fees Series 2017 09/01/25-08/31/26	3,703.91
	362 General Fund	09/25/2025	U.S. Bank	7905988	Trustee Fees Series 2017 09/01/25-08/31/26	336.72
						<b>97,152.35</b>
<b>Sum for 362, 2432</b>						
<b>362, 2433</b>						
	362 Reserve Fund	09/23/2025	Romaner Graphics	22831	Balance Due - Traffic & Street Signs (Hurricane) 09/25	8,790.50
<b>Sum for 362, 2433</b>						<b>8,790.50</b>
<b>Sum for 362</b>						<b>105,942.85</b>
<b>Sum Total</b>						<b>105,942.85</b>



**Harrison Ranch Community Development District**  
**Notes to Unaudited Financial Statements**  
**September 30, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/25.
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 7

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures September 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$85,044.13**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	090825-01	2144984081825 ACH	Cable Services -GYM 08/25	\$ 95.19
Egis Insurance Advisors, LLC	300264	29375	General/POL Liability/Property Insurance 10/01/25 - 10/01/26	\$ 40,005.00
FitRev, Inc.	300250	35848	Fitness Equipment Maintenance 08/25	\$ 787.78
Florida Department of Revenue	091825-01	51-8015668220-6 08/25 ACH	Sales Tax 08/25	\$ 81.31
Frontier Florida, LLC	090325-02	941-776-3095-090719-5 08/25 ACH	5755 Harrison Ranch Blvd 08/25	\$ 644.65
James T. Ritchey	300252	JR090825	Board of Supervisor Meeting 09/08/25	\$ 200.00
Julianne Giella	300253	JG090825	Board of Supervisor Meeting 09/08/25	\$ 200.00
Landscape Maintenance Professionals, Inc.	300251	351696	Irrigation Repairs 08/25	\$ 705.00
Landscape Maintenance Professionals, Inc.	300258	355463	Insect and Disease Control 09/25	\$ 1,700.50
Landscape Maintenance Professionals, Inc.	300258	355464	Install Mulch - 48th St. East Medians 08/25	\$ 3,111.35
Landscape Maintenance Professionals, Inc.	300258	355466	Irrigation Repairs 08/25	\$ 705.00
Landscape Maintenance Professionals, Inc.	300258	355467	Irrigation Repairs 08/25	\$ 835.00

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	300258	355468	Remove Oak - Galloway Playground 08/25	\$ 500.00
Manatee County Utilities Department	091025-01	100136468 07/25 ACH	10402 55TH LN E 07/25	\$ 31.12
Manatee County Utilities Department	092925-01	MCUD Water Bill Summary 08/25 ACH	MCUD Water Bill Summary 08/25 ACH	\$ 3,567.28
Marlin Business Bank	090325-01	21856533 ACH	Copystar Copier - Account # 1613410 08/25	\$ 389.34
Owens Electric, Inc.	300259	35411514	Service Call 09/25	\$ 7,739.27
Piper Fire Protection, Inc.	300260	150362	SRQ Extinguish Inspect Annual 08/25	\$ 585.00
Pure Green Lawn and Pest Services	300261	17489	Pest Control 08/25	\$ 100.00
Rizzetta & Company, Inc.	300249	INV0000102257	District Management Fees 09/25	\$ 6,125.84
Rizzetta & Company, Inc.	300248	INV0000102363	Personnel Reimbursement 08/25	\$ 6,393.09
Rizzetta & Company, Inc.	300257	INV0000102410	Cell Phone 08/25	\$ 100.00
SafeTouch, LLC	300262	17125082225	Access Entry -Maglock Indoor & Outdoor 08/25	\$ 760.88
SafeTouch, LLC	300262	17135082725	Access Entry -Tennis Courts Door Lock 08/25	\$ 3,947.91
Schappacher Engineering, LLC	300263	2920	Engineering Services 08/25	\$ 1,531.25



**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Susan Walterick	300254	SW090825	Board of Supervisor Meeting 09/08/25	\$ 200.00
Thomas Benton	300255	TB090825	Board of Supervisor Meeting 09/08/25	\$ 200.00
Valley National Bank	092625-01	Valley Bank CC 073125 ACH Credit Card Expenses 07/25		\$ 848.89
Valley National Bank	092625-01	Valley Bank CC 083125 ACH Credit Card Expenses 08/25		\$ 2,753.48
Victor G Colombo	300256	VC090825	Board of Supervisor Meeting 09/08/25	\$ 200.00
<b>Total</b>				<b>\$ 85,044.13</b>

August 18, 2025  
Invoice Number: 2144984081825  
Account Number: **8337 12 013 2144984**  
Security Code:  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

*Service from 08/18/25 through 09/17/25  
details on following pages*

Previous Balance	95.19
Payments Received -Thank You!	-95.19
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	59.00
Other Charges	28.00
Taxes, Fees and Charges	8.19
Current Charges	\$95.19
<i>YOUR AUTO PAY WILL BE PROCESSED 09/05/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$95.19</b>

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**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



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Harrison Ranch  
rosette and company  
9428 CAMDEN FIELD PKWY  
RIVERVIEW FL 33578-0519

August 18, 2025

**Harrison Ranch**

Invoice Number: 2144984081825  
Account Number: 8337 12 013 2144984  
Service At: 5755 HARRISON RANCH BLVD  
PARRISH FL 34219-4401

<b>Total Due by Auto Pay</b>	<b>\$95.19</b>
------------------------------	----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712013214498400095190



Invoice Number: 2144984081825  
 Account Number: 8337 12 013 2144984  
 Security Code:

Harrison Ranch

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8633 2390 DY RP 18 08192025 NNNNNNNN 01 994391

**Charge Details**

Previous Balance		95.19
EFT Payment	08/05	-95.19
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/18/25 will appear on your next bill.

Service from 08/18/25 through 09/17/25

**Spectrum Business™ TV**

Spectrum Business TV	45.00
Spectrum Receiver	14.00
	<b>\$59.00</b>

Spectrum Business™ TV Total **\$59.00****Other Charges**

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$28.00</b>

**Taxes, Fees and Charges**

State and Local Sales Tax	0.98
Communications Services Tax	7.21
<b>Taxes, Fees and Charges Total</b>	<b>\$8.19</b>

**Current Charges \$95.19****Total Due by Auto Pay \$95.19****Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

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Invoice Number: 2144984081825  
Account Number: 8337 12 013 2144984  
Security Code:

[Harrison Ranch](#)

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for two years.  
2-user minimum.  
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Internet required.

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- **35+** advanced calling features included

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- Easy to use, all-in-one app allows you to work from anywhere

**Switch now, risk-free | Call 1-844-938-0738**Visit [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **VOICE:** Offer requires bundled purchase with Business Internet. Includes unlimited local and long-distance calling to U.S., Puerto Rico and Canada plus 2,000 long-distance calling minutes to Mexico. **CONNECT:** Offer requires purchase of Business Connect (min of 2 users) w/ Business Internet. Not compatible with all desk phones. Phone equipment is not included with service. **#1 VOICE PROVIDER:** Based on earnings results of wired voice providers. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-VOC

SA6PF00Q



**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 18 08192025 NNNNNNNN 01 994391



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- **Julian, Founder**

**Rise Bakery, Greenville, SC**

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5A6PF00N

BAP-2507-IC

Account Number:  
Security Code:

Harrison Ranch  
8337 12 013 2144984



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

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# INVOICE

<b>Customer</b>	Harrison Ranch Community Development District
<b>Acct #</b>	754
<b>Date</b>	09/16/2025
<b>Customer Service</b>	Yvette Nunez
<b>Page</b>	1 of 1

**Harrison Ranch Community Development District**  
**c/o Rizzetta & Company**  
**3434 Colwell Ave, Suite 200**  
**Tampa, FL 33614**

Payment Information	
<b>Invoice Summary</b>	\$ 40,005.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29375
100125626	

Thank You

Please detach and return with payment



Customer: Harrison Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
29375	10/01/2025	Renew policy	Policy #100125626 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/16/2025	40,005.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 40,005.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



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

# Invoice

Date	Invoice #
8/26/2025	35848

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

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

P.O. No.	Terms	Rep
	Due on receipt	CJ

Item	Description	Qty	Rate	Amount
Parts	Precor treadmills S/N ATZXA0620D010 & ATZXA0620D012	2	279.99	559.98
Labor	INCLINE MOTORS	2	88.00	176.00
Freight Sales (INV)	Labor		51.80	51.80
	Freight Charges are subject to change			

		<b>Subtotal</b>	\$787.78
		<b>Sales Tax (0.0%)</b>	\$0.00
Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.		<b>Total</b>	<b>RECEIVED</b> 08/27/25 \$787.78
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$787.78

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



State of Florida  
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)  
Sales Tax - [Click for Help](#) NODE: 4

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

**Access Source: 51-8015668220-6**

**Confirmation Number: 250917530744**

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

51-8015668220-6 08/2025 09/17/2025 2:37:28 PM ET

**Location Address**

5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

HARRISON RANCH COMMUNITY  
DEVELOPMENT DIS  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**Contact Information**

Name	Eric Kanjirathingal
Phone	( 813 ) 533 - 2950
Email	ekanjirathingal@rizzetta.com

Debit Date: 9/18/2025  
Amount for Check: \$81.31  
Bank Routing Number:  
Bank Account Number:  
Bank Account Type: Checking  
Corporate/Personal: Corporate  
Name on Bank Account: HARRISON RANCH  
COMMUNITY  
DEVELOPMENT DIS

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Eric Kanjirathingal  
Phone Number: 813-533-2950  
Email Address: ekanjirathingal@rizzetta.com

- Gross Sales  
(Do not include tax) 1161.55
- Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 1161.55

Discretionary Sales Surtax Information	
Taxable Sales and	
A. Purchases Not Subject to	\$ 0.00
Discretionary Sales	
Surtax	
B. Total Discretionary	\$ 11.62
Sales Surtax Due	

- Total Tax Due \$ 81.31  
(Include Discretionary Sales Surtax from Line B)
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 81.31
- a. Less (-) Collection Allowance; or if \$ 0.00  
Late,
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 81.31

You have chosen not to donate your collection allowance to education.



**Payment you have authorized**

81.31



**HARRISON RANCH CDD OFFICE** Account Number:  
**941-776-3095-090719-5**  
PIN:

Billing Date:  
**Aug 07, 2025**

Billing Period:  
**Aug 07 - Sep 06, 2025**




Hi HARRISON RANCH CDD OFFICE,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

## Bill history

Previous balance	\$644.65
Payment received by Aug 07, thank you	-\$644.65

## Service summary

Service summary		Previous month	Current month
	Bundle	\$581.33	\$581.33
	Other	\$4.50	\$4.50
	Taxes and Fees	\$58.82	\$58.82
Total services		\$644.65	\$644.65
Total balance			\$644.65

Total balance  
**\$644.65**  
Auto Pay is scheduled  
**Sep 02**

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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

FRONTIER  
6790 0107 DY RP 07 08082025 NNNNNNNN 01 001484 0006

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

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**



3730089417763095090719000000000000000644655



**HARRISON RANCH CDD OFFICE** Account Number:  
**941-776-3095-090719-5**

Billing Date:  
**Aug 07, 2025**

PIN:

Billing Period:  
**Aug 07 - Sep 06, 2025**

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
 Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
 MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



**HARRISON RANCH CDD OFFICE** Account Number:  
**941-776-3095-090719-5**

PIN:

Billing Date:  
**Aug 07, 2025**

Billing Period:  
**Aug 07 - Sep 06, 2025**

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)



## Bundle

### Monthly Charges

08.07-09.06	(2)	FiberOptic Internet 300 Dynamic IP	\$321.96
	(2)	OneVoice Nationwide	\$219.98
		OneVoice Long Distance Intra	
		OneVoice Long Distance Inter	
		OneVoice Features	
		Federal Primary Carrier Multi Line Charge	\$14.99
	(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
	(2)	Access Recovery Charge Multi-Line Business	\$6.00

**Bundle Total** **\$581.33**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$316.79 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with your next bill, the long distance component of your OneVoice Nationwide service will increase \$10.00 per month, per line.



## Other Charges

### Monthly Charges

08.07-09.06		Printed Bill Fee	\$4.50
<b>Other Charges Total</b>			<b>\$4.50</b>



## Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$19.80
	Federal USF Recovery Charge	\$8.78
	Federal Excise Tax	\$0.74
	<b>Federal Taxes</b>	<b>\$29.32</b>
	FL State Communications Services Tax	\$14.18
	County Communications Services Tax	\$7.02
	FL State Gross Receipts Tax	\$5.54
	FL State Sales Tax	\$1.20
(2)	Manatee Co 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.40
	County Sales Tax	\$0.20
(2)	FL Telecommunications Relay Service	\$0.16
	<b>State Taxes</b>	<b>\$29.50</b>

**Taxes and Fees Total** **\$58.82**

**Total current month charges** **\$644.65**



**HARRISON RANCH CDD OFFICE** Account Number:  
**941-776-3095-090719-5**  
PIN:

Page 4/4

Billing Date:  
**Aug 07, 2025**

Billing Period:  
**Aug 07 - Sep 06, 2025**



**HARRISON RANCH CDD****9/8/2025****SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.****EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30
Meeting End Time:	9:24
Total Meeting Time:	

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

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

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

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





**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 351696

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

**RECEIVED**  
08/22/25

Date	Due Date
08/22/25	9/21/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$705.00</b>

**#356900 - Valve Replacement**

Replace faulty valves failing to open. Controller F Zones #49

*Control Components - 08/13/2025*

NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00EA	\$80.00	\$80.00	
Rain Bird Scrubber Valve Plastic 2 in	1.00EA	\$625.00	\$625.00	

**Grand Total** **\$705.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,165.08	\$0.01	\$0.00	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 355463

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
RYAN EBERLY	

Item	Amount
<b>#307271 - Harrison Ranch CDD Template - LMP</b>	
<i>Insect and Disease Control- IPM - 08/28/2025</i>	<i>\$850.25</i>
<i>Insect and Disease Control- IPM - 08/28/2025</i>	<i>\$850.25</i>

**Grand Total** \$1,700.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,336.85	\$0.00	\$0.01	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

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**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 355464

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,111.35

**#337043 - 48th St. East two center medians**

48th St. East two center medians

*Site Prep - 08/28/2025*

Bulk Mulch by the yard	5.00CY	\$72.49	\$362.47
Mammy Croton, 03 gallon - 03G	30.0003g	\$18.97	\$569.23
Evergreen Giant, Liriope, 03 gallon - 03G	110.0003g	\$19.82	\$2,179.65

**Grand Total** \$3,111.35

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,336.85	\$0.00	\$0.01	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

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(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 355466

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$705.00</b>

**#357867 - Valve Replacement**

Replace faulty valves failing to open. Controller C Zones #29

*Control Components - 08/25/2025*

Rain Bird Scrubber Valve Plastic 2 in	1.00EA	\$625.00	\$625.00
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00EA	\$80.00	\$80.00

**Grand Total** **\$705.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,336.85	\$0.00	\$0.01	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com  
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**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 355467

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$835.00</b>

**#358123 - Irrigation - Controller F**

Track, locate, and diagnose issues within a two-wire irrigation system. The system is experiencing an overload, causing excessive current draw on the line, which is preventing communication between the controller, decoders, and all irrigation zones. The troubleshooting process includes checking for wiring faults, inspecting for damaged or improperly installed decoders, testing voltage and amperage levels, and identifying potential short circuits or ground faults.

Controller F Decoder #58 is damaged, drawing more than 200 mA and causing the system failure. It needs to be replaced to restore communication between the controller and the irrigation zones.

*Control Components - 08/26/2025*

Irrigation Tech Labor	8.00HR	\$70.00	\$560.00
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$275.00	\$275.00

<b>Grand Total</b>	<b>\$835.00</b>
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,336.85	\$0.00	\$0.01	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

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Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 355468

Bill To
Harrison Ranch CDD c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$500.00

**#359271 - fallen tree**

Remove fallen oak tree near Galloway playground.

*Landscape Material - 08/29/2025*

Tree Removal - Med	1.00CT	\$500.00	\$500.00
--------------------	--------	----------	----------

Grand Total	\$500.00
-------------	----------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,336.85	\$0.00	\$0.01	\$0.00	(\$7,041.00)

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

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# MCUD

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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
10402 55TH LN E



Amount Due	\$41.81
Please Pay By	09-Sep-2025
Account Number	100136468

**TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY**

**Auto-pay is scheduled for 09-Sep-2025**

Account Summary	
Previous Amount Due	\$10.69
Payments Received	\$0.00
<b>Past Due Amount</b>	<b>\$10.69</b>
Contract Charges	\$31.12
<b>Total Amount Due</b>	<b>\$41.81</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60660521				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/23	24351	07/22	24617	26.6 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 06/23 - 07/22 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 60660521) (06/23 - 07/22)			
Individual Residential	26.6 kgal x \$1.17		\$31.12
Commercial Reclaim Usage			
Total New Charges			\$31.12
Past Due Amount			\$10.69
Total Amount Due			\$41.81

**RECEIVED**  
08/20/25

**\$31.12**

**View & Pay Your Bill Online:** Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **A49DOTYT** (do not share this code)



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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	100136468
BILLING DATE	19-Aug-2025
DUE DATE	09-Sep-2025
TOTAL AMOUNT DUE	\$41.81

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

**AMOUNT PAID**

**Auto-Pay is scheduled**

**ADDRESSEE:**

**MAKE CHECKS PAYABLE TO MCUD**

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136468200000041810000000

<b>Manatee County Utilities</b>			<b>Invoice Date: 07/31/2025 Harrison Ranch -August 25</b>	
			Service Dates: 07/23/25-08/21/25	
<b>Account No.:</b>	<b>Amount</b>	<b>Credit</b>	<b>Due</b>	<b>Address:</b>
100135961	\$ 704.83	\$ -	9/19/2025	5755 Harrison Ranch Blvd-Fire Hydrant
100136017	\$ 28.01	\$ -	9/19/2025	5755 Harrison Ranch Blvd
100136072	\$ 2,805.54	\$ -	9/19/2025	5755 Harrison Ranch Blvd-Reclaimed
100136129	\$ -	\$ -	9/19/2025	4902 100th Dr E
100136185	\$ -	\$ -	9/19/2025	9810 47th St E
100136245	\$ -	\$ -	9/19/2025	9798 50th Street Cir E
100136297	\$ -	\$ -	9/19/2025	5314 98th Ave E
100136354	\$ -	\$ -	9/19/2025	9957 50th Street Cir E
100136410	\$ -	\$ -	9/19/2025	10704 58th Ave E-Reclaimed
100136468	\$ 28.90	\$ -	9/19/2025	10402 55th Lane East
100136525	\$ -	\$ 3.85	9/19/2025	5936 106th Terr E-Reclaimed
100136581	\$ -	\$ -	9/19/2025	9715 54th Ct E
100136638	\$ -	\$ 8.18	9/19/2025	5305 105th Ter E
100136693	\$ -	\$ 8.02	9/19/2025	10720 55th Ct E
100136749	\$ -	\$ 3.64	9/19/2025	11220 58th Street Cir E- Reclaimed
<b>Grand Total</b>	<b>\$ 3,567.28</b>	<b>\$ 23.69</b>	ACH	<b>GL Code 001-53600-4301</b>



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HARRISON RANCH CDD  
5755 HARRISON RANCH BLVD



Amount Due	\$704.83
Please Pay By	19-Sep-2025
Account Number	100135961

Auto-pay is scheduled for 19-Sep-2025


Account Summary	
Previous Amount Due	\$762.19
Payments Received	-\$762.19
Balance Forward	\$0.00
Contract Charges	\$704.83
Total Amount Due	\$704.83

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334174				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	4605	08/21	4674	6.9 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/22 (31 Days)	
Master Metered Water Commercial (Meter # 61334174) (07/23 - 08/21)			
Water Base Rate	1 month(s) x \$73.58		\$73.58
Master Meter Water Commercial	6.9 kgal x \$2.97		\$20.49
Master Metered Sewer Commercial (07/23 - 08/21)			
Sewer Base Rate	1 month(s) x \$208.02		\$208.02
Master Metered Sewer Commercial	6.9 kgal x \$6.59		\$45.47
Commercial Rented Bins Service (07/23 - 08/22)			
4 Yard Rented Bin	1 month(s) x \$325.69		\$325.69
Gate Service (07/23 - 08/22)			
Gate Service	1 month(s) x \$31.58		\$31.58
Total New Charges			\$704.83
Total Amount Due			\$704.83

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **89AX8778** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD
	ACCOUNT NUMBER	100135961
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$704.83
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

MANATEE COUNTY UTILITIES DEPARTMENT  
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100135961200000704830000000



MANATEE COUNTY UTILITIES DEPARTMENT  
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Call: (941) 792-8811

HARRISON RANCH CDD  
5755 HARRISON RANCH BLVD



Amount Due	\$28.01
Please Pay By	26-Sep-2025
Account Number	100136017

Auto-pay is scheduled for 26-Sep-2025


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$28.01
Total Amount Due	\$28.01

