



Rizzetta & Company

# Harrison Ranch Community Development District

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## Board of Supervisors' Meeting March 4, 2026

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<br>Thomas Benton<br>Victor Colombo<br>Julianne Giella<br>James Ritchey | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>     | Matt O’Nolan   | Rizzetta & Company, Inc  |
| <b>District Counsel</b>     | Lauren Gentry<br>Patrick Collins   | Kilinski Van Wyk, PLLC<br>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.

Zoom Meeting ID 238 853 4634

Passcode 862015

Teams Dial in number: 321-754-9488

Phone conference ID: 411 104 29#

## **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

2/25/2026

### **FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Wednesday, March 4, 2026, at 6:30 PM** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the 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.** LMP Landscape Maintenance Report and Proposals ..... Tab 2

**C.** District Counsel

1. Discussion of E-bikes and Bike Park

**D.** District Engineer

1. Consideration of The Eddy North Barrier ..... Tab 3

2. Consideration of Pond Bank Repair Update ..... Tab 4

**E.** Clubhouse Manager Report ..... Tab 5

1. Consideration of Pressure Washing Proposal..... Tab 6

2. Consideration of Basketball and Tennis Court  
Repair to Pickleball Courts..... Tab 7

**F.** District Manager Report ..... Tab 8

##### **4. BUSINESS ADMINISTRATION**

**A.** Review of Financial Report for August, October  
November and December 2025 ..... Tab 9

**B.** Consideration of Operations and Maintenance  
Expenditures for August, October,  
November and December 2025 ..... Tab 10

**C.** Consideration of the Board of Supervisors' Meeting  
Minutes for January 12, 2025, ..... Tab 11

##### **5. BUSINESS ITEMS**

**A.** Discussion of Procedures for Use of CDD Facilities

1. Community Programming Agreements ..... Tab 12

2. Resident Clubs ..... Tab 13

3. HOA ..... Tab 14

4. Courtesy Rentals ..... Tab 15

5. Discussion of Use of Amenity Center for Public  
Meeting

- B. Discussion of the HOA lease agreement
  - C. Discussion of Staffing Breakdown
  - D. Discussion of Revised Meeting Schedule
  - E. Consideration of Resolution 2026-04, Adopting Amended  
FY 2026 Annual Meeting Dates and Time..... Tab 16
  - F. Consideration of Resolution 2026-05, General Election  
Resolution ..... Tab 17
  - G. Discussion of Roofing Colors and Repairs..... Tab 18
  - H. Consideration of Camera Proposal ..... Tab 19
  - I. Consideration of Safe Touch Proposal..... Tab 20
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