Usage Profile (Consumption x 1000 = GAL)
No usage this period

Important Information
<ul style="list-style-type: none"><li>Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.</li></ul>

Charge Details		Service Period 07/30 - 08/29 (31 Days)	
Unmetered Fireline Service (07/30 - 08/29)			
Unmetered Fireline Base Rate	1 month(s) x \$28.01		\$28.01
Total New Charges			\$28.01
Total Amount Due			\$28.01

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **GQGKLOOI** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD
	ACCOUNT NUMBER	100136017
	BILLING DATE	05-Sep-2025
	DUE DATE	26-Sep-2025
	TOTAL AMOUNT DUE	\$28.01
	AMOUNT PAID	Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
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Call: (941) 792-8811

HARRISON RANCH CDD  
5755 HARRISON RANCH BLVD



Amount Due	\$2,805.54
Please Pay By	19-Sep-2025
Account Number	100136072

Auto-pay is scheduled for 19-Sep-2025


Account Summary	
Previous Amount Due	\$8,593.97
Payments Received	-\$8,593.97
Balance Forward	\$0.00
Contract Charges	\$2,805.54
Total Amount Due	\$2,805.54

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70179894				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	51372	08/21	75351	2,397.9 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Individual Residential Commercial Reclaim (Meter # 70179894) (07/23 - 08/21)		
Individual Residential	2,397.9 kgal x \$1.17	\$2,805.54
Commercial Reclaim Usage		
Total New Charges		\$2,805.54
Total Amount Due		\$2,805.54

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **SMNEZJU9** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD
	ACCOUNT NUMBER	100136072
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$2,805.54
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
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Call: (941) 792-8811

HARRISON RANCH CDD  
4902 100TH DR E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136129

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52632837				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	0	08/21	0	0 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: [www.mymanatee.org/bigbin](http://www.mymanatee.org/bigbin)

Charge Details		Service Period 07/23 - 08/21 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 52632837) (07/23 - 08/21)			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **6439B3TE** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT  
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SERVICE ADDRESS	4902 100TH DR E
ACCOUNT NUMBER	100136129
BILLING DATE	29-Aug-2025
DUE DATE	19-Sep-2025
TOTAL AMOUNT DUE	\$0.00

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

CREDIT BALANCEDo Not Pay

ADDRESSEE:MAKE CHECKS PAYABLE TO MCUD

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Call: (941) 792-8811

HARRISON RANCH CDD  
9810 47TH ST E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136185


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile      (Consumption x 1000 = GAL)				
Meter Number 53764067				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	0	08/19	0 *	0 kgal
* Indicates an estimated read				

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/19 (28 Days)	
Individual Residential Commercial Reclaim (Meter # 53764067) (07/23 - 08/19)			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **8USZ3DEW** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	9810 47TH ST E
	ACCOUNT NUMBER	100136185
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
	CREDIT BALANCE Do Not Pay	
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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Call: (941) 792-8811

HARRISON RANCH CDD  
9798 50TH STREET CIR E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136245


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 54639930				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	0	08/20	0	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Individual Residential Commercial Reclaim (Meter # 54639930) (07/23 - 08/20)		
Individual Residential	0 kgal x \$1.17	\$0.00
Commercial Reclaim Usage		
Total New Charges		\$0.00
Total Amount Due		\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **XDWFNBGL** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	9798 50TH STREET CIR E
	ACCOUNT NUMBER	100136245
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD
		CREDIT BALANCE Do Not Pay

HARRISON RANCH CDD  
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Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
5314 98TH AVE E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136297


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 51039093				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/24	3	08/20	3	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/24 - 08/20 (28 Days)
Individual Residential Commercial Reclaim (Meter # 51039093) (07/24 - 08/20)		
Individual Residential	0 kgal x \$1.17	\$0.00
Commercial Reclaim Usage		
Total New Charges		\$0.00
Total Amount Due		\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **XOPFX6OZ** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5314 98TH AVE E
	ACCOUNT NUMBER	100136297
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
ADDRESSEE:		CREDIT BALANCE Do Not Pay
MAKE CHECKS PAYABLE TO MCUD		

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3434 COLWELL AVENUE 200  
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HARRISON RANCH CDD  
9957 50TH STREET CIR E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136354


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 51094880				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	0	08/20	0	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Individual Residential Commercial Reclaim (Meter # 51094880) (07/23 - 08/20)		
Individual Residential	0 kgal x \$1.17	\$0.00
Commercial Reclaim Usage		
Total New Charges		\$0.00
Total Amount Due		\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **N5JMW512** (do not share this code)

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	SERVICE ADDRESS	9957 50TH STREET CIR E
	ACCOUNT NUMBER	100136354
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
ADDRESSEE:		CREDIT BALANCE Do Not Pay
MAKE CHECKS PAYABLE TO MCUD		

HARRISON RANCH CDD  
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HARRISON RANCH CDD  
10704 58TH ST E UNIT RECLM

Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136410


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60662922				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	2698	08/21	2698	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 60662922) (07/23 - 08/21)			
Individual Residential	0 kgal x \$1.17		\$0.00
Commercial Reclaim Usage			
Total New Charges			\$0.00
Total Amount Due			\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **OVDN7DLU** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
	ACCOUNT NUMBER	100136410
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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HARRISON RANCH CDD  
10402 55TH LN E



Amount Due	\$60.02
Please Pay By	19-Sep-2025
Account Number	100136468

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Auto-pay is scheduled for 19-Sep-2025

Account Summary	
Previous Amount Due	\$41.81
Payments Received	-\$10.69
Past Due Amount	\$31.12
Contract Charges	\$28.90
Total Amount Due	\$60.02

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60660521				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	24617	08/21	24864	24.7 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 60660521) (07/23 - 08/21)			
Individual Residential	24.7 kgal x \$1.17		\$28.90
Commercial Reclaim Usage			
Total New Charges			\$28.90
Past Due Amount			\$31.12
Total Amount Due			\$60.02
			\$28.90

PAID

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **A49DOTYT** (do not share this code)



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

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	100136468
BILLING DATE	29-Aug-2025
DUE DATE	19-Sep-2025
TOTAL AMOUNT DUE	\$60.02

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

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136468Z000000060020000000



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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
5936 106TH TER E



Amount Due	-\$3.85
Do Not Pay	Credit Balance
Account Number	100136525


Account Summary	
Previous Amount Due	-\$3.85
Payments Received	\$0.00
Balance Forward	-\$3.85
Contract Charges	\$0.00
Total Amount Due	-\$3.85

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70301060				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	9523	08/21	9523	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 70301060) (07/23 - 08/21)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Balance Forward		-\$3.85
Total Amount Due		-\$3.85

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **FW17USO2** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5936 106TH TER E
	ACCOUNT NUMBER	100136525
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	-\$3.85
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
ADDRESSEE:		CREDIT BALANCE Do Not Pay
MAKE CHECKS PAYABLE TO MCUD		

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136525Z000000003850000000





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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
9715 54TH CT E



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100136581


Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70301638				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	651	08/20	651	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Common Area Reclaim (Meter # 70301638) (07/23 - 08/20)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **IKQDY4T8** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9715 54TH CT E
	ACCOUNT NUMBER	100136581
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
MAKE CHECKS PAYABLE TO MCUD		

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
5305 105TH TER E



Amount Due	-\$8.18
Do Not Pay	Credit Balance
Account Number	100136638


Account Summary	
Previous Amount Due	-\$8.18
Payments Received	\$0.00
Balance Forward	-\$8.18
Contract Charges	\$0.00
Total Amount Due	-\$8.18

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52390486				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/24	0	08/21	0	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/24 - 08/21 (29 Days)
Common Area Reclaim (Meter # 52390486) (07/24 - 08/21)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Balance Forward		-\$8.18
Total Amount Due		-\$8.18

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **1IH25LXK** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5305 105TH TER E
	ACCOUNT NUMBER	100136638
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	-\$8.18
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
CREDIT BALANCE		Do Not Pay
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136638Z000000008180000000



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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
10720 55TH CT E



Amount Due	-\$8.02
Do Not Pay	Credit Balance
Account Number	100136693


Account Summary	
Previous Amount Due	-\$8.02
Payments Received	\$0.00
Balance Forward	-\$8.02
Contract Charges	\$0.00
Total Amount Due	-\$8.02

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 52791474				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption
07/23	2020	08/21	2020	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 52791474) (07/23 - 08/21)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Balance Forward		-\$8.02
Total Amount Due		-\$8.02

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **AOA28K4X** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	10720 55TH CT E
	ACCOUNT NUMBER	100136693
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	-\$8.02
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136693Z000000008020000000



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



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

HARRISON RANCH CDD  
11220 58TH STREET CIR E



Amount Due	-\$3.64
Do Not Pay	Credit Balance
Account Number	100136749


Account Summary	
Previous Amount Due	-\$3.64
Payments Received	\$0.00
Balance Forward	-\$3.64
Contract Charges	\$0.00
Total Amount Due	-\$3.64

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70268634				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	16479	08/21	16479	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 70268634) (07/23 - 08/21)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Balance Forward		-\$3.64
Total Amount Due		-\$3.64

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **3W7S4QU5** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	11220 58TH STREET CIR E
	ACCOUNT NUMBER	100136749
	BILLING DATE	29-Aug-2025
	DUE DATE	19-Sep-2025
	TOTAL AMOUNT DUE	-\$3.64
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		CREDIT BALANCE
ADDRESSEE:		Do Not Pay
		MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD  
3434 COLWELL AVENUE 200  
TAMPA, FL 33614

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

100136749200000003640000000



PO Box 13604  
Philadelphia PA 19101-3604

## INVOICE

Address Service Requested

**RECEIVED**  
08/12/25

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

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

## Remittance Section

**Customer Account Number:** 1613410  
**Invoice Number:** 21856533  
**Invoice Date:** 08/11/2025  
**Invoice Due Date:** 09/01/2025  
**Total Due:** **\$389.34**

**Amount Paid:** \$ \_\_\_\_\_

Use enclosed envelope and make check payable to:

**MARLIN LEASING CORPORATION**  
PO BOX 13604  
PHILADELPHIA PA 19101-3604



09001002185653310000003893462

For faster processing, please remove the check skirt.

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

## Important Messages



# Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

**Visit and register today at [leaseservices.com](http://leaseservices.com)!**

*\*some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED		
1613410		08/11/2025	21856533	09/01/2025	08/01/2025 Thank You		
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308ci Copier sn#RNH0Y01224						
	CONTRACT PAYMENT	369.26					369.26
	INSURANCE FEE	20.08					20.08
	<b>BALANCE DUE:</b>	<b>389.34</b>					<b>389.34</b>

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you \* 888-236-2409



**Contract Numbers listed on invoice:**

401-1613410-002

**Have you moved or changed your phone number?**

- ☐ **Billing Address Change**      ☐ **Both**  
☐ **Equipment location change**

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Important Note:**

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

**Thank you for your business! Customer Service hours are M-F 9:00am to 5:00pm, Eastern.**

- By Phone: 888-236-2409
- For Inquiries by mail: PO Box 637, Mount Laurel, NJ 08054
- For Payments by check: PO Box 13604, Philadelphia, PA 19101-3604
- For Inquiries online: [www.peacsolutions.com](http://www.peacsolutions.com)

**Information about charges that may appear on your invoice:****Contract Payment:**

This is the regular monthly/quarterly/annual payment amount. If you (i) do not return the upper portion of this invoice with your payment, (ii) do not use the envelope provided, (iii) send multiple or folded checks, (iv) include cash, check skirts or extra correspondence and/or (v) include staples or paper clips the application of your payment to your account may be delayed and may result in the assessment of late fees.

**Payment Application:**

If you have any questions about how your payments are applied to your contract(s), please visit [www.peacsolutions.com/help-center](http://www.peacsolutions.com/help-center).

**One-Time Documentation Fee:**

We may charge a fee to compensate us for processing the documents and reimburse us for the fees incurred with filing UCC-1 financing statements that may be required.

**Interim Rent:**

After we confirm that the equipment has been delivered and we've received all of the required documents, your equipment supplier is paid. We then set up the contract on our billing system and an invoice is sent to you for the first payment due. This payment covers the following full 30-day period. Included on the first invoice is a charge for interim rent which covers the period between when we pay your vendor and when the first contract payment is due.

**Insurance:**

Your agreement requires the equipment to be insured against all liability and risks of loss. Our policy covers our financial interest in the equipment. If you already have coverage, please have your agent send us evidence of insurance listing us as the Loss Payee and Additional Insured. Your contract number must be on the certificate for identification purposes. The certificate can be faxed to 856-813-2880. Upon receipt of evidence of acceptable insurance maintained by your company, we will no longer bill you under our insurance program. For insurance questions, please call 877-733-4433.

**Sales/Use Tax:**

In most states and some local jurisdictions, we are required to collect sales/use tax on each monthly payment. Since the contract payment was calculated in advance, and tax rates can change periodically, this amount is billed separately. In certain states, the full amount of tax is due at the inception of the contract. In these situations, the tax is added to the equipment cost to calculate the monthly payment.

**Property Tax:**

For leases only: Many local jurisdictions assess an annual tax on tangible personal property. The lessor, as owner of the equipment, pays this tax to the appropriate taxing authority. (Our lease rate does not include this tax.) We pass this tax on to you on an annual basis. Again, these taxes change periodically and are not included in the calculation for the base monthly payment. We may bill you our estimate of the taxes, and reconcile your account when the actual tax figures are received from the applicable jurisdiction. The billed amount may also include an annual property tax administration fee of up to \$25.

**Late Charge:**

If we receive your payment after the due date on the invoice, you may be assessed a late charge. The amount is calculated as a percentage of the invoice amount past due, less taxes, or may be a flat charge, depending on the terms of the contract you signed. You will receive a one-time waiver of the first late charge assessed if you call customer service at the number on the reverse side of this invoice and request it.

**Returned Check Fee:**

If your payment is returned from your bank for any reason, we may charge you a fee.

**Convenience Fee:**

If you choose to (1) make a payment over the phone, either through direct contact with a representative or through our Interactive Voice Response system (IVR), or (2) make a payment by credit card, either through direct contact with a Representative, IVR, or through your PEAC Connect account (formerly MyMarlin), then you may be assessed a convenience fee up to \$20 to compensate us for costs incurred to process your payment. This fee will apply to all payments made over the phone or made by credit card.



PO Box 13604  
Philadelphia PA 19101-3604



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

Invoice 35411514  
Invoice Date 9/10/2025  
Completed Date 9/10/2025  
Payment Term Due Upon Receipt  
Due Date 9/10/2025

**Billing Address**

Harrison Ranch CDD  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**Job Address**

Harrison Ranch  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219 USA

**Description of work****August Monthly Inspection of Pole Lights**

Pole #36 out. Retrofit to LED. Tested for operation.  
Pole #75 out. Retrofit to LED and replaced one bad fuse. Tested for operation.  
Pole #82 out. Needs new fixture as the top is missing. Gathered information for proposal. Proposal to be sent separately.  
Pole #234 out. Retrofit to LED. Tested for operation.  
Pole #282 found bad photocell. Removed and replaced with new. Tested for operation.  
Pole #315 entrance side out. Removed and replaced bad lamp and ballast.  
Pole #319 entrance side out. Removed and replaced bad lamp and ballast.  
Pole #349 entrance side out. Removed and replaced bad lamp and ballast.  
Pole #391 out. Retrofit to LED. Tested for operation.  
Pole #393 out. Retrofit to LED, replaced one bad fuse and photocell. Tested for operation.  
Pole #395 out. Retrofit to LED. Tested for operation.

8/19/25: Tested all pole lights on Normande East and all are working. Pole #82 needs a new fixture as the top is missing. Gathered information for a proposal that will be sent separately.

9/2/25: Contacted the office about pool lights new time, 9pm and 5am on and off.

Normande East: Found only 1 light to not be working due to bad photocell. Removed and replaced with new tested and pole #390 is working.

Bradford: Found no fixtures broken but did find some to not be working due to bad lamp and ballast.

Pole 157: Retrofit To LED. Tested for operation.  
Pole #156: Retrofit to LED. Tested for operation.  
Pole #153: Found bad photocell. Removed and replaced with new. Tested for operation.  
Pole #161: Found bad photocell. Removed and replaced with new. Tested for operation.  
Pole #126: Found bad photocell. Removed and replaced with new. Tested for operation.  
Pole #55: Found bad photocell. Removed and replaced with new. Tested for operation.

Found no poles with damaged heads and multiple lights with individual photocells to be working properly.

Service #	Description	Quantity	Your Price	Total
BT-Retro-Pole-400W MOG	250-400W Fixture Retrofit with LED Lamp, MOGUL BASE	8.00	\$525.00	\$4,200.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician (8/19/25)	4.00	\$165.00	\$660.00
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician (9/2/25)	5.00	\$225.00	\$1,125.00
Fuseholder 15A	Fuseholder; In-Line, up to 15A and In-Line Fuse (0.5A - 15A)	2.00	\$33.00	\$66.00
M-DEV-180	Photocell button style	5.00	\$48.04	\$240.20
HPS Lamp 250W mogul base	250W, mogul base, HPS lamp	3.00	\$68.75	\$206.25
HPS Ballast 250W multi-tap	250W, multi-tap, HPS ballast	3.00	\$382.50	\$1,147.50



M-DEV-200	Photocell Screw in style	2.00	\$47.16	\$94.32
			<b>Sub-Total</b>	\$7,739.27
			<b>Tax</b>	\$0.00
			<b>Total</b>	\$7,739.27
			<b>Payment</b>	\$0.00
			<b>Balance Due</b>	\$7,739.27

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



Pay on line at [www.piperfire.com](http://www.piperfire.com)

**INVOICE**

**150362**

**REMIT TO:** 13075 US HWY 19 N  
Clearwater, FL 33764  
Phone: (800) 327-7604

**Sarasota Location:**  
1595 Barber Rd  
Sarasota, FL 34240

BILL TO		SITE			
<b>Customer No:</b>	PF-3870	<b>SiteNo:</b>	PF-4345	<b>Date:</b>	08/25/2025
<b>Company:</b>	Harrison Ranch CDD	<b>Company:</b>	Harrison Ranch Clubhouse	<b>Sales Rep:</b>	
<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Address:</b>	5755 Harrison Ranch Blvd Parrish, FL 34219	<b>Terms:</b>	NET 30
		<b>Contact:</b>	Helena Teixeira	<b>Due Date:</b>	09/25/2025
				<b>Call No:</b>	205490

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
TRIP CHARGE-T	Trip Charge - Taxable	1.00	\$80.00	\$80.00
100176	5LB ABC Extinguisher (6 Year)	6.00	\$48.75	\$292.50
EXT05003	10LB ABC Fire Extinguisher (New)	1.00	\$146.00	\$146.00
INSP EXT	Inspection - Extinguisher	7.00	\$9.50	\$66.50

**COMMENTS**

**Call Details:**

Annual Extinguisher Inspection

**Total:** **\$585.00**

**Paid Amount:** \$0.00

**Balance:** \$585.00

**Solution:**

Completed annual extinguisher inspection

*Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.*

**Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.**

Pure Green Lawn & Pest Services  
928 Groveland Ave  
Venice, FL 34285  
941-306-6817  
88-2321512

**Invoice # 17489**

**Invoice Date:** 08/31/2025  
Sunday

**Time In/Out:** 03:50 PM - 03:50 PM

**Bill-To:** 100043

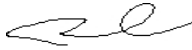
**Location:** 100039

**Technician:** Tony Paul  
Lic:JE146100

Harrison Ranch CDD  
Venessa Smith  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

Harrison Ranch Clubhouse  
Hanna Yi  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

Service Description	Quantity	Price
Pest Control Service	1.00	\$100.00
		<b>SUBTOTAL</b> \$100.00
		<b>TAX</b> \$0.00
		<b>AMT PAID</b> \$0.00
		<b>TOTAL</b> \$100.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$100.00

  
\_\_\_\_\_  
TECHNICIAN SIGNATURE

**Payment Receipt. Please Return with Payment Remittance**

**Bill-To:** Harrison Ranch CDD  
Venessa Smith  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401

**Account #:** 100043  
**PO Number:**  
**Terms:** DUE ON RECEIPT

**Date:** 08/31/2025

**Invoice #:** 17489

**Technician:** Tony Paul

**Amount Paid:** \_\_\_\_\_

**Check No.:** \_\_\_\_\_

**Remit-To:** Pure Green Lawn & Pest Services  
928 Groveland Ave  
Venice, FL 34285  
941-306-6817

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

# Invoice

Date	Invoice #
9/2/2025	INV0000102257

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
September	Upon Receipt	00362

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,785.33	\$1,785.33
Administrative Services	1.00	\$517.67	\$517.67
General Management & Oversight	1.00	\$750.00	\$750.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$468.67	\$468.67
Management Services	1.00	\$2,404.17	\$2,404.17
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$6,125.84
	Total		\$6,125.84

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

# Invoice

Date	Invoice #
8/29/2025	INV0000102363

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00062

[illegible]

**Amenities**  
**Employee Expenses**  
8/29/2025

---

**Harrison**  
**Ranch CDD**

---

**Employee Expenses**

Salaries - Amenity Management	\$4,865.00
Payroll Taxes	364.93
Insurance	286.82
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	815.46
Payroll Expenses - Work Comp	60.88
<b>Total Employee Expenses</b>	<b>6,393.09</b>

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

# Invoice

Date	Invoice #
9/1/2025	INV0000102410

**Bill To:**

Harrison Ranch CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00062

[illegible]





13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
8/28/2025	17125082225		Net 30	9/27/2025

QTY	Description
1	Seco-Larm 600LB Maglock - Indoor
1	Seco-Larm 600LB Maglock - Outdoor
1.5	Service Labor - 1 hour minimum "Job#: 14628  Date Submitted: 08/18/25/Schedule Date: 08/22/25  Community Name: Harrison Ranch CDD  Location: N/A  Requested By: Helena Teixeira  Requested Via: Email submitted by Helena Teixeira  Email(s): cddinvoice@rizzetta.com, hteixeira@rizzetta.com  Phone Number: 941-776-9725 x100  Repair Authorization: N/A  Issue Reported: Door in the game room that goes out to the veranda does not lock. Had to disable it so it will stay closed.  Work Completed: - Installed maglock on the rear gameroom door with a custom fit - Completed installation - Tested the system thoroughly?everything is working great"

Securiteam is now part of Safetouch Security!	<b>Subtotal</b>	\$760.88
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$760.88
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$760.88

**RECEIVED**  
08/28/25



13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
8/28/2025	17135082725		Net 30	9/27/2025

QTY	Description
1	MicroNode Expansion Module
1	Seco-Larm E-942FC-600 Electromagnetic Gate Lock, 600 lb. Holding Force, Face Mounting, UL
1	Enforcer Illuminated GREEN Request to Exit button with timer
1	EnGenius Kit Wi-fi Point-to-Point Bridge
1	12V 5 A Power Supply Adapter Converter
1	5 Port Fast Ethernet PoE Switch with 4 PoE+ Ports
4	Service Labor
"Job#: 14490	
Date Submitted: 07/10/25/Schedule Date: 08/25/25	
Community Name: Harrison Ranch	
Location: N/A	
Requested By: Helena Teixeira	
Requested Via: Email submitted by Helena Teixeira	
Email(s): cddinvoice@rizzetta.com, hteixeira@rizzetta.com	
Phone Number: N/A	
Repair Authorization: N/A	
Issue Reported: COMMUNITY: Harrison Ranch CDD	

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



13745 N. Nebraska Ave  
Tampa, FL 33613  
813.909.7775  
AR165@Safetouch.com

# Invoice

Bill To
Harrison Ranch CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219

Date	Invoice #	P.O. No.	Terms	Due Date
8/28/2025	17135082725		Net 30	9/27/2025

QTY	Description
	<p>ISSUE: THE TENNIS COURT ACCESS DOOR BUTTON IS BROKEN AND THE DOOR WONT LOCK</p> <p>LOCATION: IN HARRISON RANCH CLUBHOUSE TENNIS COURT DOOR LOCK</p> <p>Work Completed: - Removed old enclosure, discarded outdated components, and cleaned the installation area - Installed S2 micro node, REX button, maglock, and gate lock - Wired the head end and tested the access reader - Identified a blown battery in the reader; determined replacement is needed - Contacted the office and notified salesman regarding the reader issue - Informed property manager of progress and tentative scheduling for next steps"</p>

**RECEIVED**  
08/28/25

Securiteam is now part of Safetouch Security!	<b>Subtotal</b>	\$3,947.91
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$3,947.91
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$3,947.91

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
9/4/2025	2920

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
8/4/2025	Review plans to check on lift stations and for easements, respond to CDD manager.	0.5	175.00	87.50
8/11/2025	Prep work for CDD meeting, review agenda items and print pertinent documents. Coordinate with commercial development for updates. Coordinate with CDD manager and attend CDD meeting.	6.75	175.00	1,181.25
8/14/2025	Download and log photos from site visit.	0.25	175.00	43.75
8/15/2025	Reach out to FPL for damaged storm pipe in FL easement.	0.25	175.00	43.75
8/18/2025	Update with CDD manager and staff.	0.25	175.00	43.75
8/19/2025	Coordinate with FPL regarding damaged pipe in FPL easement.	0.25	175.00	43.75
8/25/2025	Review e-mail regarding flooding concerns and blocked drainage off 58th and at community center. Print maps for site review.	0.5	175.00	87.50
Due upon request. Please make checks payable to Schappacher Engineering		<b>Total</b>		\$1,531.25



0 HARRISON RANCH CDD 0

08/06/25

Account Number:

**ACCOUNT SUMMARY**

Credit Limit  
Credit Available  
Statement Closing Date July 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$3,014.12  
Payments & Credits \$6,028.24  
Purchases & Other Charges \$848.89  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$2,165.23-  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

**PAYMENT INFORMATION**

New Balance \$2,165.23-  
**Minimum Payment Due** \$0.00  
**Payment Due Date** August 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX \$6,028.24-</b>	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	3,014.12-
07/30	07/30	85334116KEHMS7TWW	PAYMENT - PAYPOINT NEW YORK NY	3,014.12-
		<b>HELENA TEIXEIRA</b>	<b>TOTAL XXXXXXXXXXXX \$848.89</b>	
07/08	07/08	75418235X6TBPBKTY	EIG*CONSTANTCONTACT.C WALTHAM MA MCC: 5968 MERCHANT ZIP:	99.00
07/09	07/09	82305095YEHNXEJTN	ZOOM.COM 888-799-9666 SAN JOSE CA MCC: 4814 MERCHANT ZIP:	219.90
07/14	07/14	823050964EHML3B4T	AMAZON MARK* 6I5PS9PL3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	9.96
07/18	07/18	554328668601VNEYH	AMAZON MKTPL*NJ9VL0JZ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	57.80
07/25	07/25	55432866E625DSQZG	AMAZON MKTPL*AZ77N0MT3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	63.23
07/28	07/28	55432866H6362Y8PX	SQ *LOCKSMITH SERVICE PARRISH FL MCC: 4121 MERCHANT ZIP: 34219	399.00
		<b>MICHELLE WHITE</b>	<b>TOTAL XXXXXXXXXXXX 3891 \$0.00</b>	

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

**PAYMENT INFORMATION**

Account Number:  
**Payment Due Date** August 25, 2025  
**New Balance** \$2,165.23-  
Minimum Payment Due \$0.00  
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

0 HARRISON RANCH CDD 0  
HARRISON RANCH COMMUNITY DEVELOPME  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

PLEASE DO NOT PAY, AS OF THIS STATEMENT DATE YOUR ACCOUNT HAS A CREDIT BALANCE.

REWARDS SUMMARY

Previous Cashback Balance	\$8.46	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.12	\$0-\$500,000 = 0.25%
New Cashback Balance	\$10.58	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).



## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

**Harrison Ranch CDD****Closing Date**

July 31, 2025

**Payment Date**

August 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	
				Access Control Maintenance & Repairs	Clubhouse Janitorial Supplies	Clubhouse Maintenance & Repairs	Clubhouse Programs & Events	Office Supplies	Prepaid
Date	Vendor Name	Description	Amount	57200-4729	57200-4707	57200-4705	57200-4731	57200-5101	15500
7/1/2025		Beginning Balance	\$ 3,014.12						
07/08/25	Constant Contact	Recurring	\$ 99.00				\$ 99.00		
07/09/25	Zoom	Annual Subscription	\$ 219.90				\$ 54.98		\$ 164.92
07/14/25	Amazon	TV Remote	\$ 9.96					\$ 9.96	
07/18/25	Amazon	Toilet Paper	\$ 57.80		\$ 57.80				
07/25/25	Amazon	Paper Towels	\$ 63.23		\$ 63.23				
07/28/25	Locksmith Services	Broken Door Lock	\$ 399.00	\$ 399.00					
07/25/25		Automatic Payment	\$ (3,014.12)						
07/31/25	TOTAL		\$ 848.89	\$ 399.00	\$ 121.03	\$ -	\$ 153.98	\$ 9.96	\$ 164.92
				57200-4729	57200-4707	57200-4705	57200-4731	57200-5101	15500

# Invoice



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

Invoice Date:

Jul 9, 2025

Invoice #:

INV312888500

Payment Terms:

Due Upon Receipt

Due Date:

Jul 9, 2025

Account Number:

7054690933

Currency:

USD

Payment Method:

MasterCard \*\*\*\*\*0806

Account Information:

Harrison Ranch CDD

Federal Employer ID Number: 61-1648780

Purchase Order Number:

Tax Exempt Certificate ID:

[Zoom W-9](#)

Sold To Address:

5755 Harrison Ranch Boulevard,  
Parrish, Florida 34219  
United States

miarodriguez@rizzetta.com

Bill To Address:

3434 Colwell Avenue,  
Tampa, Florida 33614  
United States

miarodriguez@rizzetta.com

## Charge Details

Charge Description	Subscription Period	Subtotal	Taxes, Fees & Surcharges	Total
<div>Charge Name: Zoom Workplace Business Annual Quantity: 1 Unit Price: \$219.90</div>	Jul 9, 2025 - Jul 8, 2026	\$219.90	\$0.00	\$219.90
		Subtotal		\$219.90
		Total (Including Taxes, Fees & Surcharges)		\$219.90
		Invoice Balance		\$0.00

## Taxes, Fees & Surcharge Details

Charge Name	Tax, Fee or Surcharge Name	Jurisdiction	Charge Amount	Tax, Fee or Surcharge Amount
Total of Taxes, Fees & Surcharges				\$0.00

## Transactions

Invoice Total				\$219.90
Transaction Date	Transaction Number	Transaction Type	Description	Applied Amount
Jul 9, 2025	P-367679842	Payment		\$-219.90
Invoice Balance				\$0.00

Need help understanding your invoice?

[Click here](#)

Zoom One is rebranding to Zoom Workplace! This new name does not impact your services. Please note ZoomIQ for Sales is now called Zoom Revenue Accelerator. Your Services will remain the same and this name change does not change your current subscription pricing.

***This plan includes products with monthly and/or yearly subscription periods. The subscription period for each plan, and the total charge, \$219.90 (plus applicable taxes and regulatory fees), per subscription period for that product are set out above in the Charge Details section. Unless you cancel, your subscription(s) will auto-renew each subscription period and each subscription period thereafter, at the price(s) listed above (plus any taxes and regulatory fees applicable at the time of renewal) and your payment method on file at [zoom.us/billing](https://zoom.us/billing) will be charged. You can cancel auto-renewal anytime, but you must cancel by the last day of your current subscription period to avoid being charged for the next subscription period. You will not be able to cancel your "base plan" (Zoom Meetings, Zoom Phone, or Zoom Rooms) without first canceling all other subscriptions in your plan. If you cancel, you will not receive a refund for the remainder of your then-current subscription period. You can cancel by navigating to [zoom.us/billing](https://zoom.us/billing) and clicking "Cancel Subscription," clicking through the prompts, and then clicking to confirm cancellation. Should Zoom change its pricing, it will provide you with notice, and you may be charged the new price for subsequent subscription.***

Zoom Phone services provided by Zoom Voice Communications, Inc. Rates, terms and conditions for Zoom Phone services are set by Zoom Voice Communications, Inc

6:33

100



Search or ask a question



**1 Pack of 2 New Universal Remote for All Samsung TV Remote, Replac...**

Sold by: [HTH.INC](#)

Return or replace items: Eligible through

August 15, 2025

\$9.96

Get product support

Buy it again

Track package

Return or replace items

Ask Product Question

Leave seller feedback

Write a product review

Print packing slip

## Payment method

Mastercard ending in 0806

View related transactions



## Ship to

Helena Teixeira  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States

## Order Summary

Item(s) Subtotal:	\$9.96
Shipping & Handling:	\$0.00
Total before tax:	\$9.96
Estimated tax to be collected:	\$0.00



6:32

100



Search or ask a question



Sold by: OfficeCrave

Supplied by: Other

Return or replace items: Eligible through  
August 21, 2025

\$57.80

Get product support

Problem with order

Buy it again

Track package

Return or replace items

Leave seller feedback

Write a product review

Print packing slip

## Payment method

Mastercard ending in 0806

View related transactions



## Ship to

Helena Teixeira  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States

## Order Summary

Item(s) Subtotal:	\$57.80
Shipping & Handling:	\$0.00
Total before tax:	\$57.80
Estimated tax to be collected:	\$0.00



6:31

100



Search or ask a question



### Towels, 100% Recycled, 800 Feet Pe...

Sold by: [MyOfficeInnovations/Staples, Inc.](#)

Supplied by: Other

Return or replace items: Eligible through  
August 27, 2025

\$63.23

Problem with order

Buy it again

Track package

Return or replace items

Leave seller feedback

Write a product review

Print packing slip

## Payment method

Mastercard ending in 0806

View related transactions



## Ship to

Helena Teixeira  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States

## Order Summary

Item(s) Subtotal:	\$63.23
Shipping & Handling:	\$0.00
Total before tax:	\$63.23
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$63.23</b>





**LOCKSMITH SERVICES**

**24/7 EMERGENCY SERVICES • RESIDENTIAL • COMMERCIAL • AUTOMOTIVE**  
**LOCK SMITH • AUTO LOCKSMITH • SECURITY SYSTEMS • ACCESS CONTROL • SURVEILLANCE/CCTV • SALES • GATES**

SVC LOCATION	APT / SUITE
13 ESCA	1301
13 ESCA	1302
13 ESCA	1303
13 ESCA	1304
13 ESCA	1305
13 ESCA	1306
13 ESCA	1307
13 ESCA	1308
13 ESCA	1309
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13 ESCA	1395
13 ESCA	1396
13 ESCA	1397
13 ESCA	1398
13 ESCA	1399
13 ESCA	1400

CITY STATE ZIP PHONE NO.

BILLING ADDRESS \_\_\_\_\_

<input type="checkbox"/> Invoice	<input type="checkbox"/> Estimate		Tech	In	Out
Year	Make	Model	Lic. Plate/State	ID No./State	

QTY	DESCRIPTION	PRICE	AMOUNT
1	Labor repair	\$300	
1	Spencer Bell	\$89	
		SUB TOTAL	
		TAX	
		TOTAL	\$389

I hereby certify that I have the authority to order the work described on this invoice.

I hereby certify that I have the authority to order the work designed above. Further, I agree to absolve the tech, the company, its personnel and affiliates including subcontractors who bears this authorization from any and all claims arising from the performance of such work. All Sales and services are final. All deposits for material and/or services are non-refundable. Estimates and/or deposits are good for 30 days.

The above prices, services, materials, specifications & conditions are satisfactory and are hereby accepted.

Customer Signature [Signature] Date 7/28/28

**Thank you for your business!**



Locksmith Service



Let Locksmith Service know how your experience was

\$399.00

Comercial lock repair	\$300.00
Service call	\$99.00
<b>Total</b>	<b>\$399.00</b>



Locksmith Service  
14120 Waterford Creek Blvd  
ORLANDO, FL 32820  
[\(407\) 448-9382](tel:(407)448-9382)

MasterCard 0806 (Contactless)



Jul 28 2025 at 1:09 PM

#1WQb

Auth code: 028524

AID: A0000000041010



0 HARRISON RANCH CDD 0

Account Number: XXXX XXXX XXXX 8917

#### ACCOUNT SUMMARY

Credit Limit  
Credit Available  
Statement Closing Date August 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$2,165.23-  
Payments & Credits \$89.01  
Purchases & Other Charges \$5,856.61  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$3,602.37  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

#### PAYMENT INFORMATION

New Balance \$3,602.37  
**Minimum Payment Due** \$3,602.37  
**Payment Due Date** September 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

#### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 8917</b>	<b>\$3,014.12</b>
08/07	08/07	F1515006V000PR219	ADJUSTMENT-PAYMENTS	3,014.12
		<b>HELENA TEIXEIRA</b>	<b>TOTAL XXXXXXXXXXXX 0806</b>	<b>\$2,753.48</b>
07/31	08/01	75418236L6SXVZWG9	NEXTIVA SERVICE SCOTTSDALE AZ MCC: 4814 MERCHANT ZIP: 85250	129.37
08/07	08/07	75418236V6VET7VP7	EIG*CONSTANTCONTACT.C WALTHAM MA MCC: 5968 MERCHANT ZIP:	99.00
08/08	08/08	22303796W017NM953	76 - LATITUDE VENTURES PARRISH FL MCC: 5541 MERCHANT ZIP:	12.00
08/12	08/12	5543286705YP467GQ	AMAZON MKTPL*RW8544E33 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	32.48
08/13	08/13	823050971EHMYGZ99	AMAZON RETA* DW6MN9443 SEATTLE WA MCC: 5331 MERCHANT ZIP:	29.07
08/14	08/14	5543286725Z5EBPQD	AMAZON MKTPL*QA8IN2V83 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	14.40
08/18	08/18	55432867660NTV67K	LOWES #03453* PARRISH FL	554.15

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

0 HARRISON RANCH CDD 0  
HARRISON RANCH COMMUNITY DEVELOPME  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

#### PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 8917  
**Payment Due Date** September 25, 2025  
**New Balance** \$3,602.37  
Minimum Payment Due \$3,602.37  
Past Due Amount \$0.00

Amount Enclosed:

\$

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/18	08/18	5531020777STF051Q	MCC: 5200 MERCHANT ZIP: 34219 ACE HDWE ELLENTON FL	65.92
08/19	08/19	55432867760YK021A	MCC: 5251 MERCHANT ZIP: AMAZON MKTPL*E82KZ7WS3 AMZN.COM/BILL WA	63.23
08/19	08/19	554328677610FJVN6	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*5134U2J43 AMZN.COM/BILL WA	57.80
08/19	08/19	555465077D1VJRXG7	MCC: 5942 MERCHANT ZIP: KNOX COMPANY INC PHOENIX AZ	926.00
08/19	08/19	823050977EHNHJD50	MCC: 5099 MERCHANT ZIP: 85027 AMAZON MARK* SO0CH2733 SEATTLE WA	155.08
08/22	08/22	75418237A6WFPNH3E	MCC: 5999 MERCHANT ZIP: NEXTIVA SERVICE SCOTTSDALE AZ	129.37
08/27	08/27	55310207G80FGMR1Y	MCC: 4814 MERCHANT ZIP: 85250 ACE HDWE ELLENTON FL	98.92
08/27	08/27	82305097FEHNWFZZB	MCC: 5251 MERCHANT ZIP: AMAZON MARK* UG6IN3XS3 SEATTLE WA	241.10
08/27	08/27	82305097FEHN6D2B7	MCC: 5999 MERCHANT ZIP: AMAZON MARK* BN45I6LE3 SEATTLE WA	209.62
08/28	08/28	55432867G5SJ51YHH	MCC: 5999 MERCHANT ZIP: LOWES #03453* PARRISH FL	24.98
08/28	08/28	55432867G5SJ51YYX	MCC: 5200 MERCHANT ZIP: 34219 LOWES #03453* PARRISH FL CREDIT	89.01-
		MICHELLE WHITE	MCC: 5200 MERCHANT ZIP: TOTAL XXXXXXXXXXXX 3891	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$3,602.37 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY		
Previous Cashback Balance	\$10.58	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.88	\$0-\$500,000 = 0.25%
New Cashback Balance	\$17.46	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.



Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

**Harrison Ranch CDD****Closing Date**

August 31, 2025

**Payment Date**

September 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Access Control Maintenance & Repairs	Clubhouse Janitorial Supplies	Clubhouse Maintenance & Repairs	Clubhouse Programs & Events	Computer Support, Maintenance & Repairs	Int. Clubhouse Maintenance & Repairs	Office Supplies	Pool Furniture Replacement
Date	Vendor Name	Description	Amount	57200-4729	57200-4707	57200-4705	57200-4731	57200-4711	57200-4723	57200-5101	57200-4534
8/1/2025		Beginning Balance	\$ 848.89								
08/01/25	Nextiva	Recurring - July	\$ 129.37				\$ 129.37				
08/07/25	Constant Contact	Recurring	\$ 99.00				\$ 99.00				
08/08/25	Day Break	Gas for the Kabota	\$ 12.00			\$ 12.00					
08/12/25	Amazon	Decal Office Door	\$ 32.48							\$ 32.48	
08/13/25	Amazon	Outlet Covers	\$ 29.07			\$ 29.07					
08/14/25	Amazon	Door Sign/Roof	\$ 14.40					\$ 14.40			
08/18/25	Lowes	Door Knobs	\$ 554.15			\$ 554.15					
08/18/25	Ace Hardware	Chain Padlock Fire Hydrant	\$ 65.92			\$ 65.92					
08/19/25	Amazon	Paper Towels	\$ 63.23		\$ 63.23						
08/19/25	Amazon	Toilet Paper	\$ 57.80		\$ 57.80						
08/19/25	Knox Box	Fire Dept Key Holder	\$ 926.00			\$ 926.00					
08/19/25	Amazon	Gym Wipes, Bags, Trash Grabber	\$ 155.08		\$ 155.08						
08/22/25	Nextiva	Recurring - August	\$ 129.37				\$ 129.37				
08/27/25	Ace Hardware	Paint and supplies	\$ 98.92			\$ 98.92					
08/27/25	Amazon	Wireless PA Speaker	\$ 241.10							\$ 241.10	
08/27/25	Amazon	Wireless PA Speaker	\$ 209.62							\$ 209.62	
08/28/25	Lowes	Closet Doorknob	\$ 24.98			\$ 24.98					
08/28/25	Lowes	Closet Doorknob	\$ (89.01)			\$ (89.01)					
08/31/25	TOTAL		\$ 2,753.48	\$ -	\$ 276.11	\$ 1,622.03	\$ 357.74	\$ 14.40	\$ -	\$ 483.20	\$ -
				57200-4729	57200-4707	57200-4705	57200-4731	57200-4711	57200-4723	57200-5101	57200-4534

WELCOME TO  
DAYBREAK MARKET  
LATITUDE VENTURES JV  
1 OXFORD RD  
PARRISH FL 34219

< DUPLICATE RECEIPT >

\*\*\*PRE-AUTHORIZED RECEIPT\*\*\*

Description	Qty	Amount
PREPAY CR #12		12.00
Subtotal		12.00
<b>TOTAL</b>		<b>12.00</b>
PREAUTH \$		12.00

-----  
PRE-AUTHORIZATION

ENTRY: Insert

MASTERCARD A Acct: 0806 \$12.00

AUTH: 00-008858

INVOICE: 095954

EMV STAN#: 00381086778

APP NAME: Mastercard

AID: A0000000041010

APP CRYPTOGRAM: ARQC C92C3BB4B83C1289

**\*\* CARD NOT CHARGED  
UNTIL THE FUEL SALE  
IS COMPLETE. \*\***

Tell us about your visit for a  
chance to win a fuel gift card!  
Go to Gasfeedback.com

ST#1680  
CSH: 7

DR#1 TRAN#1020981  
8/8/25 9:59:56 AM





Details for Order #114-1770890-5471439

Order Placed: August 12, 2025

Amazon.com order number: 114-1770890-5471439

Order Total: \$32.48

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: StickerLoaf Brand Store Name Custom Window Decal Business Shop Storefront Vinyl Door Sign Company Sold by: StickerLoaf ( <a href="#">seller profile</a> ) Condition: New MADE TO ORDER!!!	\$27.99
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$27.99 Shipping & Handling: \$4.49 ----- Total before tax: \$32.48 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$32.48</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 0806	Item(s) Subtotal: \$27.99 Shipping & Handling: \$4.49 -----
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$32.48 Estimated Tax: \$0.00 ----- <b>Grand Total: \$32.48</b>

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

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Details for Order #114-0243835-4856247

Order Placed: August 12, 2025

Amazon.com order number: 114-0243835-4856247

Order Total: \$29.07

### Not Yet Shipped

#### Items Ordered

3 of: TayMac MM420C 1-Gang Nonmetallic Extra Duty Weatherproof In-Use Horizontal/Vertical 16-in-1 Standard Cover, 2.75 in, Cle

ar

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

Business Price

Condition: New

Price

\$9.69

#### Shipping Address:

Helena Teixeira  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States

Item(s) Subtotal: \$29.07

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$29.07

Sales Tax: \$0.00

#### Shipping Speed:

Rush Shipping

**Total for This Shipment: \$29.07**

### Payment information

#### Payment Method:

MasterCard | Last digits: 0806

Item(s) Subtotal: \$29.07

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$29.07

Estimated Tax: \$0.00

#### Billing address

HELENA TEIXEIRA  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

**Grand Total: \$29.07**

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

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Details for Order #114-5193110-4985829

Order Placed: August 12, 2025

Amazon.com order number: 114-5193110-4985829

Order Total: \$14.40

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: ComplianceSigns.com Roof/Attic Access FDC Sign, 10x7 in. Plastic for Enter/Exit	\$9.40
Sold by: ComplianceSigns ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b>	
Helena Teixeira	Item(s) Subtotal: \$9.40
5755 HARRISON RANCH BLVD	Shipping & Handling: \$5.00
PARRISH, FL 34219-4401	-----
United States	Total before tax: \$14.40
	Sales Tax: \$0.00
<b>Shipping Speed:</b>	-----
Standard Shipping	<b>Total for This Shipment: \$14.40</b>
	-----

Payment information	
<b>Payment Method:</b>	Item(s) Subtotal: \$9.40
MasterCard   Last digits: 0806	Shipping & Handling: \$5.00
	-----
<b>Billing address</b>	Total before tax: \$14.40
HELENA TEIXEIRA	Estimated Tax: \$0.00
3434 COLWELL AVE	-----
TAMPA, FL 33614-8390	
United States	<b>Grand Total: \$14.40</b>

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

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LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOVE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453X0Z 4870087 TRANS#: 375351581 08-18-25

1207427 HD FLAT KE LEVER DDBLT CO	449.16
6 @ 74.86	
5622884 HD LEVER FLAT PASSAGE HB	89.01
3 @ 29.67	
142738 SHIPPING CHARGE	5.99

ORDER#: 20345322251070366

SUBTOTAL:	554.15
TOTAL TAX:	0.00
INVOICE 90857 TOTAL:	554.15
N/C:	554.15

MC: XXXXXXXXXXXX0806 AMOUNT: 554.15 AUTHCD: 018027

CHIP REFID:345315857327 08/18/25 13:18:55

CUSTOMER CODE: 00

TVR : 0000008000

151 : E800 AID : A0000000041010



08/18/25 13:19:08



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

ACE HARDWARE ELLENTON  
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

08/18/25 2:00PM TARA 553 SALE

5001320	1	EA	\$23.99	EA	N
SS IS PADLOCK 1-3/4"					\$23.99
5058063	7	EA	\$5.99	EA	N
PRF COIL CHN 92' GLV STL					\$41.93

SUB-TOTAL:\$	65.92	TAX: \$	.00
		TOTAL: \$	65.92
	BC AMT: \$		65.92

BK CARD#: XXXXXXXXXXXX0806  
MID:\*\*\*\*\*9887 TID:\*\*\*3124  
AUTH: 018079 AMT: \$ 65.92  
Host reference #:398784 Bat#

Authorizing Network: MASTERCARD

Contactless  
CARD TYPE:MASTERCARD EXPR: XXXX  
AID : A0000000041010  
TVR : 0000008001  
IAD : 0110A0400122000000000000000000  
TSI :  
ARC : 00  
MODE : Issuer  
CVM :  
Name : Mastercard  
ATC :0013  
AC : 806F79876A96F0B1  
TxnID/ValCode: 287209

Bank card USD\$ 65.92



==> JRNL# D98784  
CUST NO: 9146

BARBARA MCEVOY  
Acct: HARRISON RANCH COMMUNITY

Customer Copy





8/18/25

Details for Order #114-6167227-8512267

Order Placed: August 19, 2025  
Amazon.com order number: 114-6167227-8512267  
Order Total: \$63.23

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: COASTWIDE 1-Ply Hardwound Paper Towels, 100% Recycled, 800 Feet Per Roll, 6-Pack, White Sold by: MyOfficeInnovations/Staples, Inc. ( <a href="#">seller profile</a> ) Business Price Condition: New	\$63.23
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	
<b>Shipping Speed:</b> Two-Day Shipping	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 0806	Item(s) Subtotal: \$63.23 Shipping & Handling: \$0.00
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	----- Total before tax: \$63.23 Estimated Tax: \$0.00 ----- <b>Grand Total: \$63.23</b>

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

8/19/25



Details for Order #114-9903210-9391453

Order Placed: August 19, 2025  
Amazon.com order number: 114-9903210-9391453  
Order Total: \$57.80

Not Yet Shipped	
<b>Items Ordered</b> 1 of: Tork Jumbo Toilet Paper Roll White T1, Advanced, 2-ply, 6 x 1600 feet, 12021502, 6 Count (Pack of 1) Sold by: OfficeCrave ( <a href="#">seller profile</a> ) Business Price Condition: New New	<b>Price</b> \$57.80
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	
<b>Shipping Speed:</b> Two-Day Shipping	
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 0806	Item(s) Subtotal: \$57.80 Shipping & Handling: \$0.00
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Total before tax: \$57.80 Estimated Tax: \$0.00  <b>Grand Total: \$57.80</b>

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

Knox #11  
Door Key Holder

## Order Received

8/19/25

**FROM:** Knox Company  
1601 W. Deer Valley Road  
Phoenix, AZ 85027

Email: [orders@knoxbox.com](mailto:orders@knoxbox.com)  
Phone: 800-552-5669  
Fax: 623-687-2290

### BILLING:

**to:** Mia Rodriguez  
3434 COLWELL AVE  
STE 200  
TAMPA, FL 33614-8390  
941-776-9725  
[miarodriguez@rizzetta.com](mailto:miarodriguez@rizzetta.com)

### SHIPPING:

Mia Rodriguez  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
941-776-9725  
[miarodriguez@rizzetta.com](mailto:miarodriguez@rizzetta.com)

**Department/Station:**  
North River Fire Dist

**Order Date:** Aug 14, 2025  
**Order #** 1230795  
**Invoice #** 1230795  
**PO Number #** N/A

Model	Description	Price	Quantity	Amount
1 4401	Model 4401 – KnoxVault 4400, Surface Mount, Single Lock, Black	\$874.00	1	\$874.00
<b>Install at:</b> Harrison Ranch CDD, Bldg: Clubhouse, 5755 HARRISON RANCH BLVD, PARRISH, FL 34219-4401				
<b>Property Owner/Manager:</b> Helena Teixeira 813-463-3515				
Shipping & Handling				\$52.00
Tax				\$0
Total				\$926.00



0 / 19 / 2



Details for Order #114-3304816-3609835

Order Placed: August 19, 2025  
Amazon.com order number: 114-3304816-3609835  
Order Total: \$155.08

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dis penser Ideal For Public Use Sold by: Innovent Inc (seller profile) Business Price Condition: New	\$89.82
1 of: REWKCY 32" Grabber Reacher Tool, 2-Pack Foldable Reacher Grabber Pickup Tool with 360° Rotating Jaw & Magnet, Trash Picker Upper Grabber, Lightweight Grabbers for Seniors Heavy Duty Sold by: RONITRY (seller profile) Business Price Condition: New	\$16.97
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty   150 Count   50-60 Gallon   Large Black Garbage Bags   Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$49.99
<b>Shipping Address:</b> Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	
<b>Shipping Speed:</b> Rush Shipping	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 0806	Item(s) Subtotal: \$156.78
<b>Billing address</b> HELENA TEIXEIRA 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Shipping & Handling: \$2.99
	Promotion applied: -\$4.69
	-----
	Total before tax: \$155.08
	Estimated Tax: \$0.00
	-----
	<b>Grand Total: \$155.08</b>

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

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

ACE HARDWARE ELLENTON  
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

08/27/25 11:36AM LYND A 554 SALE

1024975	1	EA	\$3.99	EA	N
WIPING CLOTHS WHT 80Z					\$3.99
1006695	1	EA	\$5.99	EA	N
ACE FOAM RLR W/FRM 4X1/4					\$5.99
1767763	1	EA	\$2.39	EA	N
PAINT BRUSH FOAM 4"W					\$2.39
1004878	1	EA	\$16.99	EA	N
RUST DISSOLVER GEL 32OZ					\$16.99
2030506	1	EA	\$5.99	EA	N
DW WIRE CUP COARSE 3"					\$5.99
1006704	1	EA	\$2.59	EA	N
PNT TRAY WH 8X4" 1PK					\$2.59
1024441	1	EA	\$10.99	EA	N
PNT&RST REMVR DISC 1PK					\$10.99
1021183	1	EA	\$49.99	EA	N
RSTP IE OB GLS SF YLW 1G					\$49.99

SUB-TOTAL:\$ 98.92 TAX: \$ .00  
TOTAL: \$ 98.92  
BC AMT: \$ 98.92

BK CARD#: XXXXXXXXXXXX0806  
MID:\*\*\*\*\*9887 TID:\*\*\*3124  
AUTH: 027795 AMT: \$ 98.92  
Host reference #:401209 Bat#

Authorizing Network: MASTERCARD

Chip Read  
CARD TYPE:MASTERCARD EXPR: XXXX  
AID : A0000000041010  
TVR : 0000008000  
IAD : 01106070012200005F7E000000000000  
TSI : E800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : Mastercard  
ATC :0014



# Order Summary

Order placed August 26, 2025    Order # 114-3176627-2420240

## Ship to

Helena Teixeira  
5755 HARRISON RANCH BLVD  
PARRISH, FL 34219-4401  
United States

## Payment method

Mastercard ending in 0806

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$450.72
Shipping & Handling:	\$0.00
Total before tax:	\$450.72
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$450.72</b>

## Placed by

Helena Teixeira

## Arriving Friday



Pyle Wireless Portable PA Speaker System - 360W Bluetooth Compatible Battery Powered Rechargeable Outdoor DJ sound Speaker Microphone Set with MP3 USB SD FM Radio RCA 1/4" Mic In Wheels PPHP8MBA,Black

Sold by: Amazon.com

Supplied by: Other

\$141.46

## Arriving Thursday



Rock Doctor Granite Cleaner, Cleans& Renews Surfaces, Granite/Marble Countertop Cleaner, Cleaning Spray for Vanity, Table Top, Kitchen Counters, Stone Surfaces 18 Fl Oz Pack of 2

Sold by: AbsoluteProductsStore

Supplied by: Other

\$22.72

## Arriving September 2



Pyle 8 Channel Wireless Microphone System - Portable VHF Cordless Audio Mic Set with 1/4" and XLR Output, Dual Antenna, - Includes 8 Table Top Mics, Rack Mountable Receiver Base - Pyle PDWM8300,Black

Sold by: Amazon

Supplied by: Other

\$241.10

Have an idea to help us improve? [Send feedback](#) ›

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Press Center  
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Amazon Devices

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Sell on Amazon  
Fulfillment By Amazon  
Advertise on Amazon  
Amazon Global Selling

### Business Solutions

Amazon Business app  
Amazon Business Solutions  
Manage Suppliers  
Purchasing Systems  
Amazon Business Card  
Pay by Invoice  
Purchasing Line  
Amazon Business Blog

### Business Settings

Add people  
Simplify Your Reporting  
Billing & shipping  
Manage your Budgets (Blanket PO)  
Buying Policies & Approvals  
Tax Exemption & licenses  
System integrations

### Buy For Your Business

Buy wholesale  
Today's Deals  
Buy Again  
PPE for Work  
Request for quote



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453LKI 5157815 TRANS#: 968550349 08-28-25

597126 RB ABZ OLIVIA ENTRY LEVER 24.98

SUBTOTAL: 24.98  
TOTAL TAX: 0.00  
INVOICE 97389 TOTAL: 24.98  
M/C: 24.98

MC: XXXXXXXXXXXX0806 AMOUNT: 24.98 AUTHCD: 028870  
TAP REFID:345316389284 08/28/25 12:00:56  
CUSTOMER CODE: 00  
TVR : 0000008001  
AID : A0000000041010

STORE: 3453 TERMINAL: 16 08/28/25 12:01:28

# OF ITEMS PURCHASED: 1  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* YOUR ID #973893 345382 401799 \*

\* \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\*\*\*\*\*

STORE: 3453 TERMINAL: 16 08/28/25 12:01:28

LOWE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: S3453X02 4870087 TRANS#: 375351581 08-18-25

1207427 HD FLAT KE LEVER DOBLI CU	449.16
6 @ 74.86	
5622884 HD LEVER FLAT PASSAGE HB	89.01
3 @ 29.67	
142738 SHIPPING CHARGE	5.99

ORDER#: 20345322251070366

SUBTOTAL:	554.15
TOTAL TAX:	0.00
INVOICE 90857 TOTAL:	554.15
M/C:	554.15

MC: XXXXXXXXXXXX0806 AMOUNT: 554.15 AUTHCD: 081825

CHIP REF ID: 34531585732 08/18/25 13:19:00

CUSTOMER CODE: 00

TUR: 000000000

E800 AUTH: 80000000041010

DATE: 08/18/25 13:19:00

PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



YOUR CONTACTLESS DELIVERY WILL BE PLACED  
OUTSIDE YOUR HOME OR JOB SITE BY 8PM

THANK YOU FOR SHOPPING LOWE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

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\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: www.lowes.com/survey \*

\* Y O U R I D #908570 345302 301059 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES &amp; WINNERS AT: www.lowes.com/survey \*

\*\*\*\*\*

STORE: 3453 TERMINAL: 15 08/18/25 13:19:00



LOWE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- MRU RETURN 97315 -

SALES#: R S3453LSN 4790474 TRANS#: 961629350 08-28-25

5622884 HD LEVER FLAT PASSAGE HB	89.01-
3 @ 29.67-	

ORIG. STORE: 3453 DATE: 08/18/25 INV: 90857

INVOICE 97315 SUBTOTAL: 89.01-

SUBTOTAL: 89.01-

TAX: 0.00-

TOTAL RETURN: 89.01-

M/C: 89.01-

MC: XXXXXXXXXXXX0806 AMOUNT: 89.01 AUTHCD: 028169  
KEYED REF ID: 345315315022 08/28/25 11:49:30

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: www.lowes.com/survey \*

\* Y O U R I D #973159 345322 409904 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES &amp; WINNERS AT: www.lowes.com/survey \*

\*\*\*\*\*

3 TERMINAL: 15 08/28/25 11:49:31

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, October 20, 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	<b>Board Supervisor, Chairman</b>
Victor Colombo	<b>Board Supervisor, Asst. Secretary</b>
Julianne Giella	<b>Board Supervisor, Asst. Secretary</b>
James Ritchey	<b>Board Supervisor, Asst. Secretary</b>

**Also present were:**

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company</b>
Brent Clark	<b>Clubhouse Attendant, Rizzetta &amp; Company</b>
Helena Texiera	<b>Clubhouse Manager, Rizzetta &amp; Company</b>
Lauren Gentry	<b>District Counsel, Kilinski/Van Wyk</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Chris Berry	<b>Representative, LMP</b>
Bert Smith	<b>Representative, Sitex Aquatics (via phone)</b>

Audience	<b>Present</b>
----------	----------------

**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 regarding pressure washing, fencing, pond #10, landscaping, encroaching vegetation from preserve, signage spelling error, repairs from use as a potential voting location, social media, and a request to distribute ABT information to the community.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Pond & Mitigation Maintenance Update**

Mr. Smith went over his report. The Board requested that he work with Ms.



50 Walterick on testing ponds and to provide an estimate for new plantings and  
51 stocking fish.

52  
53 **B. Landscape Maintenance Updates**

54  
55 Mr. Eberly provided an update on landscaping and presented several  
56 proposals.

57  
On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the LMP proposal #365232 for mulch installation in the amount of \$52,000, for the Harrison Ranch Community Development District.

58  
On a Motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the LMP proposal #368337 for annuals installation with a not-to-exceed amount of \$15,000, for the Harrison Ranch Community Development District.

59  
On a Motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the LMP proposal to install 50 yds of shell at the entrance to the trails, for the Harrison Ranch Community Development District. Authority was delegated to Ms. Giella to work with LMP on coordinating this work.

60  
61 **C. District Counsel**

62  
63 Ms. Gentry discussed the process for amending the Amenity Rules. Staff were  
64 asked to prepare the required legal advertisement for the public hearing on  
65 December 8, 2025.

66  
67 *A brief recess was taken at 7:29 p.m. The Board reconvened at 7:30 p.m. with*  
68 *all Board and staff present at the onset of the meeting still in attendance.*

69  
70 Ms. Gentry spoke regarding a records request and mediation. The Board  
71 directed Mr. O'Nolan have the request records completed before the next  
72 meeting.

73  
74 Discussion was held regarding a request to hold elections at the Amenity  
75 Center.

76  
On a Motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors declined the request to hold elections at the Amenity Center, for the Harrison Ranch Community Development District.

77  
78 **D. District Engineer**

79  
80 Mr. Schappacher presented his report and spoke regarding the ditch clean-up  
81 project.

On a Motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved a proposal for ditch clean up in the amount of \$15,970, and drainage structure cleanout in the amount of \$10,200, for the Harrison Ranch Community Development District.

Discussion was held regarding retaining an attorney to assist with the Manatee County land acquisition and potential eminent domain matter.

On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved entering into an agreement with Moore, Bowman, & Reese to provide legal service related to land acquisition and eminent domain proceedings for the Harrison Ranch Community Development District.