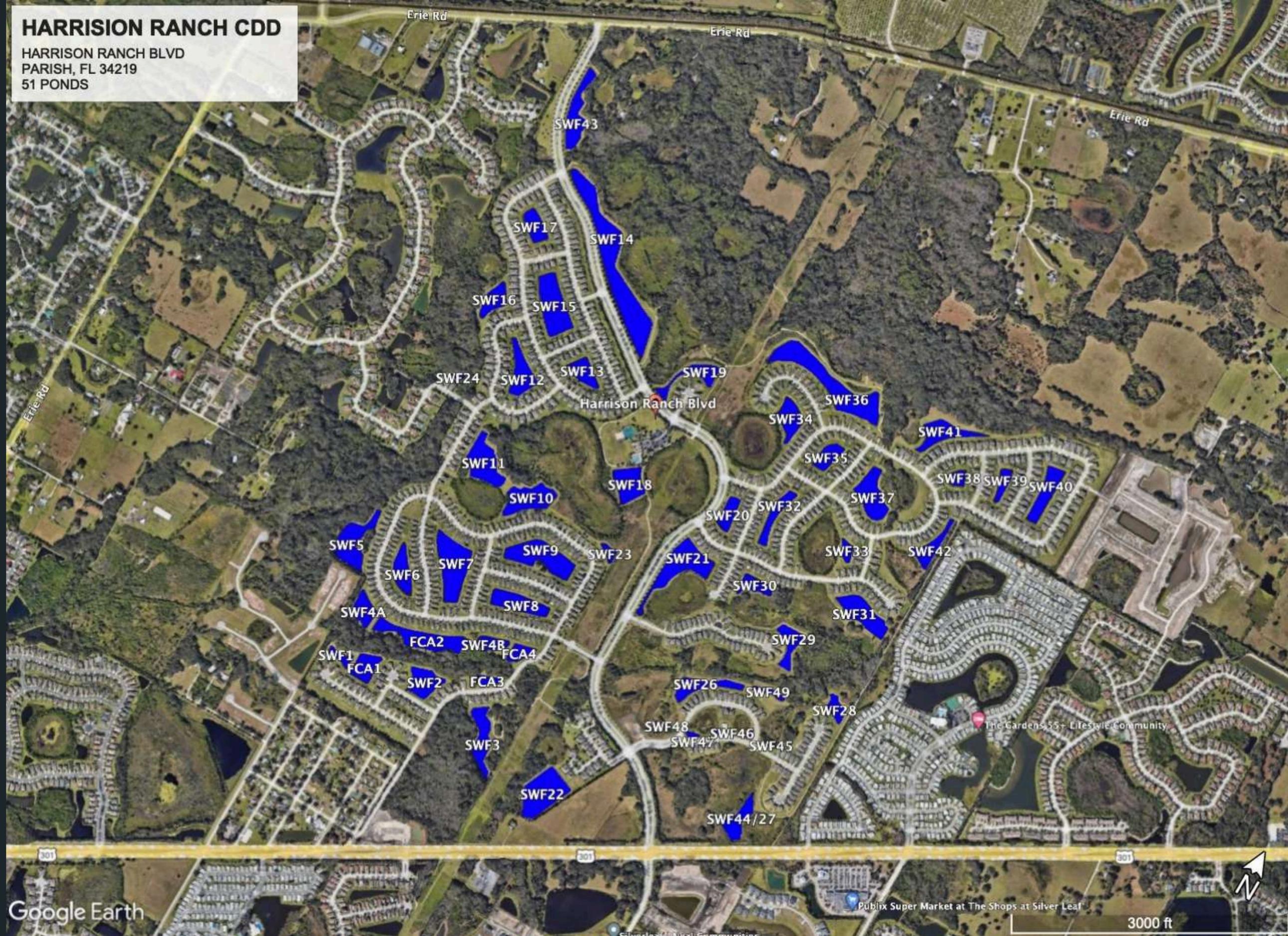
# MONTHLY REPORT

FEBRUARY, 2026



# HARRISON RANCH CDD

HARRISON RANCH BLVD  
PARISH, FL 34219  
51 PONDS

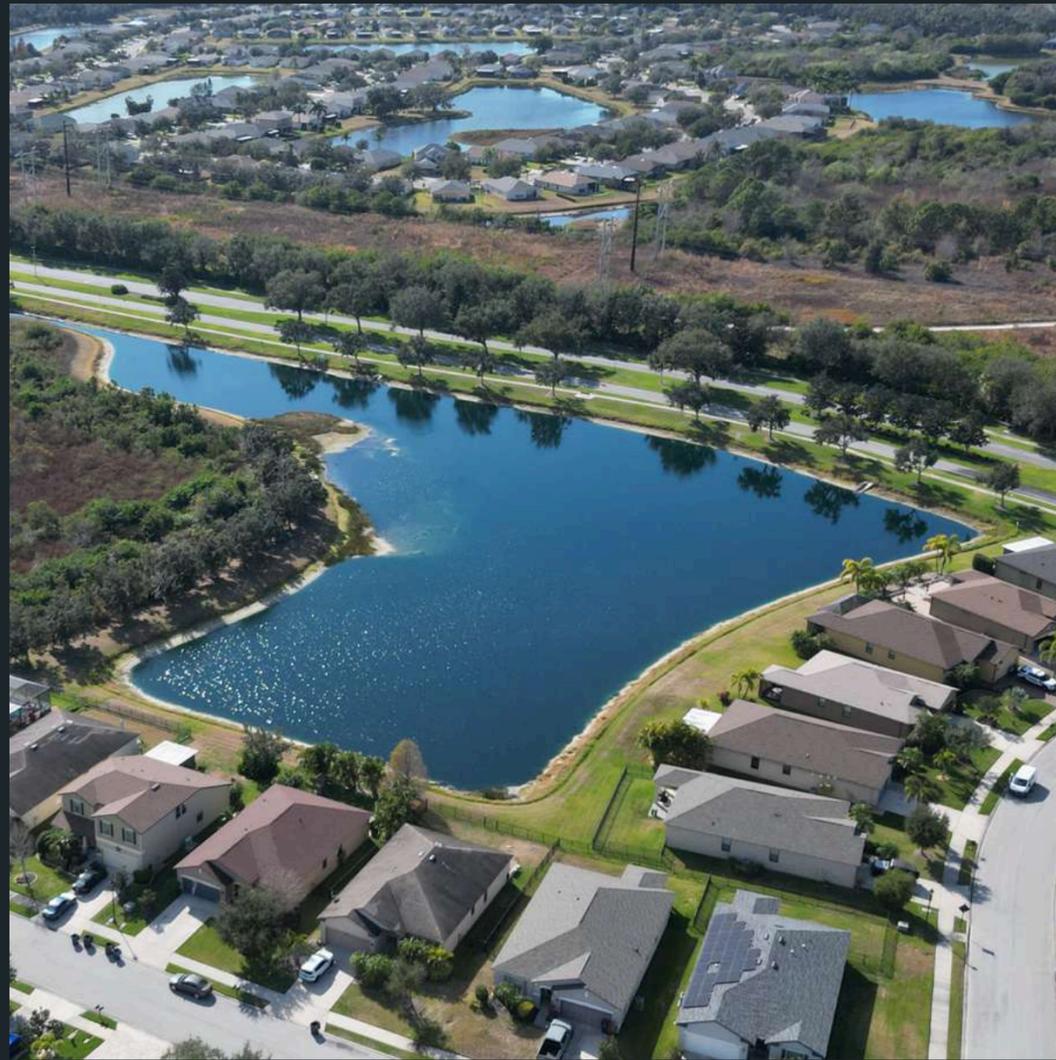


## SUMMARY:

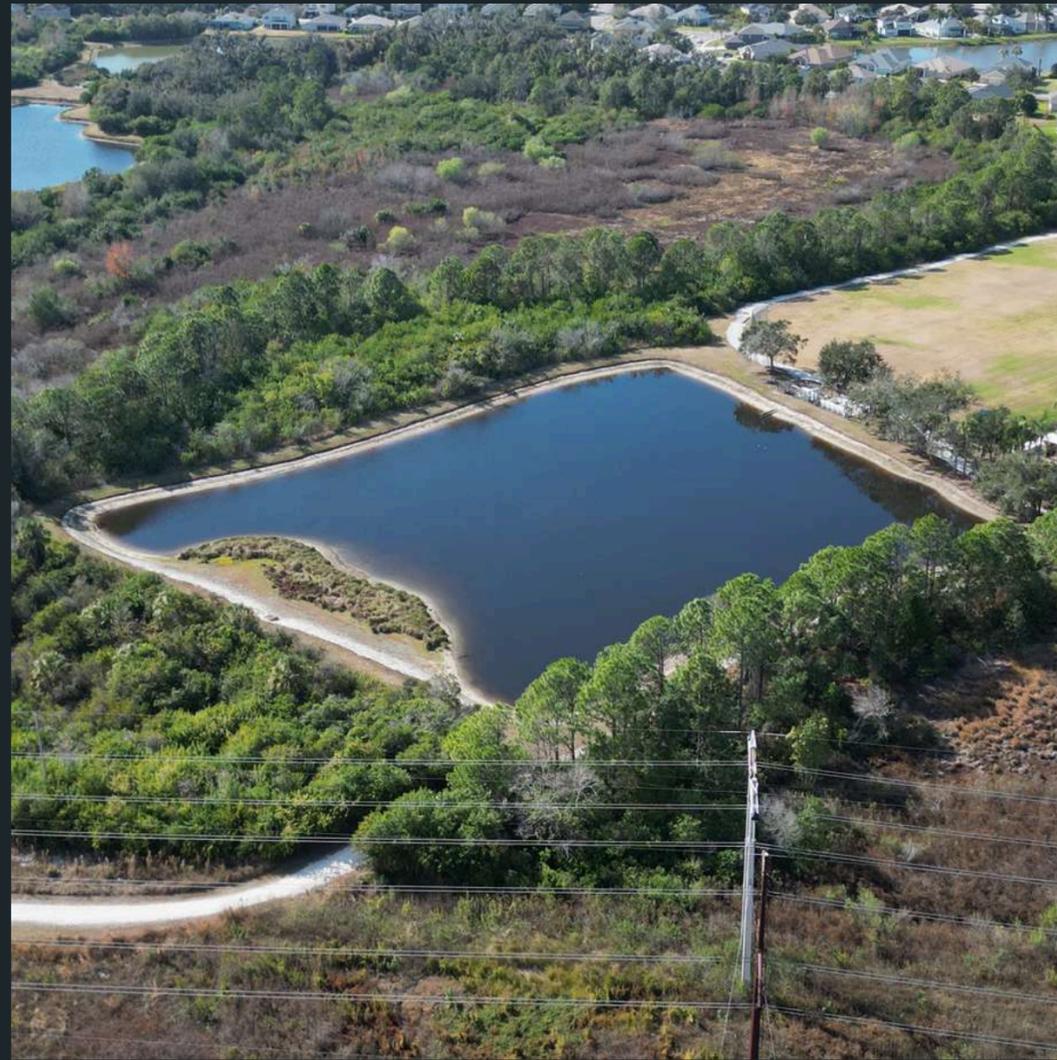
Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



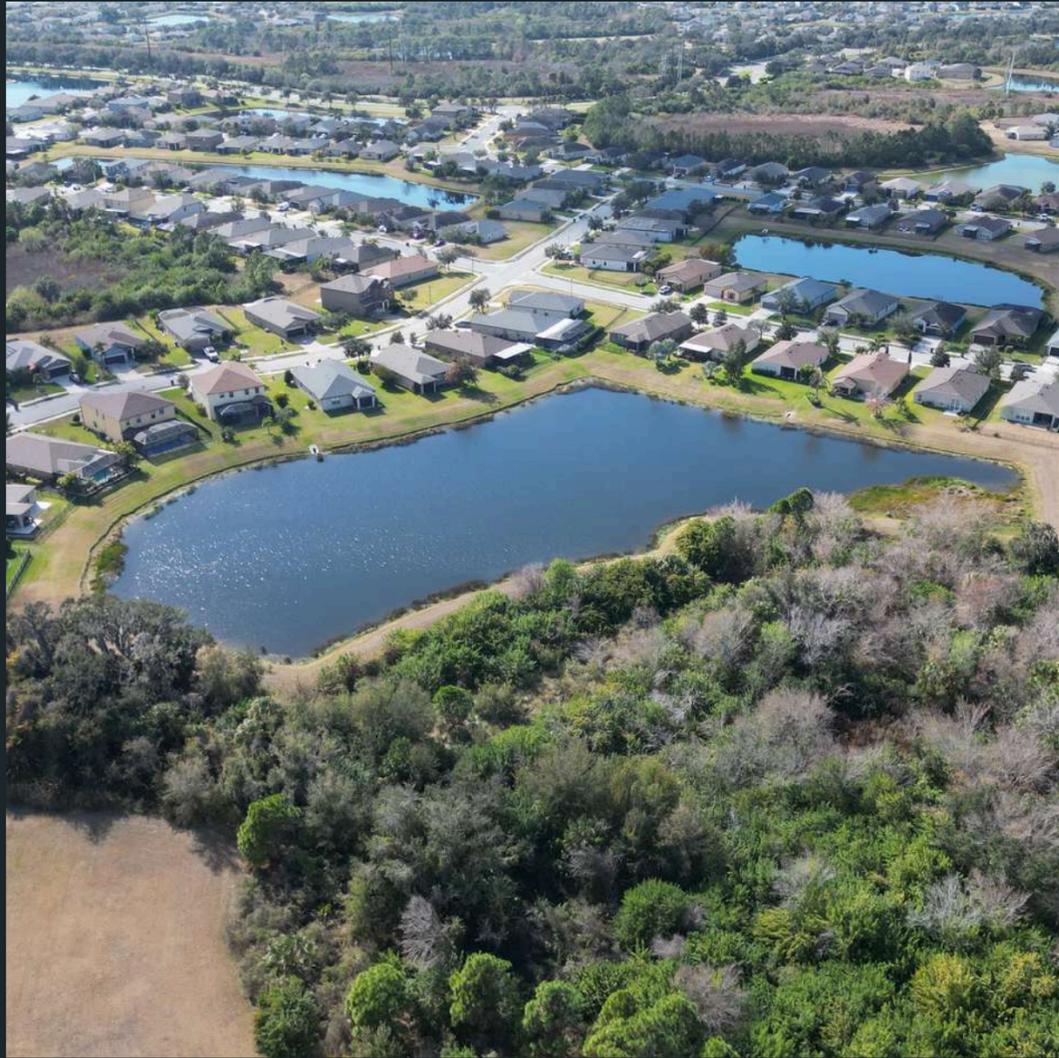
Pond #SWF30 Treated for Shoreline Vegetation.



Pond #SWF21 Treated for Algae and Shoreline Vegetation.



Pond #SWF18 Treated for Shoreline Vegetation.



Pond #SWF37 Treated for Shoreline Vegetation.



Pond #SWF33 Treated for Shoreline Vegetation.