**E. Clubhouse Manager Report**

Ms. Texiera gave her report to the Board, highlighting damages to signage, sport court refurbishment, pool furniture damage, etc. A brief discussion was held regarding a youth curfew and the need for revised amenity rules.

The Board asked Ms. Texiera to provide all evidence regarding the damages, and for Mr. O'Nolan to file insurance claims.

The Board discussed proposed revisions to the amenity rules relating to the minimum age for adult supervision and amenity operating hours.

**F. District Manager Report**

Mr. O'Nolan stated that the next BOS Meeting is scheduled for November 10, 2025, at 6:30 pm. He reviewed the latest financial report.

**FOURTH ORDER OF BUSINESS**

**Business Administration**

**A. Presentation of August 2025 Financial Report**

Mr. O'Nolan reviewed the financial report.

**B. Consideration of the Meeting Minutes for the meeting held on September 8, 2025**

On a Motion by Mr. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the meeting minutes for the Board of Supervisors meeting held on September 8, 2025, as presented, for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of the Amenity Services Addendum**

On a Motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the addendum to the Amenity Services Agreement with Rizzetta & Co. Inc. for the Harrison Ranch Community Development District.

**B. Consideration of Roofing Quotes**

Proposals and pricing were presented from Pro Build, Gold Real Estate, Westfall, & Wilson. Discussion was held regarding the need for 24" gauge roofing, 6" soffit/facia, and gutters. No Board action was taken at this time.

**C. Consideration of back flow replacement proposal**

On a Motion by Mr. Ritchey, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$9,675 for back flow preventer repairs, for the Harrison Ranch Community Development District.

**D. Discussion of Resident Suspension**

The Board discussed the alleged facts of the events that resulted in the resident amenity suspension and discussed whether to levy a longer suspension. Concerns regarding resident interaction with onsite staff were addressed.

On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved a 12-month suspension for Ken Ross, as discussed. for the Harrison Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Ritchy asked that ratification of the EGIS renewal for Fiscal Year 2025-2026 be included on the next agenda, and asked for details regarding Halloween party attendance.

Mr. Colombo addressed concerns regarding signage spelling errors, and costs incurred as a result of lawsuits, complaints, etc.

Ms. Walterick asked that an inventory be completed of the district's conservation signs, that EGIS complete an on-site inventory, and the reserve study be updated. Ms. Walterick also asked about an amendment to the janitorial agreement, and a status update on wild hog trapping. She also requested details on an updated audio-visual system.

**SEVENTH 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. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:07 p.m. for the Harrison Ranch Community Development District.

DRAFT



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

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

DRAFT

Tab 9

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITIES RULES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harrison Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

**WHEREAS**, due to concerns regarding the safety and welfare of the community, and in light of recent incidents of vandalism, property damage, and criminal activity, the District finds it necessary to adopt changes to certain age limits related to use of the District’s amenity facilities; and

**WHEREAS**, the District no longer offers computer workstations or conference room reservations; and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the *Amenities Rules* as set forth at **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. Portions of the *Amenities Rules* which are not addressed in this Resolution remain in full force and effect. The amended *Amenities Rules* shall remain in full force and effect until such time as the Board may amend or replace them.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This amendments set forth in this Resolution shall become effective on December 1, 2025.

**PASSED AND ADOPTED** this 10th day of November 2025.

**ATTEST:**

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Amendments to *Amenities Rules*

## EXHIBIT A

obtained a temporary Access Card.

3. **Minors.** Because the Amenities are not supervised, and for safety reasons, minors age 10-14 or younger must be accompanied by a responsible adult age 18 or older when using the Amenities. As noted above, parents and legal guardians are responsible for their minor children who use the Amenities, and the District

7

---

strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities. Additionally, minors must comply with all applicable state and local curfews, including but not limited to section 877.22, Florida Statutes.

---

### BUSINESS OFFICE / STUDY

*Use of Workstation.* The District offers access to computers and the Internet through its business office, which is available for use by Patrons and Guests. The following Rules apply to the use of the computer workstation:

1. There is a 30 minute time limit on the workstations.
2. The District will not take reservations for workstation use.
3. Food and drink are not permitted.
4. Downloading files to USB flash drives, zip drives and computer disks is permitted. Users must supply disks. Users may not download files to the hard drive.
5. Personal communication (e-mail and chat rooms) is permitted.
6. The District will not be responsible for damage done to users' computer disks or non-District computer equipment as a result of downloading or use of the workstation equipment.
7. District staff is available to provide limited assistance in the use of the District's computers. Staff may limit the amount of time spent in assisting a user in order to provide adequate support for all other District services.
8. There is no fax or copy service at the business center.

*User Responsibilities.* The District assumes no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Further, the

---

District assumes no responsibility for accuracy, authority, objectivity, currency, or content of any Internet resource. Computer users peruse the Internet at their own risk, realizing the potential for accessing offensive, inaccurate or illegal information.

~~Use of the District's computers for purposes contrary to state or federal laws or in a manner that violates this Policy will not be allowed and may result in the loss of privileges. Such violations may include, but are not limited to:~~

- ~~1. Intentionally displaying, sending, or receiving inappropriate materials in either text or graphic format that may be reasonably construed as obscene, child pornography, or harmful to minors.~~
- ~~2. Propagating malicious software.~~
- ~~3. Unauthorized copying of copyrighted material.~~
- ~~4. Attempting to access unauthorized files or systems.~~
- ~~5. Attempting to damage or alter District equipment or software.~~

~~*Computer Use by Minors.* Parents/legal guardians are responsible for deciding which Internet resources are appropriate for their own children under age 18. Restriction of a child's access to the Internet is the responsibility of the parent/legal guardian. Guardians are advised to read and share with children under 18 the document published by the National Center for Missing and Exploited Children entitled Child Safety on the Information Superhighway.~~

~~*Use of Conference Area.* The District offers access to the conference area through its business office, which is available for use by Patrons and Guests. The following Rules apply to the use of the conference area:~~

- ~~1. There is a 2-hour time limit on the use of the conference area.~~
  - ~~2. The District will take reservations for the conference area.~~
  - ~~3. Reservations must be made 24 hours in advance, and are subject to availability.~~
  - ~~4. Food and drink are not permitted.~~
-



Tab 10

## RESOLUTION 2026-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Harrison Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

**WHEREAS**, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

**WHEREAS**, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET AMENDMENT.**

- a.** The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b.** The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c.** The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Harrison

Ranch Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective October 8, 2025.”

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,769,327_____
DEBT SERVICE FUND (SERIES 2017)	\$282,514.91
TOTAL RESERVE FUND	\$122,818
TOTAL ALL FUNDS	\$2,174,659.91

**SECTION 3. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon adoption.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of November, 2025.

**ATTEST:**

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended Fiscal Year 2025 Budget

**EXHIBIT A:**  
Amended Fiscal Year 2025 Budget

# **Harrison Ranch Community Development District**

[harrisonranchcdd.org](http://harrisonranchcdd.org)

---

**Amended  
Budget for  
Fiscal Year  
2024-2025**



**Amended Budget**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2024/2025**

	Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
1			
2	<b>REVENUES</b>		
3			
4	Interest Earnings		
5	Interest Earnings	\$ 10,000	\$10,000
6	Special Assessments		
7	Tax Roll	\$ 1,646,509	\$1,646,509
8	Other Miscellaneous Revenues		
9	Miscellaneous Revenues	\$ 3,000	\$3,000
10	Events & Sponsorship	\$ 3,000	\$3,000
11	Clubhouse Rentals	\$ 5,000	\$5,000
12	Key/Access Revenue	\$ 1,000	\$1,000
13	Lease Revenue	\$ 1,200	\$1,200
14	Community Activity Revenues	\$ 4,000	\$4,000
15	Cost Share Contingency	\$ -	\$0
16	<b>TOTAL REVENUES</b>	<b>\$ 1,673,709</b>	\$1,673,709
17			
18	Balance Forward from Prior Year	\$ -	\$200,000
19			
20	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,673,709</b>	\$1,873,709
21			
22			
23	<b>EXPENDITURES - ADMINISTRATIVE</b>		
24			
25	Legislative		
26	Supervisor Fees	\$ 14,000	\$14,000

**Amended Budget**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2024/2025**

	<b>Chart of Accounts Classification</b>	<b>Budget for 2024/2025</b>	<b>Amended Budget</b>
27	Financial & Administrative		
28	Administrative Services	\$ 6,212	\$6,212
29	District Management	\$ 28,850	\$28,850
30	District Engineer	\$ 20,000	\$20,000
31	Trustees Fees	\$ 4,100	\$4,100
32	Assessment Roll	\$ 5,624	\$5,624
33	Financial & Revenue Collections	\$ 5,624	\$5,624
34	Accounting Services	\$ 21,424	\$21,424
35	Auditing Services	\$ 3,600	\$3,600
36	Public Officials Liability Insurance	\$ 3,755	\$3,755
37	Legal Advertising	\$ 1,200	\$1,200
38	Bank Fees	\$ 250	\$250
39	Dues, Licenses & Fees	\$ 2,100	\$2,100
40	Website Hosting, Maintenance, Backup (and Email)	\$ 3,915	\$3,915
41	Legal Counsel		
42	District Counsel	\$ 32,000	\$32,000
43			
44	<b>Administrative Subtotal</b>	<b>\$ 152,654</b>	<b>\$152,654</b>
45			
46	<b>EXPENDITURES - FIELD OPERATIONS</b>		
47			
48	Electric Utility Services		
49	Utility Services	\$ 5,000	\$5,000
50	Utility - Recreation Facilities	\$ 38,500	\$38,500
51	Street Lights	\$ 40,000	\$40,000

**Amended Budget**  
**Harrison Ranch Community Development District**  
**General Fund**  
**Fiscal Year 2024/2025**

	<b>Chart of Accounts Classification</b>	<b>Budget for 2024/2025</b>	<b>Amended Budget</b>
52	Water-Sewer Combination Services		
53	Utility Services	\$ 43,500	\$43,500
54	Stormwater Control		
55	Lake/Pond Bank Repairs/Maintenance	\$ 135,000	\$135,000
56	Aerator Maintenance/Repair	\$ 2,500	\$2,500
57	Fish Stocking	\$ 4,000	\$4,000
58	Aquatic Maintenance	\$ 70,800	\$70,800
59	Aquatic Plant Replacement	\$ 25,000	\$25,000
60	Catfish removal	\$ 2,152	\$2,152
62	Midge Fly Treatment	\$ 20,526	\$20,526
63	Other Physical Environment		
64	Property Insurance/General Liability	\$ 33,882	\$33,882
65	Entry & Walls Maintenance	\$ 1,500	\$1,500
66	Landscape Maintenance	\$ 327,457	\$327,457
67	Irrigation Repairs	\$ 40,000	\$40,000
68	Landscape - Mulch	\$ 50,000	\$50,000
69	Annual Flower Program	\$ 20,000	\$20,000
70	Irrigation Maintenance	\$ 43,200	\$43,200
71	Tree Trimming Services	\$ 25,000	\$25,000
72	Trail Maintenance	\$ 25,000	\$25,000
73	Fire Ant Treatment	\$ 10,000	\$10,000
74	Conservation Area Maintenance	\$ 20,000	\$20,000
75	Landscape Fertilization	\$ 46,528	\$46,528
76	Landscape Pest Control	\$ 10,203	\$10,203
77	Landscape Replacement Plants, Shrubs, Trees	\$ 20,000	\$20,000
78	Holiday Decorations	\$ 15,000	\$15,000

**Amended Budget  
Harrison Ranch Community Development District  
General Fund  
Fiscal Year 2024/2025**

	<b>Chart of Accounts Classification</b>	<b>Budget for 2024/2025</b>	<b>Amended Budget</b>
79	Road & Street Facilities		
80	Street & Decorative Light Maint. & Repairs	\$ 70,000	\$70,000
81	Sidewalk Repair & Maintenance	\$ 2,500	\$2,500
82	Parking Lot Repair & Maintenance	\$ 500	\$500
83	Street Sign Repair & Maintenance	\$ 2,000	\$2,000
84	Parks & Recreation		
85	Staff - Salaries	\$ 171,749	\$171,749
86	Pool Repairs	\$ 10,000	\$10,000
87	Wildlife Management Services	\$ 14,400	\$14,400
88	Pool Service Contract	\$ 57,000	\$57,000
89	Facility A/C & Heating Maintenance & Repair	\$ 2,808	\$2,808
90	Telephone Fax, Internet	\$ 12,000	\$12,000
91	Clubhouse - Facility Janitorial Service	\$ 9,600	\$9,600
92	Office Supplies	\$ 1,000	\$1,000
93	Clubhouse - Facility Janitorial Supplies	\$ 1,400	\$1,400
94	Exterior Clubhouse Maintenance & Repair	\$ 10,000	\$10,000
95	Security System Monitoring & Maintenance	\$ 10,000	\$10,000
96	Fire System Inspection/Maintenance	\$ 1,000	\$1,000
97	Management Contract	\$ 13,200	\$13,200
98	Clubhouse Programs/Events	\$ 40,000	\$40,000
99	Pool/Patio Furniture	\$ 1,500	\$1,500
100	Pest Control	\$ 700	\$700
101	Interior Clubhouse Maintenance & Repairs	\$ 4,000	\$4,000

**Amended Budget  
Harrison Ranch Community Development District  
General Fund  
Fiscal Year 2024/2025**

	<b>Chart of Accounts Classification</b>	<b>Budget for 2024/2025</b>	<b>Amended Budget</b>
102	Furniture Repair/Replacement	\$ 1,200	\$1,200
103	Access Control Maintenance & Repair	\$ 3,500	\$3,500
104	Athletic Field Maintenance & Repair	\$ 500	\$500
105	Computer Support, Maint & Repair	\$ 500	\$500
106	Fitness Equipment Maint & Repair	\$ 1,000	\$1,000
107	Playground Equipment and Maintenance	\$ 1,000	\$1,000
108	Tennis Court Maintenance & Supplies	\$ 1,250	\$1,250
109	Contingency		
110	Miscellaneous Contingency	\$ 2,000	\$202,000
111	Capital Outlay	\$ -	\$0
112			
113	<b>Field Operations Subtotal</b>	<b>\$ 1,521,055</b>	<b>\$1,721,055</b>
114			
115			
116			
117	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,673,709</b>	<b>\$1,873,709</b>
118			
119	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$0</b>
120			



**Amended Budget  
Harrison Ranch Community Development District  
Reserve Fund  
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Budget for 2024/2025
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ 122,818
6	Interest Earnings	
7	Interest Earnings	\$ -
8		
9	<b>TOTAL REVENUES</b>	<b>\$ 122,818</b>
10		
11		
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 122,818</b>
13		
14		
15	<b>EXPENDITURES</b>	
16		
17	Contingency	
18	Capital Reserves	\$ 122,818
19		
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 122,818</b>
21		
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
23		

Tab 11



**WILSON ROOFING AND RENOVATIONS .com**  
**1100 N. 50<sup>th</sup> Street, Unit 3i, Tampa, FL, 33619**  
 813-418-0069  
 wilsonrandr@yahoo.com  
 Certified Roofing Contractor License # CCC1325780  
**SINCE 2002**

### PROPOSAL

PROPOSAL SUBMITTED TO <b>Harrison Ranch</b>		TODAY'S DATE <b>11/2/2025</b>	DATE OF PLANS/PAGE #'S <b>N/A</b>
PHONE NUMBER <b>941-448-7747</b>	Email	JOB NAME <b>Harrison Ranch Clubhouse</b>	
ADDRESS, CITY, STATE, ZIP <b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b>		JOB LOCATION	

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

**Fascia caulk and paint:**

-Pressure wash, caulk, and paint all fascia. All Sherwin Williams Duration series products @700'.

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:

**One thousand eight hundred.** dollars ( **\$1800.00** )

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

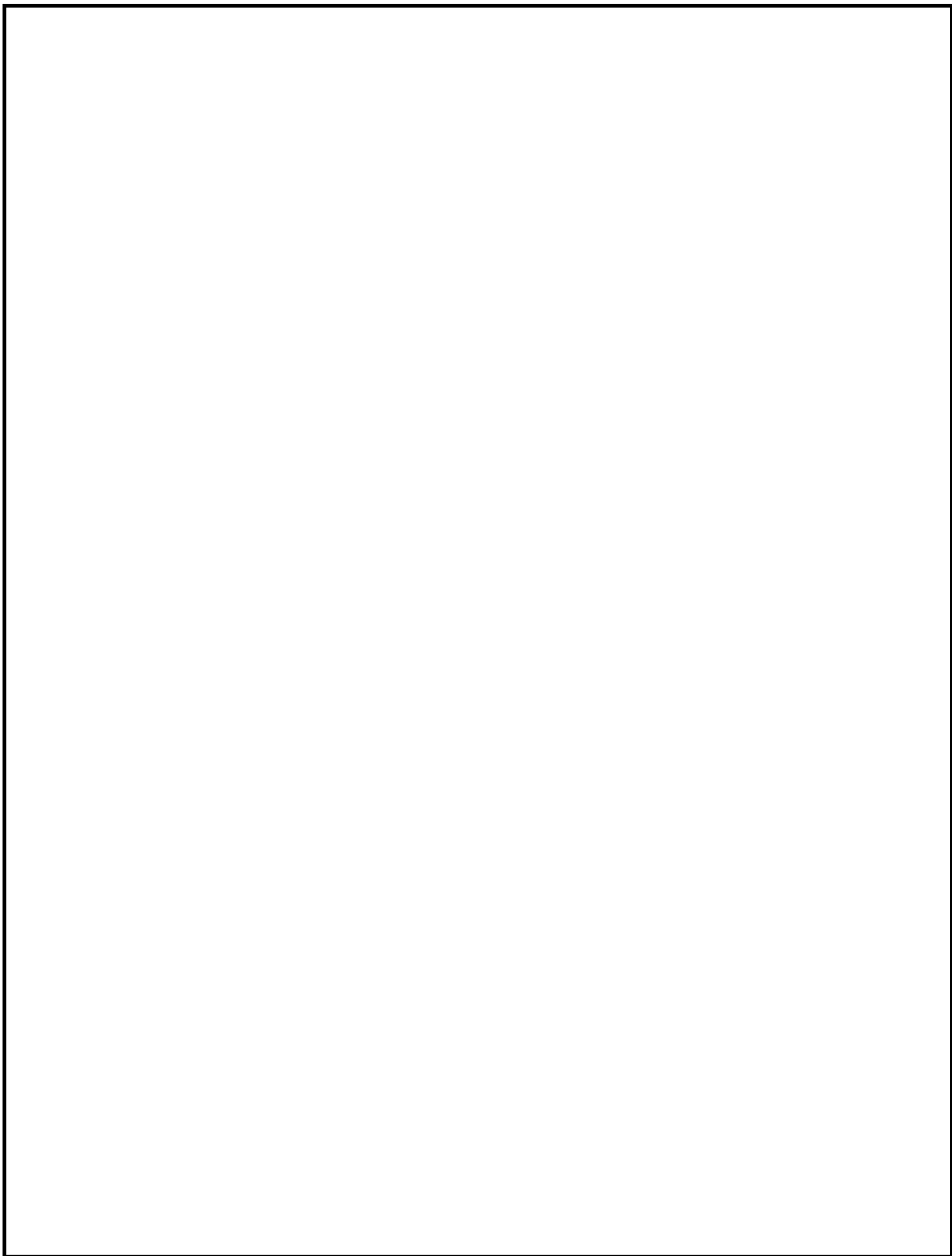
if not accepted within 120 days.

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 \_\_\_\_\_





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wilsonrandr@yahoo.com  
Certified Roofing Contractor License # CCC1325780  
**SINCE 2002**

**PROPOSAL**

PROPOSAL SUBMITTED TO <b>Harrison Ranch</b>		TODAY'S DATE <b>11/2/2025</b>	DATE OF PLANS/PAGE #'S <b>N/A</b>
PHONE NUMBER <b>941-448-7747</b>	Email	JOB NAME <b>Harrison Ranch Clubhouse</b>	
ADDRESS, CITY, STATE, ZIP <b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b>		JOB LOCATION	

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

**Soffit replacement:**

-Install aluminum fascia on all fascia of clubhouse. @700'.

**\*\*Please note, structure does not currently have aluminum fascia.\*\***

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:  
**Seven thousand one hundred forty.** dollars ( **\$7140.00** )

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



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wilsonrandr@yahoo.com  
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**SINCE 2002**

### PROPOSAL

PROPOSAL SUBMITTED TO <b>Harrison Ranch</b>		TODAY'S DATE <b>11/2/2025</b>	DATE OF PLANS/PAGE #'S <b>N/A</b>
PHONE NUMBER <b>941-448-7747</b>	Email	JOB NAME <b>Harrison Ranch Clubhouse</b>	
ADDRESS, CITY, STATE, ZIP <b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b>		JOB LOCATION	

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

**6" Seamless aluminum gutters and downspouts:**

-Remove existing gutters and downspouts. Install 6 inch aluminum seamless gutters and downspouts. 415' of gutters and 164' of downspouts.

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:

**Five thousand four hundred sixty.** dollars ( **\$5460.00** )

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 \_\_\_\_\_



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**1100 N. 50<sup>th</sup> Street, Unit 3i, Tampa, FL, 33619**  
 813-418-0069  
 wilsonrandr@yahoo.com  
 Certified Roofing Contractor License # CCC1325780  
**SINCE 2002**

### PROPOSAL

PROPOSAL SUBMITTED TO <b>Harrison Ranch</b>		TODAY'S DATE <b>11/2/2025</b>	DATE OF PLANS/PAGE #'S <b>N/A</b>
PHONE NUMBER <b>941-448-7747</b>	Email	JOB NAME <b>Harrison Ranch Clubhouse</b>	
ADDRESS, CITY, STATE, ZIP <b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b>		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 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.

**195 MPH ENGINEERED.**

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 \_\_\_\_\_



**WILSON ROOFING AND RENOVATIONS .com**  
1100 N. 50<sup>th</sup> Street, Unit 3i, Tampa, FL, 33619  
813-418-0069  
wilsonrandr@yahoo.com  
Certified Roofing Contractor License # CCC1325780  
**SINCE 2002**

### PROPOSAL

PROPOSAL SUBMITTED TO <b>Harrison Ranch</b>		TODAY'S DATE <b>11/2/2025</b>	DATE OF PLANS/PAGE #'S <b>N/A</b>
PHONE NUMBER <b>941-448-7747</b>	Email	JOB NAME <b>Harrison Ranch Clubhouse</b>	
ADDRESS, CITY, STATE, ZIP <b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b>		JOB LOCATION	

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

#### Soffit replacement:

- Remove existing soffit.
- Install new fully vented soffit to manufacturers and to meet or exceed building code. @674sq/ft.

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:

**Five thousand nine hundred seventy.** dollars ( **\$5970.00** )

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 \_\_\_\_\_





Oct 31, 2025

## **1.5" 24ga Metal Standing Seam Roofing**

Rizzetta & Company - Nancy  
Bregg

[nbregg@rizzetta.com](mailto:nbregg@rizzetta.com)  
(813) 533-2950

5755 Harrison Ranch Boulevard  
Parrish, FL 34219

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
[bw@libertyroofingfl.com](mailto:bw@libertyroofingfl.com)  
License Number CCC1335801





# GET TO KNOW



## Experienced & quality roofing services providers

**This is us:** At Liberty Building Company, our diverse family mirrors the communities we serve. With years of hands-on experience predating the insurance boom, our team - from ownership to installation technicians - is dedicated to delivering exceptional results, building resilient projects, and fostering meaningful connections that last a lifetime.



## Meet the Heart Behind Liberty Roofing

**Skilled. Reliable. Local.**

At Liberty Roofing, our team is our greatest strength. Each member brings years of experience, craftsmanship, and a commitment to treating your home like their own. We work together to deliver smooth, high-quality results—with clear communication and personal care every step of the way.



### All in the name of Liberty!

At Liberty Building Company, our mission is to revive the art of personal service in construction, building lasting relationships, and crafting exceptional structures that stand the test of time, all while putting people first and exceeding expectations with integrity, quality, and care.




### Exceptional Customer Experience

You're never just another job. From start to finish, we keep you informed, respected, and stress-free. We're known for our communication, punctuality, and follow-through.



## Proudly Serving Customers Across Florida

Trust us for all your roofing needs throughout the State of Florida.

 Where to Find Us:

-  Ft. Myers
-  Bradenton
-  Brandon

 (239) 851-2845

 sales@libertyroofingfl.com

 libertyroofingfl.com



# Assessment Photos



Front elevation



Right elevation



Rear elevation



Left elevation

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com





# Assessment Photos



Adequate intake ventilation: perforated soffits



Remove & replace all penetration flashings and exhaust vents



Previous repair areas



Due to inadequate exhaust ventilation expelling hot air from the attic, existing shingles are blistering, or "cooking from the inside out." We will vent all ridges with a new ridge vent system.

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com

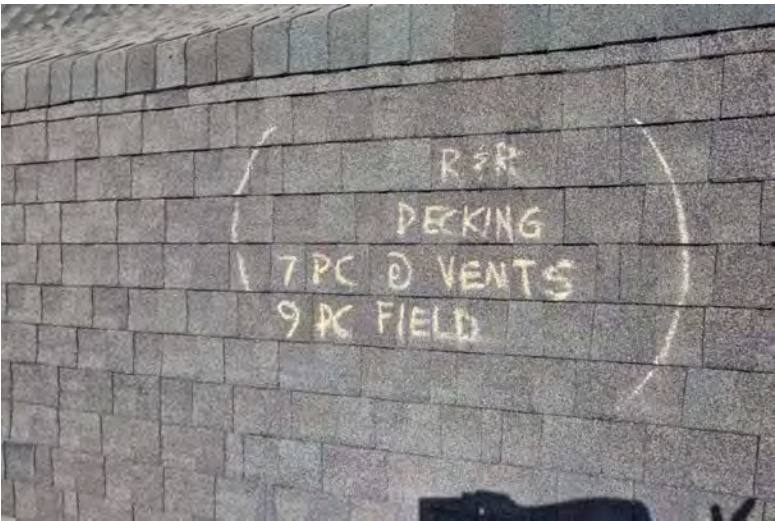




# Assessment Photos



Eliminate 7pc "off-ridge" vents. These historically allow wind driven rain into the attic. The new ridge vent will provide a safe and proper attic exhaust system.



Roof decking replacement notes. We have included 24 sheets in this proposal.



Remove and replace wall coping included, using 26ga metal coping. Color TBD.



Remove and replace wall coping #2



# Assessment Photos



Remove and replace gutter and downspout included. We will include an option for gutter guards, also, to prevent build-up in gutters as displayed.



Existing attic insulation



Existing attic insulation #2



Pool area Pavillion Roof. We have included replacement (x2)

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com





# Assessment Photos



Pool area Pavillion Roof. We have included replacement (x2)



Tennis area Pavillion Roof. We have included replacement (x1)

LAYERS: 1

INTAKE: yes

OFF R.VENT: Eliminate 7

G.NECK  
2pc 10"  
1pc 4"

Field Technician Notes 1 BW

Tennis area Pavillion:  
14 x 16' long  
7pc 16' 2x2 or purlin paint to match  
"

Pool area Pavillion(2)  
29'6" x 12'6  
6 row 2x2 paint @ 30lf per

Cc Matt on Proposal<sup>o</sup>

Field Technician Notes 2 BW

**Remove Asphalt Shingles, install 24ga Standing Seam Metal Roofing System & 6" Seamless Gutters**

**\*\*Due to complexity of this roof system, we have included a 15% waste factor in our Proposal to protect your Budget and our Offering\*\***

Item

**Scope of Work**

Scope: 1.5" 24ga Metal SS

**\*\*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, Liberty, your P.M. and/or Liberty Operations Center, will release Team Liberty 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, Team Liberty & Alsteel Roofing Supply will fabricate the roofing materials onsite and surgically install the production per agreement with the supervision of the onsite Foreman, your P.M. and Team Liberty. 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, 3yr 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, "All in the name of Liberty!"

**Roof Decking Replacement**

HD 1/2"x4'x8' Plywood

Material per piece. Any unforeseen pieces to be billed at 90.00 per piece, material, labor & delivery included.

QXO 2 3/8" 8D Decking Nail

Labor Plywood R&R

Remove & Replace 1/2" Plywood Roof Decking; per piece

**Steep Slope Roof Replacement**

Metal Roofing Materials

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com



**Remove Asphalt Shingles, install 24ga Standing Seam Metal Roofing System & 6" Seamless Gutters**

see attached estimate from Alsteel Metal Roof Manufacturing for detailed quantities and descriptions

Labor 1.5" Standing Seam  
Labor to remove and replace roof system; including all associated dump fees

**Other**

Detach & Reset Gutters  
Existing gutter system is in great condition. This scope requires and includes detach and reset of gutter system to properly install roof panels.

Permit, Inspection & NOC Fee

CC Fee  
Please add 3.5% processing fee if paying by card

**Estimate subtotal** **\$125,942.40**

**Upgrades**

**Pavillion Roof Systems Replacement Option**

Item	
Classic 5 Rib 26ga Metal Roofing Pool area (2) Tennis Court (1) Exposed fastener system; Remove & Replace existing roof panels. Kynar 500 Paint Coverage 35 yr warranty. Management, material and labor inclusive.	
Upgrade subtotal	\$4,000.00

**Gutter Guard (topper) Option**

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com



Remove Asphalt Shingles, install 24ga Standing Seam Metal Roofing System & 6" Seamless Gutters


Item

6 " Gutter Guard Aluminum

Option to install gutter guards on the top of complete gutter system to prevent unwanted build-up in gutters and eliminate routine cleanings.  
Aluminum: black, brown, white & mill finish available

Upgrade subtotal \$2,812.08

RIZZETTA RETURN CUSTOMER INSTANT REBATE

 10% OFF

\* Discount will be applied on the summary page

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com



# Summary

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

**Remove Asphalt Shingles, install 24ga Standing Seam Metal Roofing System & 6" Seamless Gutters**

\$125,942.40

\*\*Due to complexity of this roof system, we have included a 15% waste factor in our Proposal to protect your Budget and our Offering\*\*

Upgrades		
<input type="checkbox"/>	Pavillion Roof Systems Replacement Option	\$4,000.00
<input type="checkbox"/>	Gutter Guard (topper) Option	\$2,812.08

RIZZETTA RETURN CUSTOMER INSTANT REBATE

 10% OFF

Subtotal

~~\$125,942.40~~ \$113,348.16

Total

\$113,348.16

Customer notes

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com





# Summary

Rizzetta & Company - Nancy Bregg	Date
<i>Brian Wilson</i>	10/31/2025
Brian Wilson, Liberty Roofing	Date

By signing this document you agree to the statement of works provided by Liberty Roofing and in accordance with any terms described within.

Brian Wilson  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com



# ESTIMATE

ALSTEEL ROOFING INC  
17121 Cam Ct suit 5  
Fort Myers, FL 33967

sales@alsteelroofing.com  
+1 (239) 849-8757  
www.alsteelroofing.com



Bill to  
Liberty Roofing  
Liberty Roofing  
14176 Pine Lodge Lane  
Fort Myers, FL 33913

Ship to  
Liberty Roofing  
Liberty Roofing  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219

## Estimate details

Estimate no.: 2331  
Estimate date: 10/30/2025  
Expiration date: 11/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	1 Nail Strip .24 Ga Stdar Color	FF100 Standing seam Coverage : 16' Price per sqf	10600		
2.	Underlayment (VB EXTREME SA)	VB EXTREME SA FL 22316 Roll Size: 36" x 66' 8" (2 squares) HIGH-TEMP Temperature performance range -40° F to 260° F 48 mil thickness w/ UV protection up to 180 days Works best for use under Metal, Shake, concrete tiles, slates & asphalt shingles SLIPGUARD High Traction top surface with Light grey color	60		
3.	10-9X1-1/8 Fastener (Standing Seam	Pancake Carbon Steel ULP (250/BAG) Fasteners at 6" along Nail strip whit sealant	94		
4.	Butyl Tape	3/32x3/4 45ft	46		
5.	Sealant	Polymer Sealant	48		
6.	Pop Rivet		4		
7.	Pipe #3		2		

8.	Gooseneck 4'	RV-GN4	1
9.	Spray Paint Can — Large	Color	2
10.	Gooseneck 10" x 10"		3
11.	.24 Ga Drip Edge Stdar Color		68
12.	.24 Ga Valley Stdar Color		34
13.	.24 Ga Valley Cleat Stdar color	Any Color	68
14.	.24 Ga Hip /Ridge Cap Stdar Color		74
15.	.24 Ga Gable Rake Stdar Color		9
16.	.24 Ga Gable Cleat Stdar Color	Any color	9
17.	.24 Ga Sidewall Flashing Stdar Color		23
18.	.24 Ga Z Closure Stdar Color		126
19.	.24 Ga Stucco Stop Stdar Color		23
20.	.24 Ga Z Closure Stdar Color	vented	56
21.	Custom Trims		3

# Terms & Conditions

Build Date:	TBD (Liberty is readily available, after permitting/NOC approvals = 2 weeks out)
Duration:	2-3 Consecutive Working Weeks
NOC & Permit Fees:	Allotment included
Workmanship Warranty:	5 years from date of invoice paid in full by Board
Product Warranty:	35yr paint coverage Kynar, Sherwin Williams Paints
License:	CC1335801

Powered by Smart Contractors, 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 Liberty for other options as we are happy to accommodate as needed)

\*Upgrade Option Prices only good with agreement of main scope Roofing Replacement and must be checked to be added to the final price of this agreement\*

Team Liberty 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 \$90 each; includes material, delivery and labor to install each piece.

Liberty and its affiliates are insured & compliant to conduct business 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  
Liberty Roofing  
(813) 501-0706  
bw@libertyroofingfl.com



# HomeOwner Checklist

Preparing your house for a reroof is essential to ensure the project goes smoothly and that your home and belongings are protected. 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.
- Liberty Roofing 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 removed temporarily to avoid damage during the reroofing.
- If the Roofer removes the satellite, They are not responsible for the reinstallation of said satellite, nor 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



# HomeOwner Checklist

- **Protect Landscaping:**
  - Cover plants and landscaping near the work area with tarps or plastic sheets to prevent debris and damage.
  - Liberty Roofing will do their best to properly protect and avoid landscaping issues, however it's not always avoidable and Liberty Roofing 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
  - Liberty Roofing 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.

# HomeOwner Checklist

- **Pets:**
  - 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.
  - Liberty Roofing will do their best to properly protect and avoid debris in the hot tubs and pools, however, it's not always avoidable and Liberty Roofing 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.



# ALSTEEL ROOFING

## METAL SUPPLY

**ALSTEELROOFING.COM**

**239.849.8757 | SALES@ALSTEELROOFING.COM**

**17121 Cam Court Suite 5, Fort Myers, Florida 33967. USA**





# Your Southwest Florida Roofing, Metal Supply, & Repair Specialist.

We are a US-based family company with more than 25 years of international experience. We are dedicated to the transformation of residential and commercial metal roofs, offering our clients a good price for quality products with excellent service.

We are proud to be serving Southwest Florida, an area that has experienced rapid growth for decades, meaning many roofing techniques have changed and materials have improved. Because of this, we offer FREE consultations to determine if you're in need of our services. Our steel roofing solutions are durable, sustainable, cost-effective, and on top of it all, beautiful!

Customization is a focus of ours. At AlSteel you can get metal panels tailored to your needs, guaranteeing efficiency. We can't wait to work with you.

## LIFESPAN COMPARISON

Metal - Lasts 40-60 years or more					
Non-Metal					
NEW	10 YR	20 YR	30 YR	40 YR	50 YR



# The AlSteel Difference

## Custom Solutions

We create custom-fabricated flashing, trim, siding, downspouts, & more. From start to finish, we deliver the best custom product available.

## Easy Assembly with On-Site Roll Forming

With our roll former, we manufacture the roofing panels for your project on-site. No panel run is too long and we can notch, angle slit, & make adjustments right on site. It adds up to greater customization & savings.

## Long-term Cost Savings

A new metal roof has a life span of up to 50 Years. Get peace of mind that your new roof has the strength to withstand 120+ MPH winds. Also, enjoy cost savings of up to 40% on your energy bills.

## Repair Services Available

We don't only provide new metal roofing solutions. We offer installation & repair services for metal, shingles, & even tiles.

## Family-owned Local Service

We are a family company with more than 25 years of international experience. We are dedicated to the transformation of residential and commercial metal roofs.

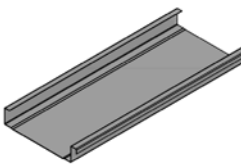
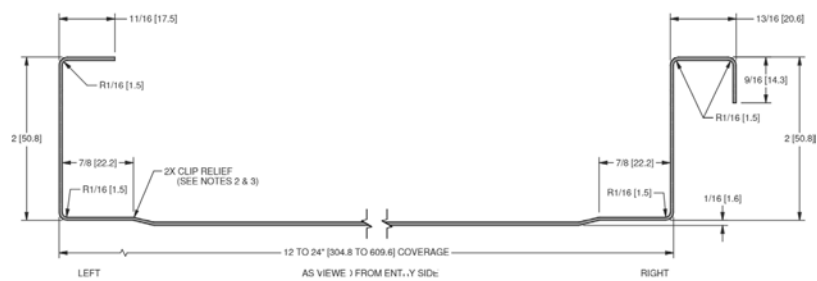




# Profile Specifications

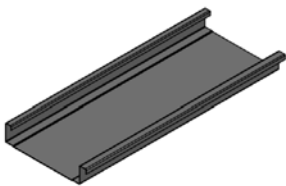
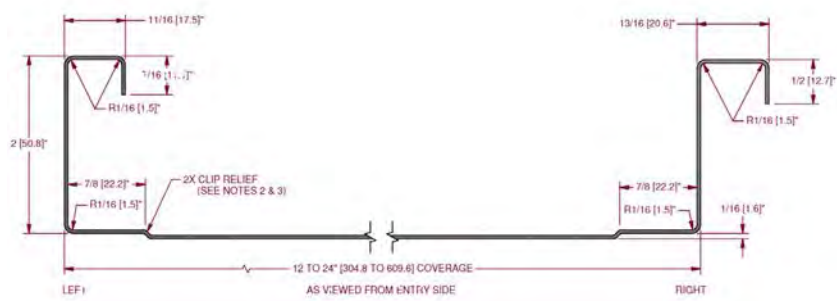
## 2" Mechanical Seam

### SS200



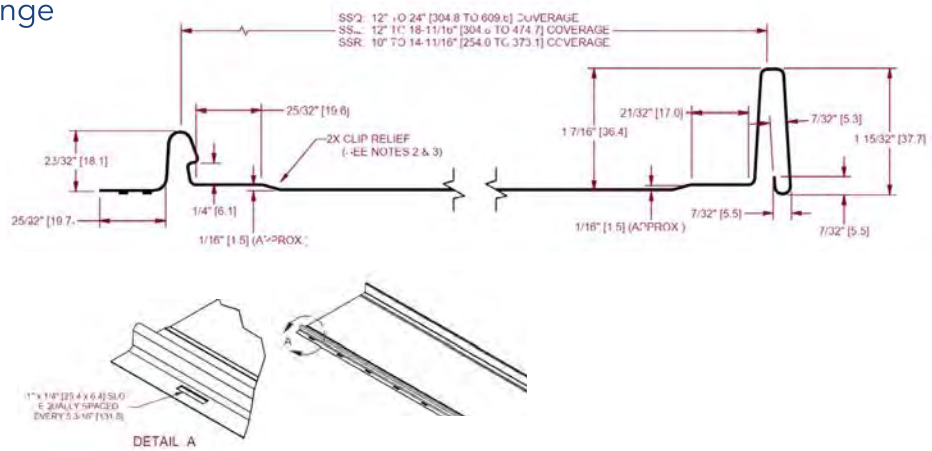
## 2" Armco Mechanical Seam

### SS210A



## 1.5" Snap Lock with Slotted Flange

### FF150



# Color Options



# Custom Beauty & Appeal.

Luxurious colors, dramatic lines, and graceful curves - from sleek and modern to charming and traditional. We offer a broad scope of profiles, styles and colors to infuse your home with your personal taste.

Choose from pre-painted Galvalume®, pre-painted aluminum, Drexlume®, Fluropon®, and copper. All are constructed with products proudly made in the USA and installed by local installers.

**SHERWIN-WILLIAMS®**  
*Coil Coatings*



# Our Roofing Systems are Backed with a 35-Year Warranty

Our roofing systems are backed by a 35-year warranty from the metal distributor. To validate this warranty, a complete roofing system must be purchased from AlSteel (panels, underlayment, and fasteners) and installed according to Florida Product Approvals.