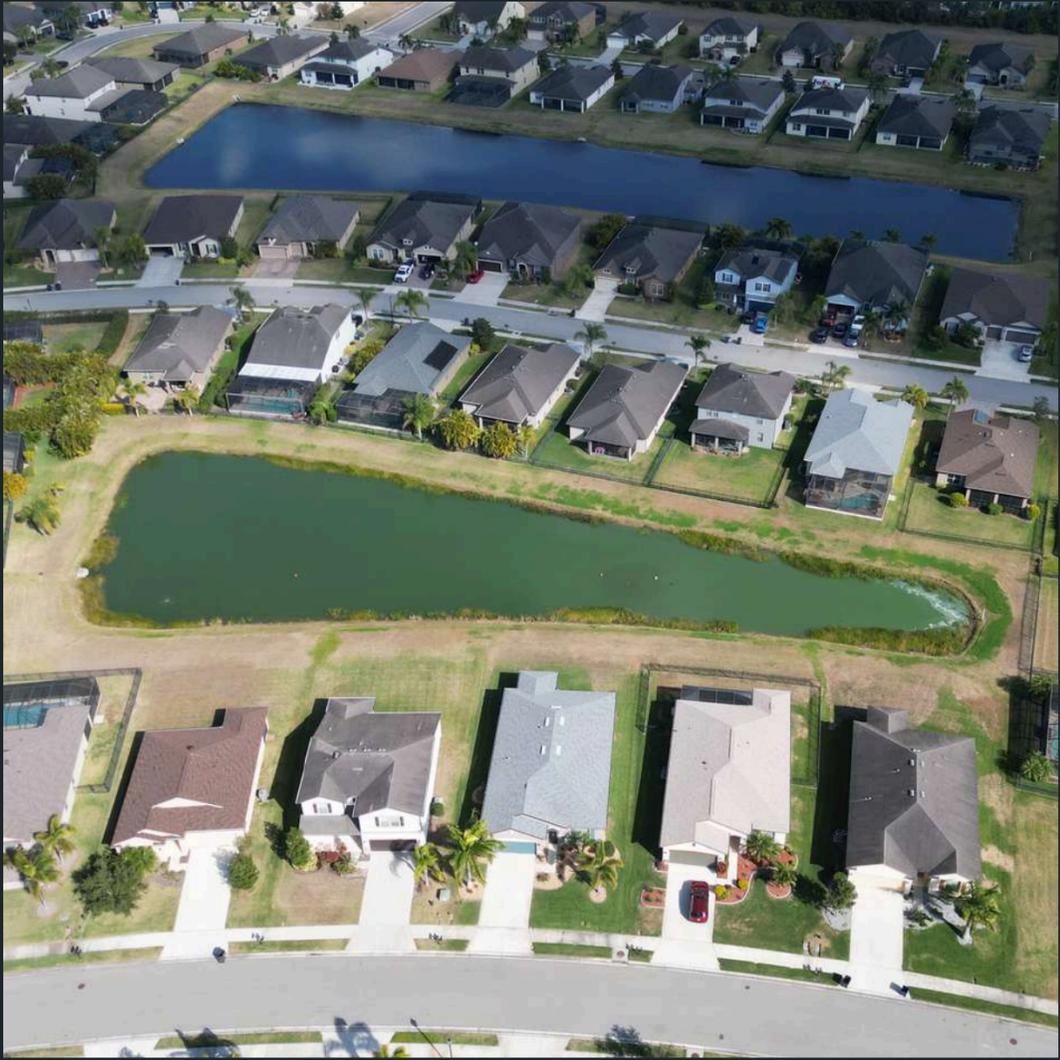
Pond #SWF31 Treated for Shoreline Vegetation.



Pond #SWF38 Treated for Shoreline Vegetation.



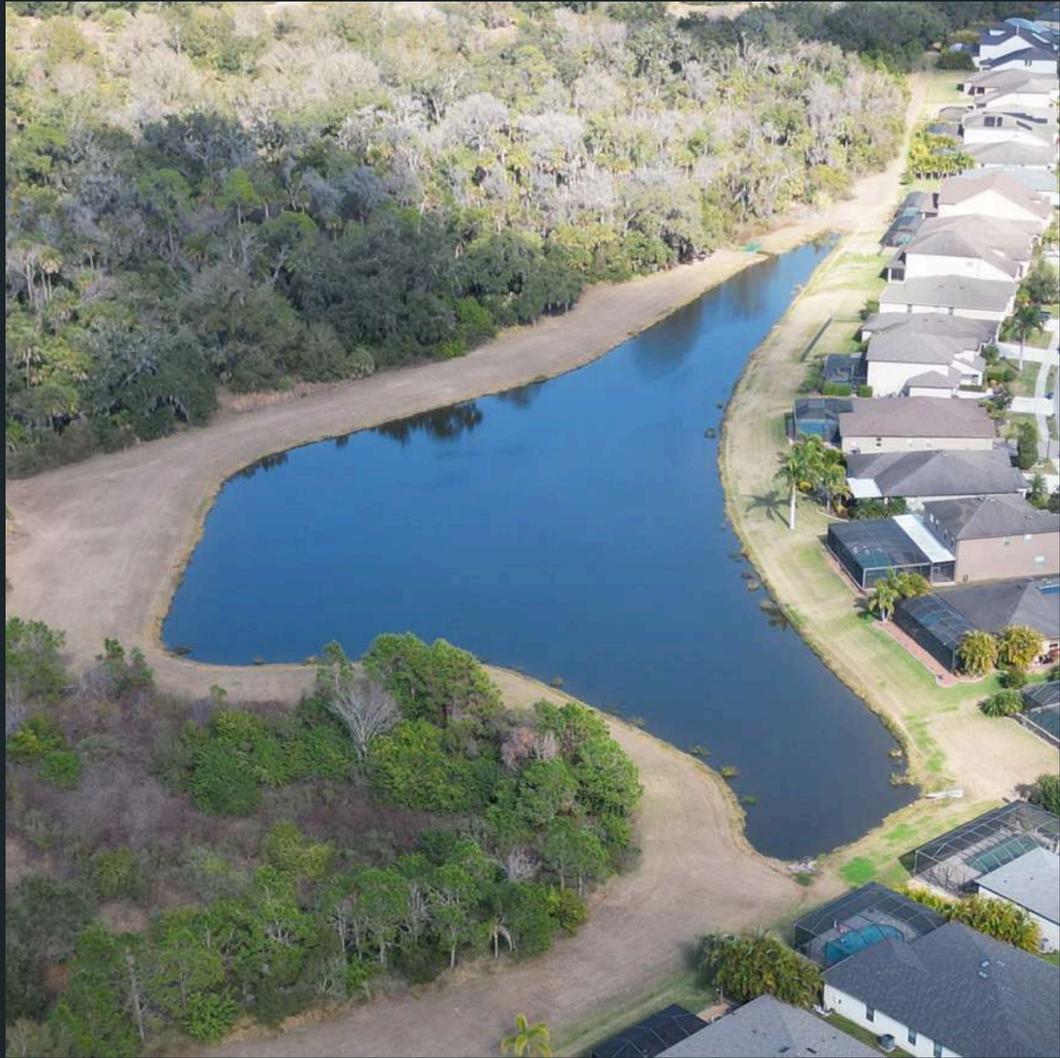
Pond #SWF39 Treated for Shoreline Vegetation.



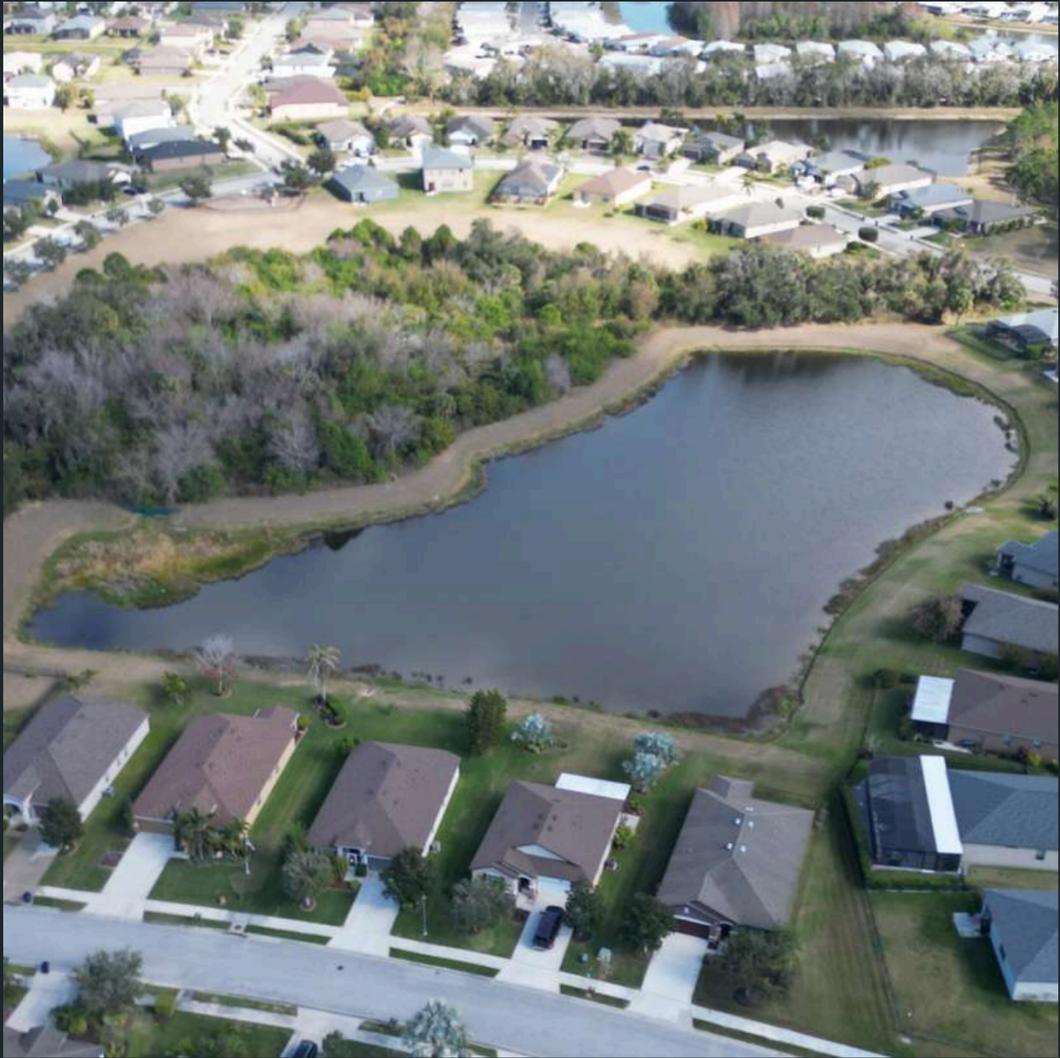
Pond #SWF40 Treated for Algae and Shoreline Vegetation.



Pond #SWF35 Treated for Shoreline Vegetation.



Pond #SWF41 Treated for Shoreline vegetation.



Pond #SWF37 Treated for Shoreline Vegetation.



Pond #SWF19 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF34 Treated for algae and Shoreline Vegetation.



Pond #SWF36 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 and Water lettuce has been treated.

SWF4A: Shoreline vegetation has been treated.

SWF4B: Shoreline vegetation has been treated.

SWF5: Shoreline vegetation and Water lettuce 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 and Water lettuce has been treated.

SWF11: Shoreline vegetation and Water lettuce 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 and Algae 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 has been treated.

SWF34: Shoreline vegetation has been treated.

SWF35: Shoreline vegetation has been treated.

SWF36: Shoreline vegetation and Algae has been treated.

SWF37: Shoreline vegetation has been treated.

SWF38: Shoreline vegetation has been treated.

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

Tab 2

# Maintenance Quality Inspection (MQI) NEW 8-2022

## General Information

|                              |                              |
|------------------------------|------------------------------|
| <b>PROPERTY NAME</b>         | Harrison Ranch CDD           |
| <b>LOCATION</b>              | SARASOTA                     |
| <b>Supervisor Email</b>      | Ryan.Eberly@Imppro.com       |
| <b>Branch Manager</b>        | Christopher.Berry@Imppro.com |
| <b>Supervisor First Name</b> | Ryan                         |
| <b>Supervisor Last Name</b>  | Eberly                       |
| <b>DATE OF INSPECTION</b>    | Mon Jan 26 2026              |
| <b>Next Inspection Date</b>  | Thu Feb 26 2026              |

## Inspection details

### Monthly Maintenance

**1 DETAILS**

8

**1 DETAILS NOTES**

Property is in solid shape overall. Still need to remove vines from oak tree near conservation area adjacent from the club house in the NE direction. We continue to cut back pepper trees throughout the district. There's also a number of dead pines near the shell path and clubhouse that need to be removed along with a few palms throughout.

Side note: we continue to fix over the damages cause by individuals in the same spot and it is ruined the next day. Good talking point.

**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 looks good, all areas maintained with little to no complaints. We have started to fix and recreate bed lines in many areas along the main Blvd.







**3 SHRUB PRUNING**

**3 SHRUB PRUNING NOTES**

**3 SHRUB PRUNING PHOTOS**

9

Shrubs are mostly tight. Still some areas throughout the district are ready for pruning.





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



4  
Ligustrums need to be hit. Tall palms  
scheduled this month.



5  
Property is very clean.

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





**6 TURF INSECT/DISEASE CONTROL**

**6 TURF INSECT/DISEASE CONTROL  
NOTES**

**6 TURF INSECT/DISEASE CONTROL  
PHOTOS**

4

Some red ants found, also some brown patch around. Need to stay up on top of these things.



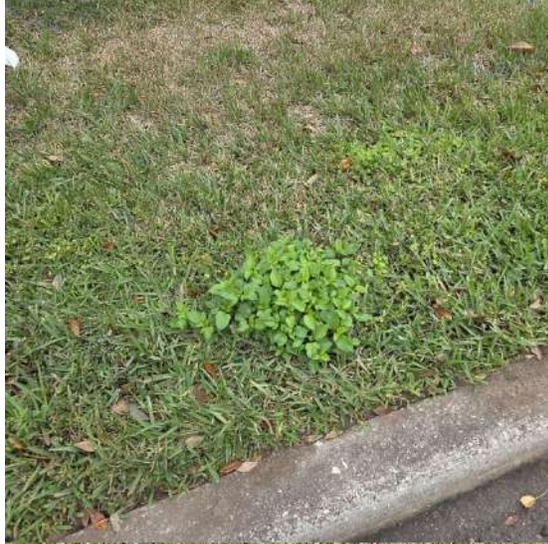
**7 TURF WEED CONTROL – TURF AREAS 4**

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

Some found throughout. Most areas looking good and turf weeds are dying off. Need to treat areas near annual beds that are receiving water more frequently.

**7 TURF WEED CONTROL – TURF AREAS PHOTOS**





**8 PLANT INSECT/DISEASE CONTROL NOTES**

**9 WEED CONTROL – BED AREAS**

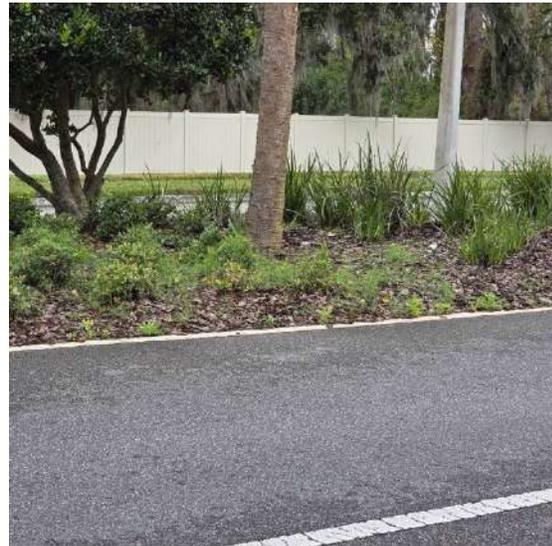
**9 WEED CONTROL – BED AREAS NOTES**

**9 WEED CONTROL – BED AREAS PHOTOS**

No issues.

17

Treat weeds regularly throughout the district.





**10 TURF FERTILITY**

**10 TURF FERTILITY NOTES**

**10 TURF FERTILITY PHOTOS**

10

Turf is looking really good. Some bad areas healing over and as previously notated, need to stay on top of fungicide treatments.







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

10  
Plants look great for the most part. No drastic changes.

11 PLANT FERTILITY PHOTOS





**12 CARRYOVERS**

5

**Deductions**

10

**OVERALL MONTHLY MAINTENANCE  
SCORE**

90%

## Additional Services

|  |   |
|--|---|
| <b>PALM PRUNING</b>  | 10                                      |
| <b>PALM PRUNING NOTES</b>                                      | Scheduled this month                    |
| <b>MULCHING</b>  | 10                                      |
| <b>MULCHING NOTES</b>  | Done                                    |
| <b>WATER/IRRIGATION MANAGEMENT</b>                             | 10                                      |
| <b>WATER/IRRIGATION MANAGEMENT NOTES</b>                       | Stuck valve shut down over the weekend. |
| <b>ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)</b>       | 10                                      |
| <b>ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES</b> | Annuals looking good. New round soon.   |
| <b>BEST VIEW OF THE MONTH</b>                                  |   |





# Juniper

## Proposal

**Proposal No.:** 361104

**Proposed Date:** 01/26/26

| PROPERTY:  | FOR:                  |
|--|-----------------------|
| Harrison Ranch CDD<br>Matt O’Nolan<br>5575 Harrison Ranch<br>Parrish, FL 34219 | Shell Trail Revamping |

The trails need some work in some spots, but overall most shell areas holding solid where previous washouts have occurred. We will use lime rock in areas where the erosion is more severe, and shell touchup in the bare areas or where the tarp is showing. There's one area that needs pipes reset and covered over with rock (This is included in the overall scope).