**ALSTEELROOFING.COM**

**Sales: 239.849.8757**

**Office: 239.288.4215**

**SALES@ALSTEELROOFING.COM**

17121 Cam Court Suite 5,  
Fort Myers, Florida 33967. USA

# Roof Report

Prepared by Roofr

5755 Harrison Ranch Boulevard, Parrish, FL 34219

Rizzetta - Harrison Ranch c/o Helena Teixeira

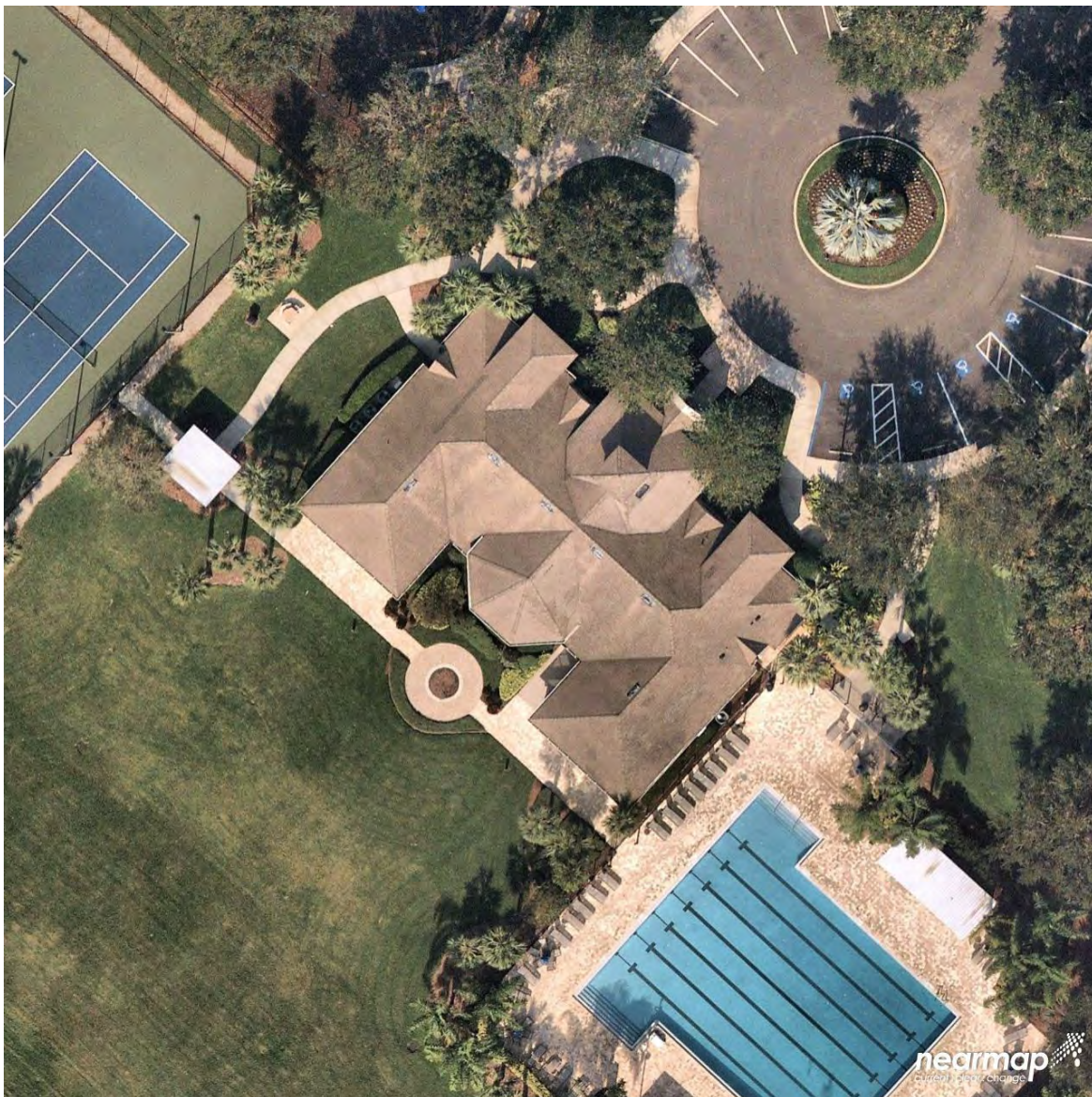
[hteixeira@rizzetta.com](mailto:hteixeira@rizzetta.com)

8134633515

9225 sqft

39 facets

Predominant pitch 6/12

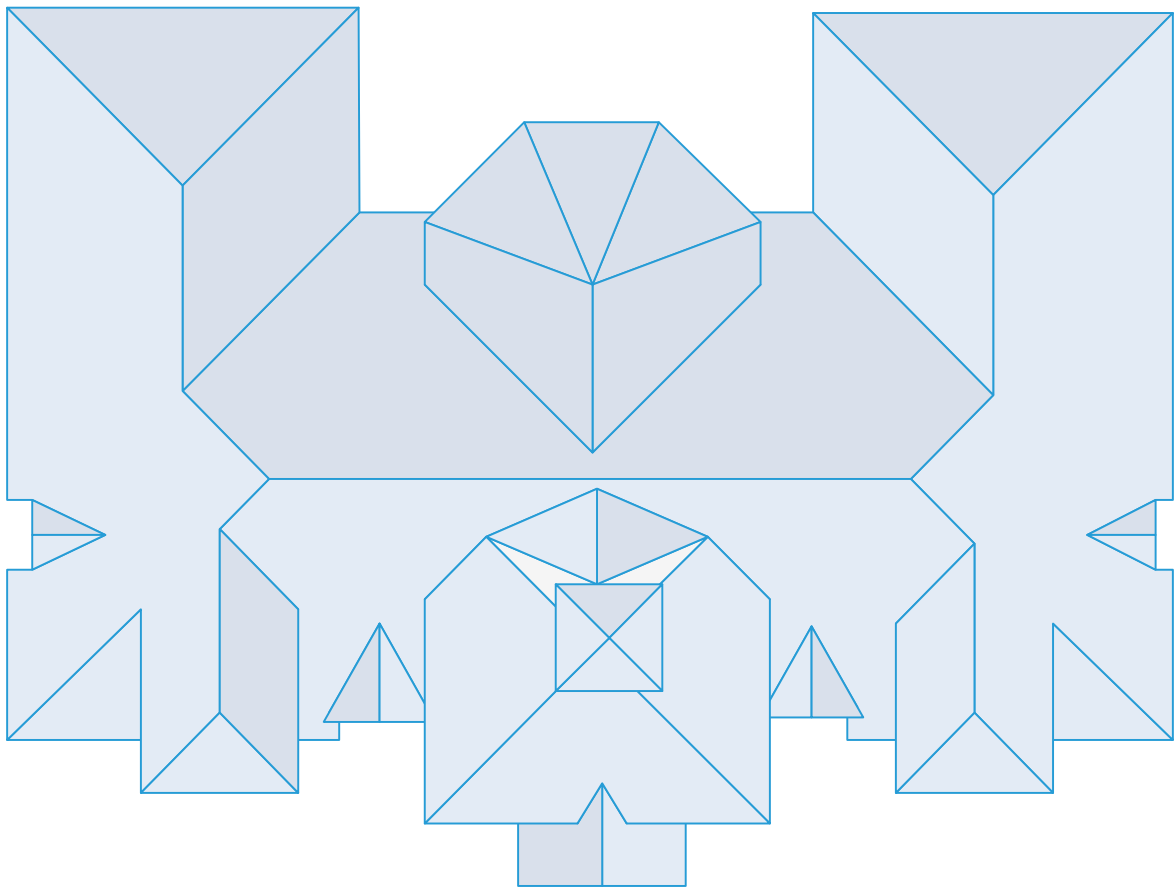


Nearmap Nov 17, 2022













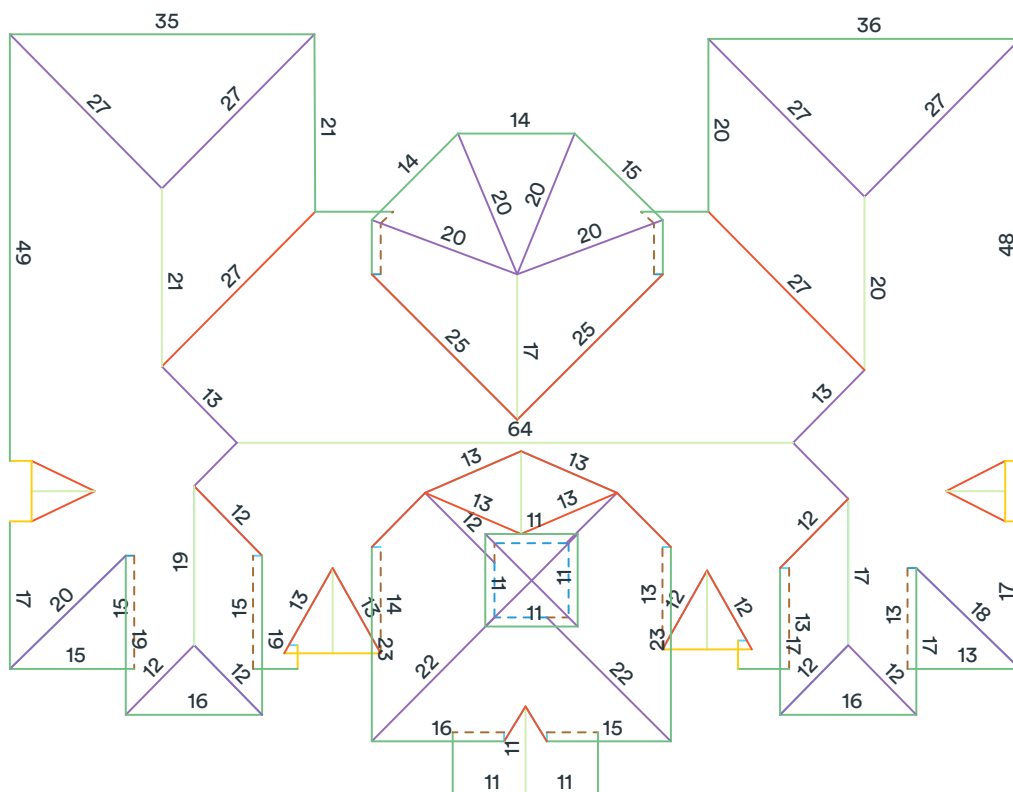
# Diagram

5755 Harrison Ranch Boulevard, Parrish, FL 34219





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



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# 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

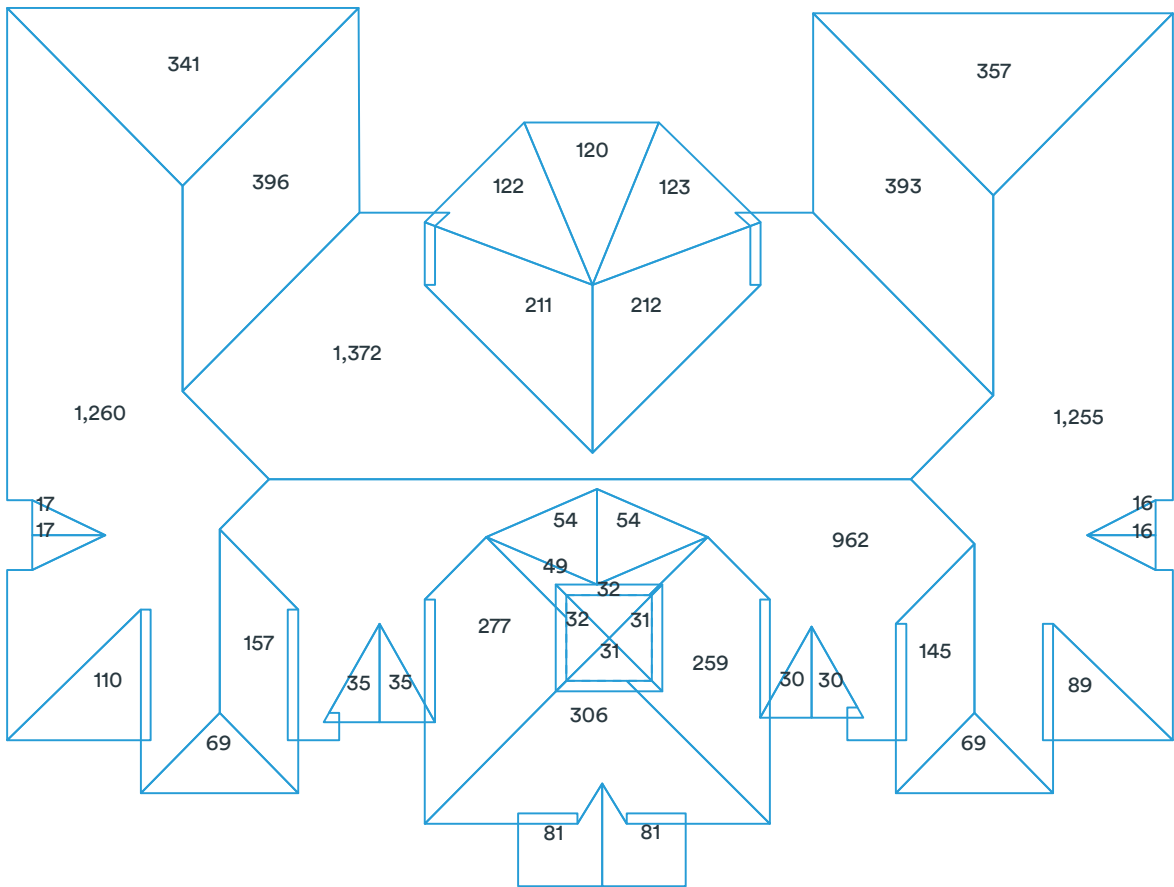
Two story area: 0 sqft

Two layer area: 0 sqft

Predominant pitch: 6/12

Predominant pitch area: 8523 sqft

Unspecified pitch area: 0 sqft

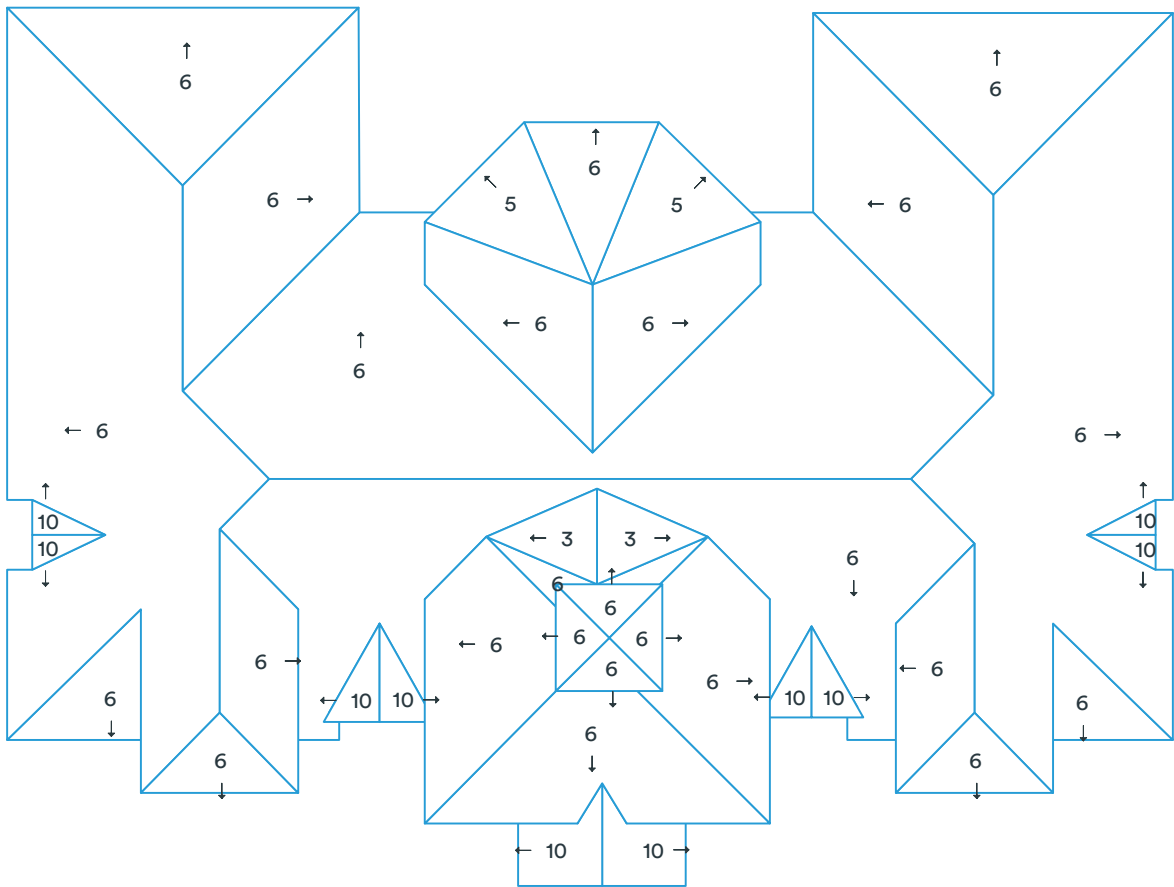


Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.



# Pitch & direction measurement report

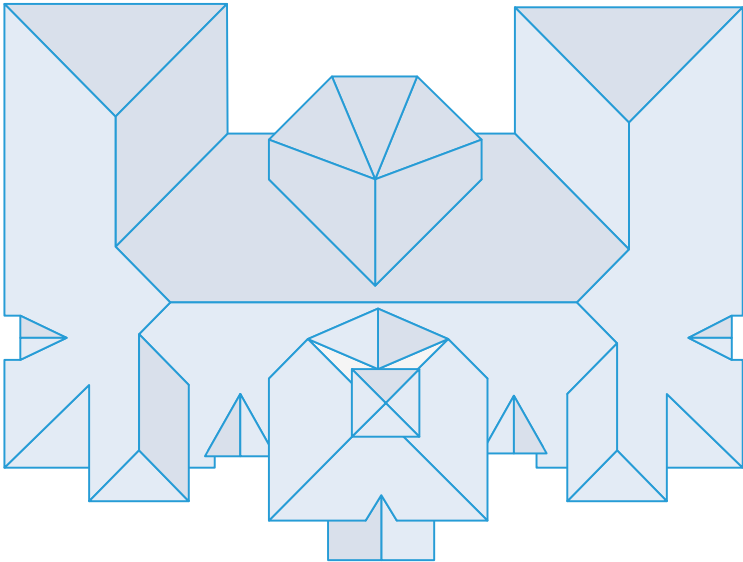
5755 Harrison Ranch Boulevard, Parrish, FL 34219



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).





**WESTFALL**  
**ROOFING**

*The Roofer You Can Count On Since 1989*

[www.WestfallRoofing.com](http://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 PermaShield Pre-Formed Valley Flashing.

Metal Roof Panel - Metal Panel Color: \_\_\_\_\_

- Install Premier Metals 1.5" PermaShield Metal Panels. (Color Finish)

- Coverage of Panel is: PermaShield - 16" Wide Panel w/ 1.5" High Seam
- Gauge of the Panel is: 24 Gauge
- Panel Style: PermaShield Flat Panel

Hip & Ridge & Closures

- Install Premier Metals PermaShield 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 (Kynar Paint) 50-Year Manufacturer's Warranty.

Notes & Additional Services

Wind Mitigation included upon final payment

\*\*\*New 6" Seamless Gutters, Soffit and Aluminum Wrapped Fascia Included after completion of Roof Install.\*\*\*

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: \_\_\_\_\_

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.

Proposed Roof Replacement Total

<input checked="" type="checkbox"/>	Roof Replacement Total	---	\$134,793.00
<input type="checkbox"/>	Referral	---	-\$500.00
<input type="checkbox"/>	Premier Metal Discount	---	-\$500.00
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	

Finance Option: 9.99% for 120 months ☐ \$1,766.07

With Approved Credit Application - Monthly Payment As Low As

The labor, materials & equipment required for this job will be furnished by Westfall Roofing Total: ☐ \$133,793.00

Respectfully Submitted,

By: 

WESTFALL ROOFING



*The Roofer You Can Count On Since 1989*

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

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

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

## Notes / Addendum

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

### Scope of Work:

New 6" Seamless Gutters, Soffit and Aluminum Wrapped Fascia included after completion of roof Install.

### 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
<p><b>EXTRAS / WOODWORK CLAUSE:</b> 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.</p> <p><b>Westfall is NOT responsible for painting any replaced wood.</b> 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.</p> <p>Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood &amp; installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal.</p> <p>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.</p>			
<p><b>Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.</b></p>			
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 15<sup>th</sup> 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.



Nov 03, 2025

# Proposal

Matt Nolan  
monolan@rizzetta.com  
(813) 562-9257

5755 Harrison Ranch Boulevard  
Parrish, FL 34219

Stephen Takas  
Gold Real Estate Construction & Roofing  
(813) 727-2075  
stakas@grecfl.com  
License Number CCC1336485/CBC1268931







# Gold Roofs

Gold Roofing delivers trusted residential and commercial roofing services across the Greater Tampa Bay area. From inspections and repairs to full roof replacements, our experienced team is committed to quality, transparency, and customer care.



## MEET THE TEAM

Gold Real Estate Construction's team earns rave reviews for their professionalism, speed, and quality. Vince Cashman calls them responsive and highly recommends their work. Lisa Nunez praises their attention to detail and project transformations. Joanne Flax was so impressed with their one-day roof replacement that she hired them again. JAA Powell highlights the expertise of Steve T and Steve G, calling the team a winner. Customers agree—Gold delivers outstanding results every time.

## Integrity & Transparency



We treat every customer like our only customer, with honest communication and guidance at every stage.

## Quality Materials & Workmanship




We use only premium products and deliver craftsmanship built to last.

## Lasting Satisfaction



our peace of mind is our priority, backed by service you can trust long after the job is done.