| ITEM  | QTY    | UOM  | UNIT PRICE | EXT. PRICE    | TOTAL              |
|---|--------|------|------------|---------------|--------------------|
| <b>Trail report materials</b>               |        |      |            |               |                    |
| <b>Mulch, Rock, Soil</b>                    |        |      |            |               | <b>\$40,591.50</b> |
| Crushed Shell, 01 Cubic Yard -<br>01CYRock  | 50.00  | 01CY | \$178.75   | \$8,937.50    |                    |
| 57 Stone , 01 Cubic Yard, #57 -<br>01CYRock | 133.00 | 01CY | \$238.00   | \$31,654.00   |                    |
|   |        |      |            | <b>Total:</b> | <b>\$40,591.50</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 damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

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

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)** \_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Signature - Representative** \_\_\_\_\_  
**Date**

# Juniper

## Proposal

**Proposal No.:** 368340

**Proposed Date:** 10/17/25

| PROPERTY:  | FOR:                      |
|--|---------------------------|
| Harrison Ranch CDD<br>Matt O’Nolan<br>5575 Harrison Ranch<br>Parrish, FL 34219 | entry to parking lot tips |

Install blue daze to parking lot entry tips.

| ITEM                             | QTY   | UOM  | UNIT PRICE | EXT. PRICE    | TOTAL             |
|----------------------------------|-------|------|------------|---------------|-------------------|
| <b>Entry to parking lot tips</b> |       |      |            |               |                   |
| <b>Landscape Material</b>        |       |      |            |               | <b>\$986.24</b>   |
| Enhancement Labor                | 2.00  | HR   | \$60.00    | \$120.00      |                   |
| Blue Daze, 01 gallon - 01G       | 85.00 | 01g  | \$10.19    | \$866.24      |                   |
| <b>Mulch, Rock, Soil</b>         |       |      |            |               | <b>\$62.00</b>    |
| Pine Bark, 03CF bag - 03CF       | 8.00  | 03CF | \$7.75     | \$62.00       |                   |
| <b>Irrigation Renovation</b>     |       |      |            |               | <b>\$100.00</b>   |
| Irrigation Technician Labor      | 1.00  | HR   | \$75.00    | \$75.00       |                   |
| Misc Irrigation Parts            | 1.00  | EA   | \$25.00    | \$25.00       |                   |
|                                  |       |      |            | <b>Total:</b> | <b>\$1,148.24</b> |





January 09, 2026  
Harrison Ranch CDD

Contract No. - 379951

Install small flowering Hibiscus Standard Pink behind club house. Irrigation modifications, repairs, and mulch for touch up included.

| ITEM  | QTY  | UNIT PRICE | TOTAL PRICE     |
|---|------|------------|-----------------|
| Enhancement Labor   | 2.00 | \$60.00    | \$120.00        |
| Standard Pink Hibiscus, 30 gallon - 30G                                       | 1.00 | \$537.03   | \$537.03        |
| Tree/Palm Staking (Materials only) - larger trees may have additional charges | 1.00 | \$75.00    | \$75.00         |
| Pine Bark, 03CF bag - 03CF  | 1.00 | \$8.00     | \$8.00          |
| Irrigation Technician Labor   | 0.50 | \$75.00    | \$37.50         |
| Misc Irrigation Parts   | 1.00 | \$15.00    | \$15.00         |
|   |      |            | <b>\$792.53</b> |

### WORK ORDER SUMMARY

| SERVICES              | SALES TAX | TOTAL PRICE     |
|-----------------------|-----------|-----------------|
| Landscape Material    | \$0.00    | \$732.03        |
| Mulch, Rock, Soil     | \$0.00    | \$8.00          |
| Irrigation Renovation | \$0.00    | \$52.50         |
|                       |           | <b>\$0.00</b>   |
|                       |           | <b>\$792.53</b> |

|                  |                 |
|------------------|-----------------|
| <b>Sale</b>      | \$792.53        |
| <b>Sales Tax</b> | \$0.00          |
| <b>Total</b>     | <b>\$792.53</b> |

By \_\_\_\_\_  
RYAN EBERLY

By \_\_\_\_\_

Date 1/9/2026

Date \_\_\_\_\_

**Juniper Landscaping of Florida  
LLC**

**Harrison Ranch CDD**

# Juniper

## Proposal

**Proposal No.:** 382578

**Proposed Date:** 01/26/26

| PROPERTY:  | FOR:  |
|--|---|
| Harrison Ranch CDD<br>Matt O’Nolan<br>5575 Harrison Ranch<br>Parrish, FL 34219 | Dead tree removals replacements and hole fill |

Remove multiple dead trees on property. 3 behind the monument near Erie road, 11 by the clubhouse 2 near normande E/W one palm on either side of the road, and one by the pool area. Install two large sabal palms behind the Harrison ranch monument near Erie. There is also a large hole from an old tree removal that needs to be filled in and sodded over.

| ITEM                                 | QTY   | UOM  | UNIT PRICE | EXT. PRICE         | TOTAL              |
|--------------------------------------|-------|------|------------|--------------------|--------------------|
| <b>Dead tree removals</b>            |       |      |            |                    |                    |
| <b>Site Prep</b>                     |       |      |            |                    | <b>\$10,284.43</b> |
| Bed Prep - Tree installs             | 12.00 | HR   | \$60.00    | \$720.00           |                    |
| Debris by the truck                  | 2.00  | 1    | \$350.00   | \$700.00           |                    |
| Tree Removal - X Large (Flush Cut)   | 1.00  | CT   | \$1,750.00 | \$1,750.00         |                    |
| Tree Removal - Med (Flush Cut)       | 15.00 | CT   | \$350.00   | \$5,250.00         |                    |
| Clean Fill, 01 Cubic Yard - 01CYSoil | 2.00  | 01CY | \$125.00   | \$250.00           |                    |
| Sabal Palm, Slick, 26-32' ct - FGP5  | 2.00  | FG   | \$772.22   | \$1,544.43         |                    |
| Bahia, 01 Square Foot - 01SF         | 40.00 | 01SF | \$1.75     | \$70.00            |                    |
| <b>Irrigation Renovation</b>         |       |      |            |                    | <b>\$100.00</b>    |
| Irrigation Technician Labor          | 1.00  | HR   | \$75.00    | \$75.00            |                    |
| Misc Irrigation Parts                | 1.00  | EA   | \$25.00    | \$25.00            |                    |
| <b>Total:</b>                        |       |      |            | <b>\$10,384.43</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: Juniper 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 Juniper 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. Juniper is not responsible for damage to non-located underground.

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

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

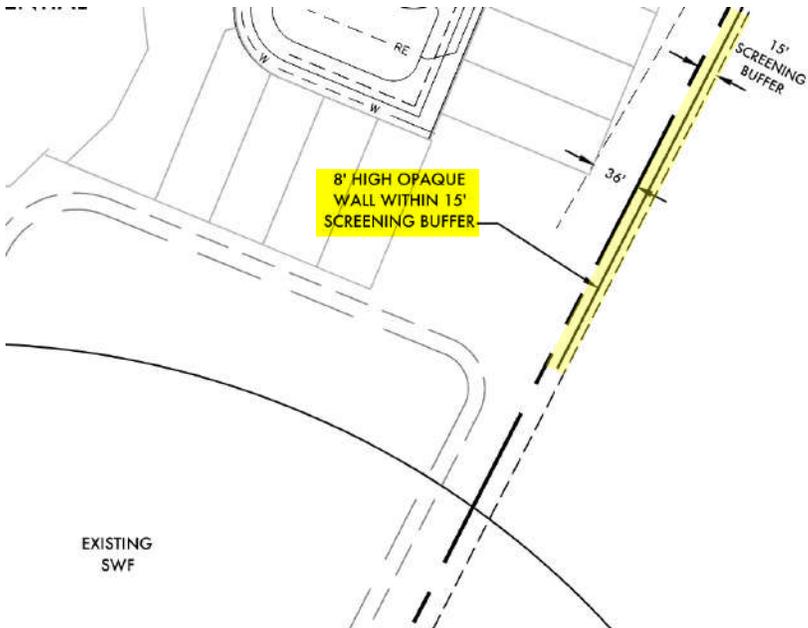
\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

Tab 3



Recent Aerial Image



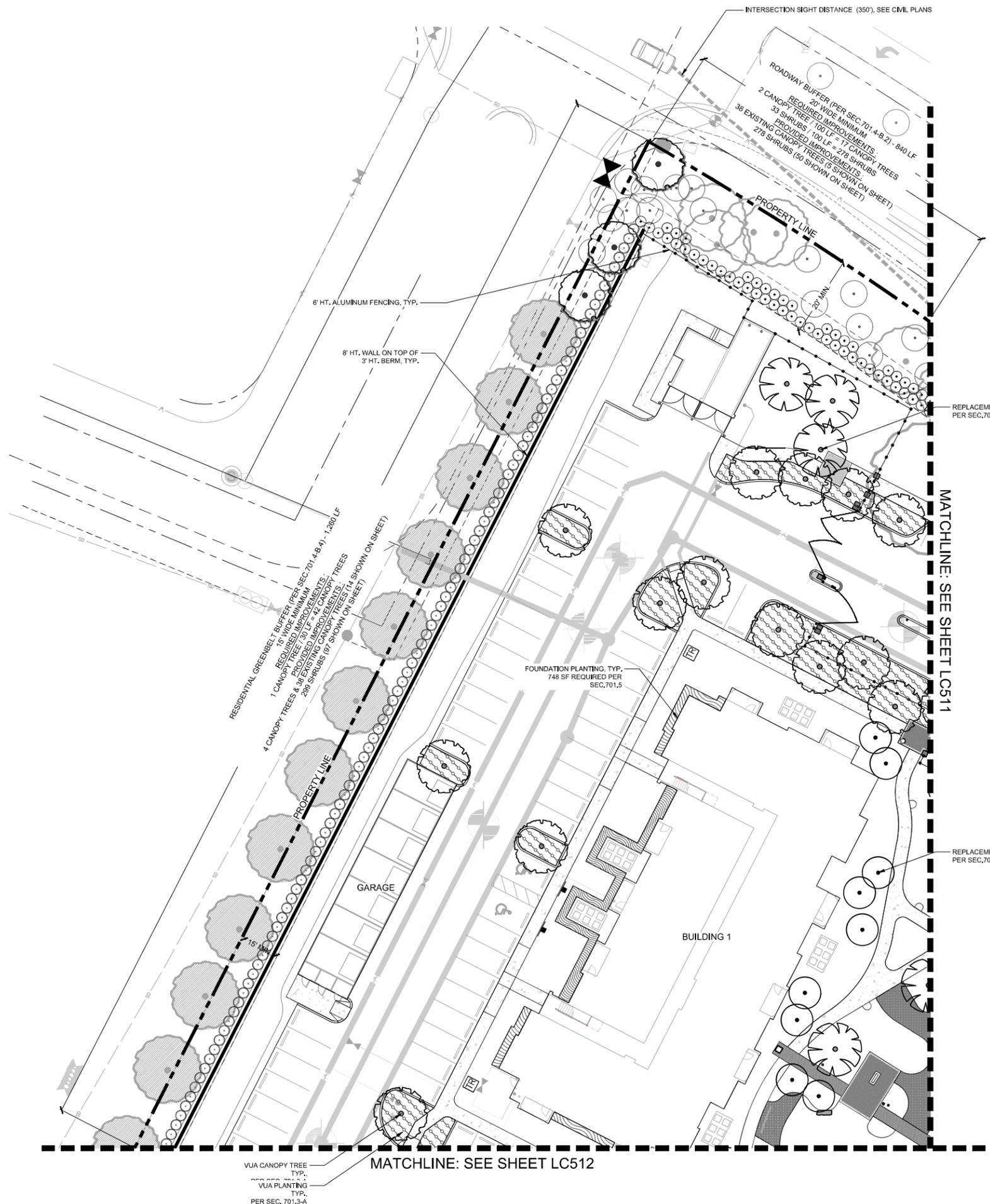
PID# 726400559  
ZONING: PD-MU  
FLU: ROR

Final Approved Plans by County Commission

## North Wall along The Eddy

3604 53<sup>rd</sup> Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

Tab 4

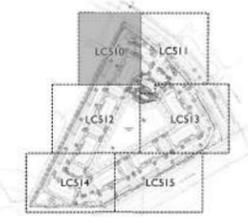


**PLANT LEGEND**

- GREENBELT BUFFER CANOPY TREE
- ROADWAY BUFFER CANOPY TREE
- VIA CANOPY TREE
- REPLACEMENT CANOPY TREE
- REPLACEMENT PALM TREE
- ROADWAY BUFFER SHRUB
- SCREENING BUFFER SHRUB
- FOUNDATION LANDSCAPE
- VIA PLANTING

NOTE:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR NUISANCE EXOTIC PLANT SPECIES MANAGEMENT PER MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 701.8-E. CONTRACTOR RESPONSIBLE FOR EXISTING PLANT COMMUNITIES REMAINING INTACT AND UNDISTURBED PER MANATEE COUNTY CODE LAND DEVELOPMENT SECTION 701.8-A.12.

**KEY PLAN**



SCALE: 1" = 20'



150 WEST JESSUP AVENUE  
 LONGWOOD, FLORIDA 32750  
 407.467.1777

Date: 09/10/2024  
 Drawn by: KV / RT  
 Reviewed by: JG / RT  
 Job Number: 240320

Issued for: Date:  
 08/14/2024  
 11/01/2024  
 11/15/2024  
 01/21/2025

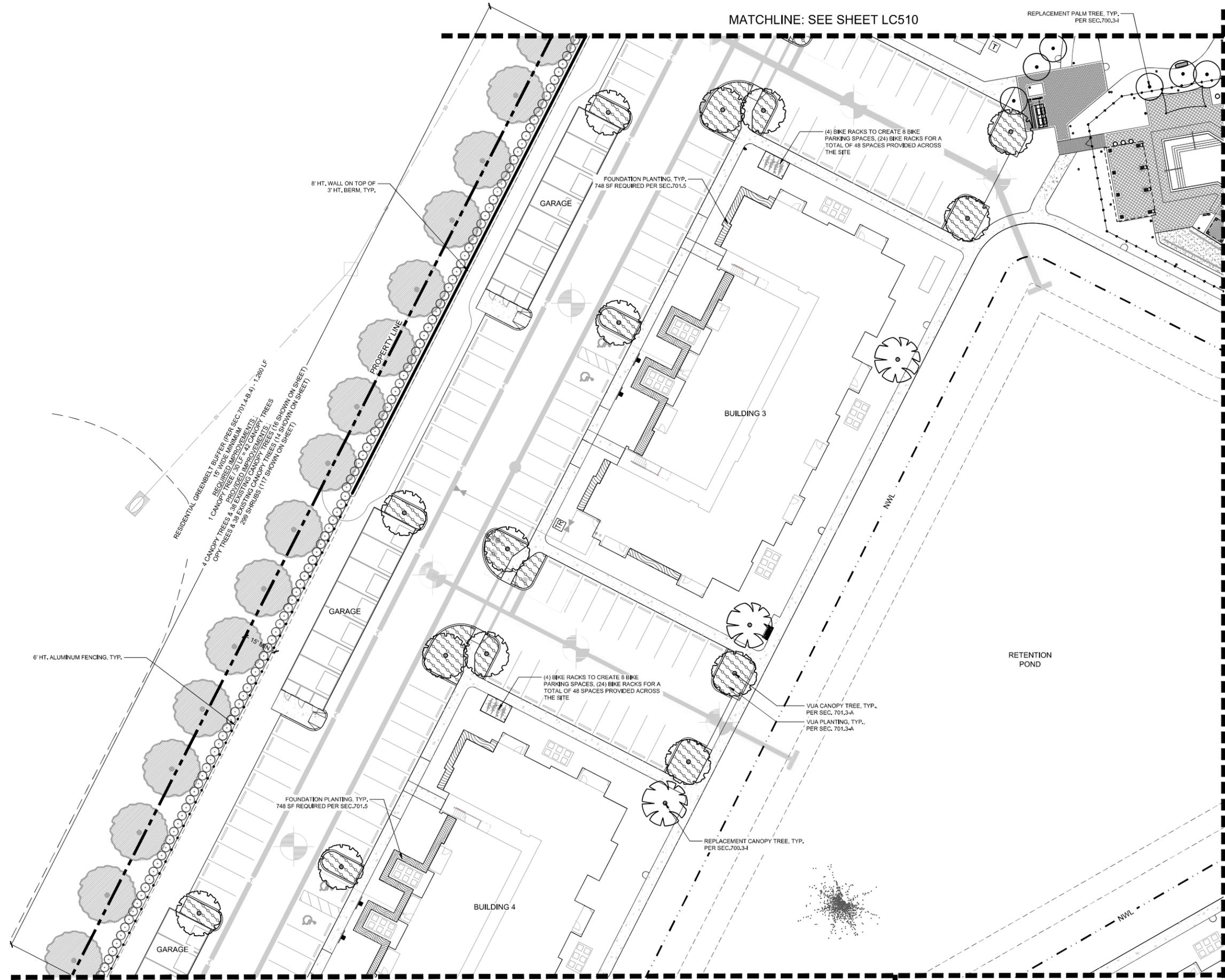
THE EDDY AT HARRISON RANCH  
 MANATEE COUNTY

BENKO CONSTRUCTION CO., INC.  
 1600 NORTH ATLANTIC AVENUE, COCOA BEACH, FL 32931

CODE LANDSCAPE PLANS  
 CODE LANDSCAPE PLAN

ISSUED FOR PERMIT

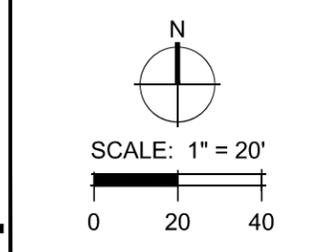
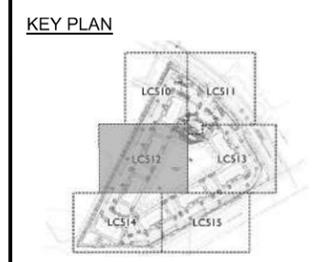
Sheet Number:  
**LC510**



**PLANT LEGEND**

|  |                              |
|--|------------------------------|
|  | GREENBELT BUFFER CANOPY TREE |
|  | ROADWAY BUFFER CANOPY TREE   |
|  | VUA CANOPY TREE              |
|  | REPLACEMENT CANOPY TREE      |
|  | REPLACEMENT PALM TREE        |
|  | ROADWAY BUFFER SHRUB         |
|  | SCREENING BUFFER SHRUB       |
|  | FOUNDATION LANDSCAPE         |
|  | VUA PLANTING                 |

NOTE:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR NUISANCE EXOTIC PLANT SPECIES MANAGEMENT PER MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 701.8-E. CONTRACTOR RESPONSIBLE FOR EXISTING PLANT COMMUNITIES REMAINING INTACT AND UNDISTURBED PER MANATEE COUNTY CODE LAND DEVELOPMENT SECTION 701.8-A.12.