 (813) 600-5308

 [GoldRoofs.com](https://www.GoldRoofs.com)

 [info@grecfl.com](mailto:info@grecfl.com)

 2507 W Fig St, Tampa, FL, 33609, USA

## CERTIFICATES AND ACCREDITATIONS



## OUR BRANDS

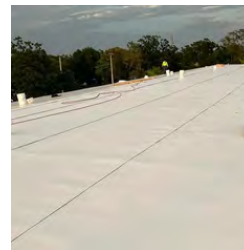


## OUR ROOFING SERVICES



### Residential Roofing

Roof installs, repairs, replacements, and storm restoration.



### Commercial Roofing

Flat roofs, metal, and maintenance to protect your business.



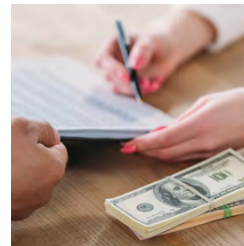
### Soffit, Fascia, Gutter Installations

New installations, repairs, and storm-damage restoration



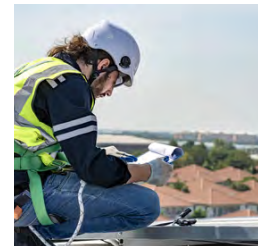
### Carpentry

We repair any carpentry work necessary to complete your job.



### Financing

Competitive financing options so you can upgrade now and pay over time.



### Inspections & Maintenance

Free inspections, reports, and preventative roof care.



5.0 ★★★★★

## TESTIMONIALS

## What Our Customers Say, Says It All.

V

5

### Vince C.

Great company! They did an amazing job in a timely manner. Very responsive to any questions or concerns I had. I recommend this company highly.

J

5

### JAA P.

The Gold group did a fantastic job. Professional, attention to detail, knowledgeable - my husband and I would highly recommend the Gold group to everyone. The combination of Steve T and Steve G is a winner!

L

5

### Lisa N.

From start to finish Gold Construction demonstrates exceptional professionalism and attention to detail. I have visited several of their projects, it is amazing to see the before and after.

J

5

### Joanne F.

We just used Gold Real Estate Construction to replace our roof and we were very impressed! They were prompt, competitively priced, and finished in one day! We thought so highly of them that we hired them back to redo our front entryway. Again, they did an excellent job and we couldn't be more pleased with our new entryway. I highly recommend this company!



(813) 600-5308



GoldRoofs.com



info@grecfl.com



2507 W Fig St, Tampa, FL, 33609, USA



# Introduction

Hello,

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 home. 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 install new materials
3. Clean up of entire work area (all nails and other materials)
4. We are fully licensed to work in your location

Once the job is complete, one of our Quality Control Officers from our Audit Division inspects your project to make sure we did everything correctly and up to our strict standards, and 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,

**Stephen Gold**

info@grecfl.com

Stephen Gold, Owner

Gold Roofs

(813) 600-5308

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Stephen Takas  
Gold Real Estate Construction & Roofing  
(813) 727-2075  
stakas@grecfl.com





# Standing Seam

Item

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## Description of Work:

### Full Tear Off and Replacement-24 Gauge Standing Seam

- Begin with a detailed inspection of your existing roof to assess its condition and identify any issues, ensuring all necessary permits are secured before starting.
- Protect your property, including landscaping and nearby structures, by using tarps or plywood to prevent damage during the installation process.
- Safely remove all old roofing materials, including shingles, underlayment, and flashing, and dispose of debris responsibly to maintain a clean worksite.
- Inspect the roof decking for signs of damage or rot, and replace any compromised sections to ensure a solid and secure foundation for the new roof.
- Install an ice and water shield, Peel & Stick Underlayment GAF StormGuard over entire decking
- Install new drip edges along the roof's edges to direct water away from the home and protect the fascia from moisture damage.
- Replace or install new flashing around chimneys, skylights, vents, and other roof openings to ensure a watertight seal.
- Precisely measure, cut, and install metal panels, securing them with concealed fasteners for a clean, modern appearance and maximum durability. 24 Gauge Metal Panels
- Ensure proper spacing and installation of clips to allow for thermal expansion and contraction of the metal panels.
- Install ridge caps, valley panels, and other trim pieces to complete the roof system and provide a polished finish.
- Add or replace ridge vents and soffit vents to improve attic ventilation, reducing heat and moisture buildup for better roof performance.
- Perform a thorough final inspection to ensure all panels and components are securely installed and meet industry standards and local codes.
- Clean up the job site by removing all debris, tools, and protective materials, leaving your property tidy and safe.

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Estimate subtotal

\$89,423.00

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Stephen Takas  
Gold Real Estate Construction & Roofing  
(813) 727-2075  
stakas@grecfl.com



# Summary

Please review and sign the proposal with any notes.

Standing Seam	\$89,423.00
---------------	-------------

Total	\$89,423.00
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Customer notes

Matt Nolan	Date
<i>Stephen Takas</i>	11/03/2025
Stephen Takas, Gold Real Estate Construction & Roofing	Date

By signing this document you agree to the statement of works provided by Gold Real Estate Construction & Roofing and in accordance with any terms described within.

Stephen Takas  
Gold Real Estate Construction & Roofing  
(813) 727-2075  
stakas@grecfl.com



# 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. 2x4s 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 the 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, we will be able to complete the entire project in 1 to 3 Weeks. The estimate is good for 30 days from the date of creation.

**GUTTERS:** Gutters may need to be removed and reinstalled 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 25 years. Warranty is not transferable to a new homeowner if the property is sold.

**LIABILITY:** Due to the nature of construction to be done at the owner's request, the contractor is not responsible for any hairline cracks or any cracks in the ceiling due to the removal and reinstallation of the 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.

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stakas@grecfl.com



# Terms and Conditions

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

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stakas@grecfl.com



# Terms and Conditions

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.

---

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(813) 727-2075  
stakas@grecfl.com





# Terms and Conditions

\*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

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stakas@grecfl.com



# Terms and Conditions

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).

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Matt Nolan

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Date

---

Stephen Takas  
Gold Real Estate Construction & Roofing  
(813) 727-2075  
stakas@grecfl.com





# METAL ROOFING PROFILE GUIDE

## EXPOSED FASTENER PANELS

### **TUFF RIB** - NOTHING BETTER THAN RELIABILITY

#### **COLORS**

30+ COLORS + MILL FINISH AVAILABLE

#### **COVERAGE**

36" NET COVERAGE

#### **MATERIAL**

29, 26, & 24 GAUGE STEEL



### **5V** - A STANDARD FOR KEY WEST STYLE HOMES

#### **COLORS**

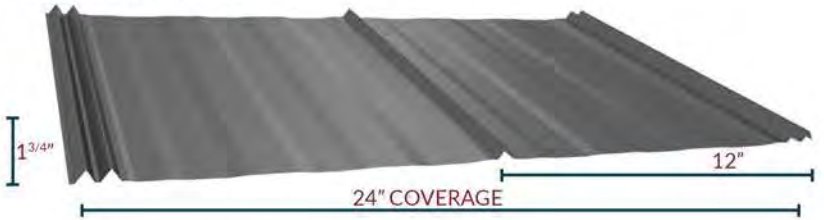
30+ COLORS + MILL FINISH AVAILABLE

#### **COVERAGE**

24" NET COVERAGE

#### **MATERIAL**

26 & 24 GAUGE STEEL



### **PBR** - METAL FRAMING STRENGTH

#### **COLORS**

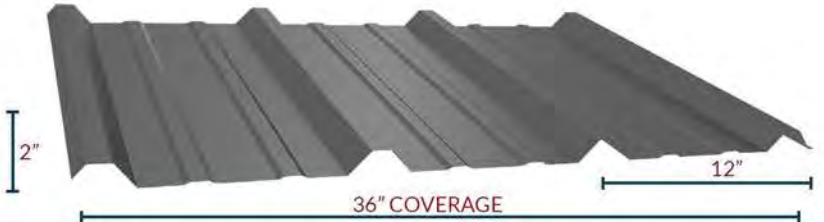
30+ COLORS + MILL FINISH AVAILABLE

#### **COVERAGE**

36" NET COVERAGE

#### **MATERIAL**

26 & 24 GAUGE STEEL







# METAL ROOFING PROFILE GUIDE

## CONCEALED FASTENER PANELS

### 1" SNAPLOCK - PRACTICAL & SIMPLE

#### COLORS

30+ COLORS + MILL FINISH AVAILABLE

#### COVERAGE

12" & 16" NET COVERAGE

#### MATERIAL

26, & 24 GAUGE STEEL, 0.032 & 0.040 ALUMINUM\*



### 1.75" SNAPLOCK - SECURITY AT HOME

#### COLORS

30+ COLORS + MILL FINISH AVAILABLE

#### COVERAGE

14", 16" & 18" NET COVERAGE

#### MATERIAL

24 GAUGE STEEL, 0.032 & 0.040 ALUMINUM\*



### 2" MECHANICAL SEAMED - MECHANICALLY SEAMED FOR SUPERIORITY

#### COLORS

30+ COLORS + MILL FINISH AVAILABLE

#### COVERAGE

16-18" NET COVERAGE

#### MATERIAL

24 GAUGE STEEL, 0.032 & 0.040 ALUMINUM\*



### 1.5" MECHANICAL SEAMED

#### COLORS

30+ COLORS + MILL FINISH AVAILABLE

#### COVERAGE

16-18" NET COVERAGE

#### MATERIAL

24 GAUGE STEEL, 0.032 & 0.040 ALUMINUM\*



### 1.5" SNAPLOCK - ELIGANT DESIGN FOR THE PEOPLE

#### COLORS

30+ COLORS + MILL FINISH AVAILABLE

#### COVERAGE

12-16" NET COVERAGE

#### MATERIAL

24 GAUGE STEEL







2719 Alt US Hwy 27S  
Sebring, FL 33870

**(863) 202-8200**

[sales@americanmetalf.com](mailto:sales@americanmetalf.com)

## SMP

(29 & 26 ga)

ARCTIC WHITE

POLAR WHITE

ASH GRAY

OLD TOWN GRAY

CHARCOAL

BLACK

IVORY

LIGHT STONE

TAUPE

SADDLE TAN

COPPER METALLIC

CRIMSON RED

RUSTIC RED

COCOA BROWN

BURNISHED SLATE

HAWAIIAN BLUE

GALLERY BLUE

IVY GREEN

EVERGREEN

## Kynar

(24 ga only)

GALVALUME (MILL FINISHED)

PREWEATHERED GALVALUME

REGAL WHITE

ASH GRAY

SLATE GRAY

SILVER

CHARCOAL GRAY

MATTE BLACK

SANDSTONE

CHAMPAGNE

SURREY BEIGE

REGAL RED

COPPER PENNY

COLONIAL RED

MEDIUM BRONZE

MANSARD BROWN

DARK BRONZE

REGAL BLUE

PATINA GREEN

EVERGREEN

**PLEASE NOTE:** FINAL SELECTION SHOULD BE MADE FROM ACTUAL COLOR CHIPS



Tab 12



## Egis Insurance & Risk Advisors

Is pleased to provide a

Confirmation of Insurance Coverage for:

### Harrison Ranch Community Development District

Effective:

October 1, 2025

Coverage Confirmation Expiration Date:

November 30, 2025

Please review the Confirmation of insurance coverage terms and conditions carefully.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement forms. Specimen forms are available upon request. The forms used in the specimen are tentative (per expiring). Updated versions of the forms will be provided once they are finalized and approved by the Office Of Insurance Regulation.

Coverage Confirmation being provided for:

Harrison Ranch Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Policy Number: 100125626

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Building and Contents – Per Schedule on file totalling	\$3,837,529
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$587,479

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including content, inland marine, vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine, All other perils.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

### Description

### Limit

### Deductible

Forgery and Alteration

Not Included

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0



## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

**Harrison Ranch Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2025 to October 1, 2026**

**Policy Number: 100125626**

### PREMIUM BREAKDOWN

Property (Building & Contents)	\$28,200
Inland Marine	\$4,317
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,922
Public Officials and Employment Practices Liability	\$3,566
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$40,005</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

### **Coverage Confirmation Terms & Conditions**

1. Please review the coverage confirmation carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.

**Harrison Ranch Community Development District**

Policy No.: 100125626  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
1	Entry Feature - Harrison Ranch (1)		2006	10/01/2025	\$67,650		
	Harrison Ranch Blvd. & Erie Rd. Parrish FL 34219		Joisted masonry	10/01/2026			\$67,650
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
2	Irrigation Systems		2006	10/01/2025	\$137,760		
	within District Parrish FL 34219		Pump / lift station	10/01/2026	\$124,025		\$261,785
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
3	Pool - In Ground		2006	10/01/2025	\$728,468		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Below ground liquid storage tank / pool	10/01/2026			\$728,468
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
4	Pool Furniture in Open		2006	10/01/2025			
	5755 Harrison Ranch Blvd. Parrish FL 34219		Property in the Open	10/01/2026	\$21,197		\$21,197
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
5	Pool Fence (Metal)		2006	10/01/2025	\$27,737		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$27,737
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
6	(2) Entry Feature - Harrison Ranch		2006	10/01/2025	\$157,850		
	Harrison Ranch & U.S. 301 Parrish FL 34219		Masonry non combustible	10/01/2026			\$157,850
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch				Covering Replaced	Roof Yr Blt
7	Tennis Courts w/Lights and Fencing		2006	10/01/2025	\$60,209		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$60,209



**Harrison Ranch Community Development District**

Policy No.: 100125626  
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Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
8	Dumpster Enclosure		2006	10/01/2025	\$12,515		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$12,515
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
9	Playground Equipment		2021	10/01/2025	\$82,416		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$82,416
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
10	Pool Pump and Equipment		2006	10/01/2025	\$93,583		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Pump / lift station	10/01/2026			\$93,583
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
11	Clubhouse		2006	10/01/2025	\$1,491,683		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Joisted masonry	10/01/2026	\$168,818		\$1,660,501
	Complex			Asphalt shingles			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
12	Tot Lot Playground Fence		2014	10/01/2025	\$16,913		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$16,913
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
13	Entry Monument Chillingham		2016	10/01/2025	\$22,550		
	Harrison Ranch Blvd. & 52nd Ct E Parrish FL 34219		Property in the Open	10/01/2026			\$22,550
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
14	Pool Pergolas (2) @ \$20,295K Each		2016	10/01/2025	\$40,590		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Property in the Open	10/01/2026			\$40,590
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
15	3-Rail PVC Fence (Approx. 814 linear ft.)		2016	10/01/2025	\$20,295		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026			\$20,295

**Harrison Ranch Community Development District**

Policy No.: 100125626  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
16	Entranceway Monuments (2) - Corriente		2016	10/01/2025	\$45,100		\$45,100	
	Harrison Ranch Blvd. & 50th St Cir E Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
17	Entranceway Monument - Galloway		2016	10/01/2025	\$22,550		\$22,550	
	Harrison Ranch Blvd. & 55th LN E Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
18	Entranceway Monument - Pembroke		2016	10/01/2025	\$22,550		\$22,550	
	Harrison Ranch Blvd. & 57th Ct E Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
19	Entranceway Monuments (2) - The Brahman		2016	10/01/2025	\$45,100		\$45,100	
	5755 Harrison Ranch Blvd. Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
20	Entranceway Monument - Bradford		2016	10/01/2025	\$22,550		\$22,550	
	Harrison Ranch Blvd. & 58th St E Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
21	Entry Monument Normande East		2017	10/01/2025	\$22,550		\$22,550	
	48 Street East Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
22	Entry Monument Normande West		2015	10/01/2025	\$22,550		\$22,550	
	48 Street East Parrish FL 34219		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term	Date	Covering
23	Basketball / Pickleball Fencing		2017	10/01/2025	\$16,913		\$16,913	
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026				

**Harrison Ranch Community Development District**

Policy No.: 100125626  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
24	Playground Equipment with Fence		2017	10/01/2025	\$67,650	\$67,650		
	110th Ave E & 58th St Cire E Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
25	9 Heater / Cooler with Fencing Enclosure		2017	10/01/2025	\$126,844	\$126,844		
	within District Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
26	Tennis Court Pergolas (1)		2006	10/01/2025	\$11,275	\$11,275		
	5755 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
27	PVC Fence		2016	10/01/2025	\$51,865	\$51,865		
	4606 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
28	Entry Monument with Marquee inside		2016	10/01/2025	\$28,188	\$28,188		
	4606 Harrison Ranch Blvd. Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
29	Picnic Tables and Benches		2020	10/01/2025	\$18,942	\$18,942		
	Within Community Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
30	Baseball Backstop Fence		2006	10/01/2025	\$7,893	\$7,893		
	5755 Harrison Ranch Blvd Parrish FL 34219		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Roof Covering	Covering Replaced	Roof Yr Blt
31	Walking Bridge (36 ft)		Bridges	10/01/2025	\$30,750	\$30,750		
	5755 Harrison Ranch Blvd Parrish FL 34219			10/01/2026				



Property Schedule

***Harrison Ranch Community Development District***

**Policy No.:** 100125626  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

<b>Total:</b>	Building Value \$3,523,489	Contents Value \$314,040	Insured Value \$3,837,529
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**Harrison Ranch Community Development District**

**Policy No.:** 100125626  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	Access control (all hardware, control boards, printer, etc.)		Electronic data processing equipment	10/01/2025	\$55,000	\$1,000
				10/01/2026		
2	Surveillance System		Electronic data processing equipment	10/01/2025	\$35,000	\$1,000
				10/01/2026		
3	Light Poles Around Pool		Electronic data processing equipment	10/01/2025	\$9,000	\$1,000
				10/01/2026		
4	Pool Chair Lift		Electronic data processing equipment	10/01/2025	\$5,000	\$1,000
				10/01/2026		
5	Street Lights @ Corriente - 116		Electronic data processing equipment	10/01/2025	\$116,000	\$1,000
				10/01/2026		
6	Street Lights @ Bradford - 67		Electronic data processing equipment	10/01/2025	\$67,000	\$1,000
				10/01/2026		
7	Street Lights @ Pembroke - 5		Electronic data processing equipment	10/01/2025	\$5,000	\$1,000
				10/01/2026		
8	Street Lights @ Galloway - 100		Electronic data processing equipment	10/01/2025	\$100,000	\$1,000
				10/01/2026		
9	Street Lights @ Chillingham - 5		Electronic data processing equipment	10/01/2025	\$5,000	\$1,000
				10/01/2026		
10	Street Lights @ Normande West - 12		Electronic data processing equipment	10/01/2025	\$12,000	\$1,000
				10/01/2026		
11	Street Lights @ Normande East - 77		Electronic data processing equipment	10/01/2025	\$77,000	\$1,000
				10/01/2026		
12	Street Lights - Concrete (Harrison Ranch Blvd) - 77		Electronic data processing equipment	10/01/2025	\$77,000	\$1,000
				10/01/2026		
13	5 Microsoft Surface Tablets		Electronic data processing equipment	10/01/2025	\$9,500	\$1,000
				10/01/2026		
14	Kubota RTV52D-AS		Mobile equipment	10/01/2025	\$14,979	\$1,000
				10/01/2026		

**Total      \$587,479**



Tab 13



# Quarterly Compliance Audit Report

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## Harrison Ranch

**Date:** October 2025 - 3rd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

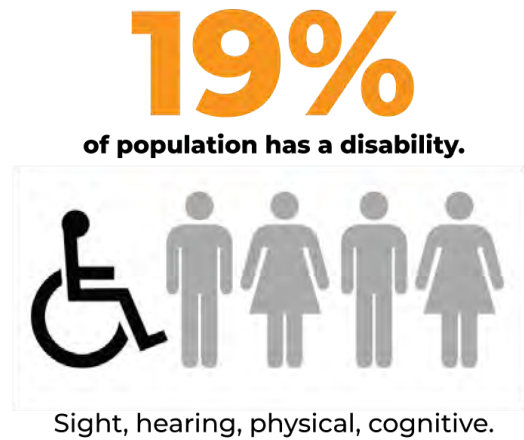
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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# **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

## **Goals and Objectives**

**Fiscal Year 2024-2025**

**Adopted: August 2024**



# **Harrison Ranch Community Development District**

## **Goals, Objectives, Performance Measures, & Annual Reporting**

**Fiscal Year 2024-2025**

### **1. Financial Goals and Objectives**

#### **Goal 1.1: Financial Transparency**

**Objective:** Commit to regularly reporting on the financial status of the District.

**Measurement:** Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

**Standard:** Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

**Achieved:** Yes ☐ No ☐

### **2. Board Meeting Goals and Objectives**

#### **Goal 1.2 Budget Consciousness**

**Objective:** Strive to stay within budget and provide justification for exceeding the budget expenditures.

**Measurement:** Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

**Standard:** Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year.

**Achieved:** Yes ☐ No ☐

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***In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, this portion of the meeting will be closed to the public, as it relates to details of the District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer. No Board action will take place during the closed session and any votes the Board may make relating to security will occur when the meeting is re-opened to the public. A member of staff will inform members of the public who wish to remain at the meeting when the closed security session has concluded.***