**DIX-HITE**  
 150 WEST JESSUP AVENUE  
 LONGWOOD, FLORIDA 32750  
 407.467.1777

Date: 09/10/2024  
 Drawn by: KV / RT  
 Reviewed by: JG / RT  
 Job Number: 240320

Issued for: Date:  
 [Symbol] 08/14/2024  
 [Symbol] 11/01/2024  
 [Symbol] 11/15/2024  
 [Symbol] 01/21/2025

**THE EDDY AT HARRISON RANCH  
 MANATEE COUNTY**

BENKO CONSTRUCTION CO., INC.  
 1600 NORTH ATLANTIC AVENUE, COCOA BEACH, FL 32931

**CODE LANDSCAPE PLANS**

CODE LANDSCAPE PLAN

ISSUED FOR PERMIT

Sheet Number:  
**LC512**



150 WEST JESSUP AVENUE  
LONGWOOD, FLORIDA 32750  
407.467.1777

Date: 09/10/2024

Drawn by: KV / RT

Reviewed by: JG / RT

Job Number: 240320

Issued for: Date:

▲ 08/14/2024

▲ 11/01/2024

▲ 11/15/2024

▲ 01/21/2025

THE EDDY AT HARRISON RANCH  
MANATEE COUNTY  
BENKO CONSTRUCTION CO., INC.  
1600 NORTH ATLANTIC AVENUE, COCOA BEACH, FL 32931

CODE LANDSCAPE PLANS  
CODE LANDSCAPE PLAN

ISSUED FOR PERMIT

Sheet Number:

LC514

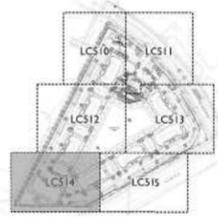
PLANT LEGEND

- GREENBELT BUFFER CANOPY TREE
- ROADWAY BUFFER CANOPY TREE
- VUA CANOPY TREE
- REPLACEMENT CANOPY TREE
- REPLACEMENT PALM TREE
- ROADWAY BUFFER SHRUB
- SCREENING BUFFER SHRUB
- FOUNDATION LANDSCAPE
- VUA PLANTING

NOTE:  
CONTRACTOR SHALL BE RESPONSIBLE FOR NUISANCE EXOTIC PLANT SPECIES MANAGEMENT PER MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 701.8-E. CONTRACTOR RESPONSIBLE FOR EXISTING PLANT COMMUNITIES REMAINING INTACT AND UNDISTURBED PER MANATEE COUNTY CODE LAND DEVELOPMENT SECTION 701.8-A.12.

NOTE:  
LANDSCAPE EDGING SHALL BE PROVIDED FOR BEDS ALONG FDOT ROADWAY TO CONTAIN MULCH.

KEY PLAN

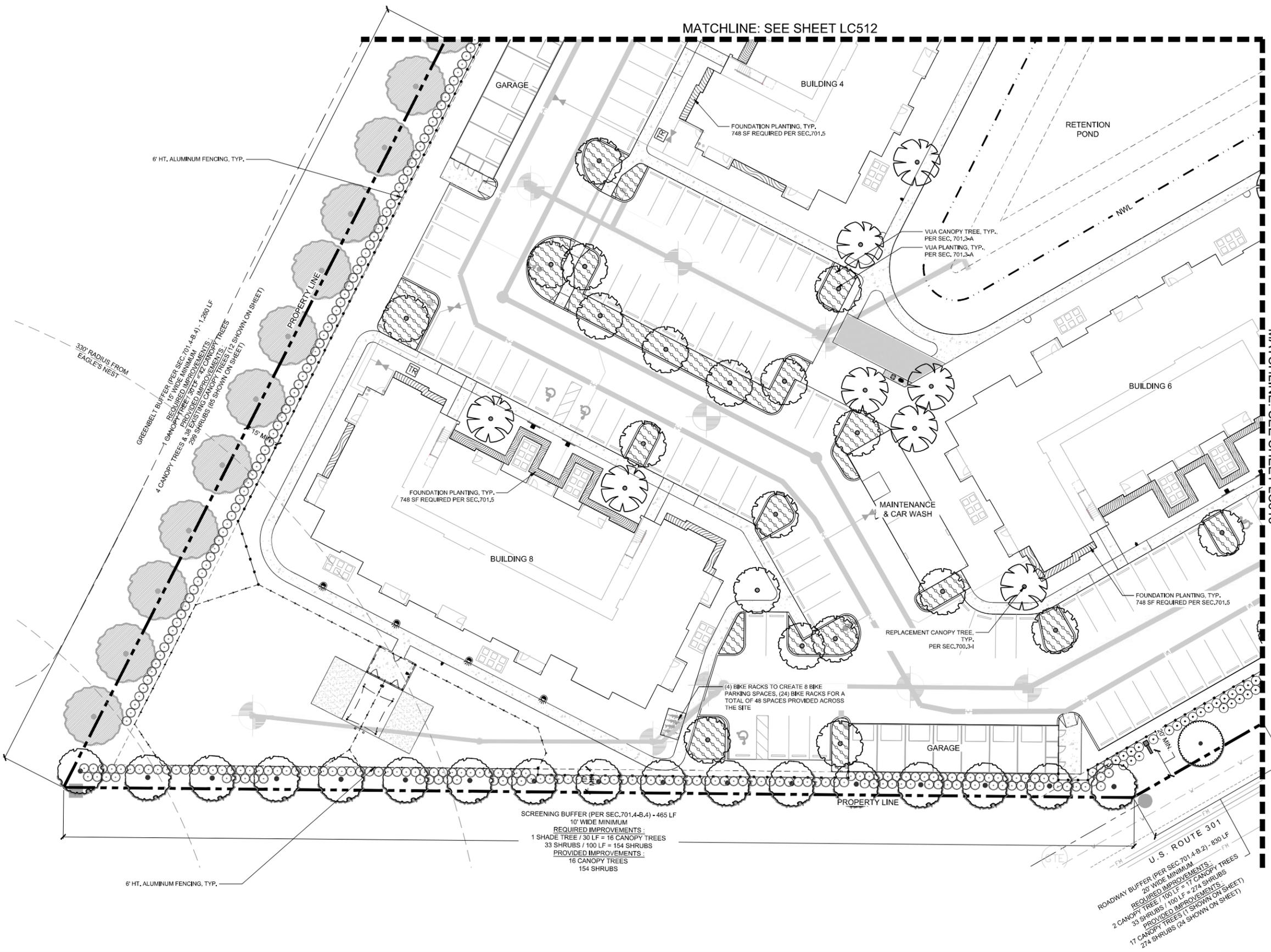


SCALE: 1" = 20'



MATCHLINE: SEE SHEET LC512

MATCHLINE: SEE SHEET LC515



6' HT. ALUMINUM FENCING, TYP.

330' RADIUS FROM EAGLE'S NEST

GREENBELT BUFFER (PER SEC. 701.4-B.4) - 1,280 LF  
15' WIDE MINIMUM  
REQUIRED IMPROVEMENTS:  
1 SHADE TREE / 30 LF = 42 CANOPY TREES  
33 SHRUBS / 100 LF = 154 SHRUBS  
PROVIDED IMPROVEMENTS:  
16 CANOPY TREES  
154 SHRUBS

FOUNDATION PLANTING, TYP.  
748 SF REQUIRED PER SEC. 701.5

(4) BIKE RACKS TO CREATE 8 BIKE PARKING SPACES. (24) BIKE RACKS FOR A TOTAL OF 48 SPACES PROVIDED ACROSS THE SITE

SCREENING BUFFER (PER SEC. 701.4-B.4) - 465 LF  
10' WIDE MINIMUM  
REQUIRED IMPROVEMENTS:  
1 SHADE TREE / 30 LF = 16 CANOPY TREES  
33 SHRUBS / 100 LF = 154 SHRUBS  
PROVIDED IMPROVEMENTS:  
16 CANOPY TREES  
154 SHRUBS

6' HT. ALUMINUM FENCING, TYP.

ROADWAY BUFFER (PER SEC. 701.4-B.2) - 830 LF  
20' WIDE MINIMUM  
REQUIRED IMPROVEMENTS:  
2 CANOPY TREE / 100 LF = 17 CANOPY TREES  
33 SHRUBS / 100 LF = 154 SHRUBS  
PROVIDED IMPROVEMENTS:  
17 CANOPY TREES (1 SHOWN ON SHEET)  
214 SHRUBS (24 SHOWN ON SHEET)

U.S. ROUTE 301  
830 LF

Tab 5

## Monthly Manager's Report January 2026

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

### Operations/Maintenance Updates: January 2026

#### Everyday Tasks

- I worked on overseeing daily operations, monitoring the clubhouse during business hours, and continued to create a positive environment for the residents during a management transition.
- Responded to emails and returned phone calls.
- Collected and verified information from new residents during their onboarding processes.
- Worked with several vendors on access badging system, tennis court repair and sealing and power washing pool and sidewalks.

#### Projects

#### Operations/Maintenance Updates

#### **Operation Report**

This month, we engaged in various maintenance and facility improvement activities in coordination with service providers.

#### **1. Facility and Property Maintenance**

- a. Building access points cleaned and repaired.
- b. Sanitizing stations repaired and put back into service.
- c. Covers put on missing outside power outlets.
- d. Inspection of clubhouse rental tables and chairs. Broken tables taken out of rental rotation.

#### **2. Pool Operations:**

- a. New animal resistant trash cans placed on pool deck.
- b. Quotes received for power washing of sidewalks and sealing of pool deck.

**3. Tennis Court:**

- a. Quotes received for tennis and basketball court repair.

**4. Landscaping:**

- a. Contact made with Juniper/LMP in reference to the irrigation system flooding center median of Harrison Ranch Blvd at Galloway. On going issue.
- b. Contact made with Juniper reference missing mulch along Harrison Ranch Blvd near the entrance to property. Forgot to put mulch down.

---

**Rentals Access Cards and Event fee.**

|                 |       |        |               |
|-----------------|-------|--------|---------------|
| Rentals         | 7     | \$1400 | \$1400        |
| Access Cards    | 0     | 0      | 0             |
| Special Meeting | 5     | \$1000 | \$1000        |
| <b>Deposit</b>  | 7     | \$2100 | \$2100        |
| <b>Total</b>    | ----- | -----  | <b>\$3815</b> |
| <b>Refunded</b> | ----- | -----  | <b>\$2250</b> |

# Monthly Manager's Report February 2026

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

## Operations/Maintenance Updates: February 2026

### **Clubhouse Manager's Report**

Prepared by: Tom Donato

Reporting Period: February 2026

## **I. Operations Report**

Clubhouse Management continued oversight of all amenity operations at the Harrison Ranch Clubhouse to ensure service continuity, facility standards, and resident support.

Operational actions during the reporting period included:

- Resident communication, managing emails, and phone correspondence.
- Daily monitoring of clubhouse and pool operations
- Responding to all new residents' move-in, having to explain that the card entrance program was out of order and that the BOD will be voting on a replacement system which will be in place within the next 60 days, if the BOD approves the new system.
- Vendor coordination and invoice processing
- Submission of monthly water meter reading to SWFWMD (2/20/2026)

## **Maintenance & Facility Update:**

### **POOL:**

- Make sure that all trash is picked up each day.
- All garbage cans were emptied each day.

- All lounge chairs were put back in place each morning.
- Check water temperature to make sure the heater is working.
- Wiped down all tables.
- Make sure that the gate card system is working at each entrance.

**PLAYGROUND:**

- Cleaned all the equipment and picked up all the trash.
- Emptied all trash cans.
- Notice that the BarBQ grills need to be dismantled, left as they are, may cause injuries.

**BASKETBALL COURT:**

- The court is closed for repairs; I had to ask a couple of guys to stop playing and leave. They left right away; there was no problem.

**CLUBHOUSE:**

- Dirty flooring though out the clubhouse; I reached out to three cleaning companies to quote cleaning the flooring in the clubhouse. The first Zerorez was a no show, no call. The second wanted \$25 to give a quote; I said thank you but no thank you. And the third was Standly Steamer; they quoted the complete clubhouse including the four chairs in the lounge area.

**Quote:**

| Qty  | Item                          | Description     | Unit Price | Amount               |
|------|-------------------------------|-----------------|------------|----------------------|
| 4    | Chair Furn Protector          | (4CH)           | \$20.00    | <i>Est. \$80.00</i>  |
| 4    | Chair Furn Clean              | (4CH)           | \$69.00    | <i>Est. \$276.00</i> |
| 1    | Std Area Disinfectant         | (GR) gym floor  | \$73.50    | <i>Est. \$73.50</i>  |
| 1050 | Comm. Hard Surface Tile Clean | (CHS) gym floor | \$0.45     | <i>Est. \$472.50</i> |
| 168  | Comm. Hard Surface Tile Clean | (CHS) halls     | \$0.55     | <i>Est. \$92.40</i>  |

|      |                               |                            |                                |                        |
|------|-------------------------------|----------------------------|--------------------------------|------------------------|
| 210  | Comm. Hard Surface Tile Clean | (CHS) women's bathroom     | \$0.55                         | <i>Est. \$115.50</i>   |
| 210  | Comm. Hard Surface Tile Clean | (CHS) men's bathroom       | \$0.55                         | <i>Est. \$115.50</i>   |
| 72   | Comm. Hard Surface Tile Clean | (CHS) kitchen              | \$0.55                         | <i>Est. \$39.60</i>    |
| 240  | Comm. Hard Surface Wood Clean | (CHS) 3 offices            | \$0.45                         | <i>Est. \$108.00</i>   |
| 360  | Comm. Hard Surface Wood Clean | (CHS) billiard room        | \$0.45                         | <i>Est. \$162.00</i>   |
| 1040 | Comm. Hard Surface Wood Clean | (CHS) game room            | \$0.45                         | <i>Est. \$468.00</i>   |
| 1948 | Comm. Hard Surface Wood Clean | (CHS) main clubhouse floor | \$0.55                         | <i>Est. \$1,071.40</i> |
| 1    | Commercial Carpet Clean       |                            | \$0.00                         | \$0.00                 |
|      |                               |                            | Subtotal:                      | \$0.00                 |
|      |                               |                            | <i>Total \$3,074.40ebruary</i> |                        |

### III. Rentals Access Cards and Event fee.

|                 |   |               |               |
|-----------------|---|---------------|---------------|
| Rentals         | 9 | 200           | \$1075        |
| Access Cards    | 0 | \$0           | \$0           |
| Special Meeting | 5 | \$200         | \$1000        |
| <b>Deposit</b>  | 9 | \$300         | \$2550        |
| <b>Total</b>    |   |               | <b>\$4625</b> |
| <b>Refunded</b> |   | <b>\$2750</b> | <b>\$1875</b> |

### IV. Community Programming

## **April Event:**

- Easter Egg Hunt, on April 4, 2026, more to come. Watch for the Flyer!

Tab 6



Renew Exteriors  
(941) 932-2715  
2441 17th Street West  
Palmetto, FL 34221

Prepared For  
Harrison Ranch Community  
Development District  
5741 Harrison Ranch Blvd.  
Parrish, FL 34219

Proposal Date  
01/09/2026

Proposal Number  
1350

ATTN: Brent Clark

## Pricing

| Description  | Rate                        | Qty | Line Total        |
|--|-----------------------------|-----|-------------------|
| <b>Paver Cleaning &amp; Sealing (Pool Deck)</b> <ul style="list-style-type: none"><li>• Apply Degreaser to Paver Surfaces to loosen surface oils and dirt</li><li>• Pressure Wash Pavers with High Pressure Disc Surface Cleaner to clean pavers and remove weeds in Paver Joints</li><li>• Apply Sodium Hypochlorite to kill algae and organic growth and to brighten pavers</li><li>• Install Clean Paver Sand to Paver joints and wet-sand to stabilize pavers</li><li>• Seal Pavers with water based Urethane Sealer in a two coat process:<br/>1st Coat is a Penetrating Coat to seal deep within the Paver<br/>2nd Coat is a Top Coat that restores the Paver's Color brilliance and shine</li><li>• Hand-roll around coping tiles as needed to ensure best coverage</li></ul> | \$8,739.50                  | 1   | \$8,739.50        |
|  | Subtotal                    |     | 8,739.50          |
|  | Tax                         |     | 0.00              |
|  | <b>Proposal Total (USD)</b> |     | <b>\$8,739.50</b> |

## Notes

All furniture must be removed prior to start of project. Owner is responsible for returning furniture to deck area.

## Terms

Payment is due upon completion.

---

Harrison Ranch Community Development District



Renew Exteriors  
(941) 932-2715  
2441 17th Street West  
Palmetto, FL 34221

Prepared For  
Harrison Ranch Community  
Development District  
5741 Harrison Ranch Blvd.  
Parrish, FL 34219

Proposal Date  
01/09/2026

Proposal Number  
1351

ATTN: Brent Clark

## Pricing

| Description   | Rate       | Qty | Line Total |
|---|------------|-----|------------|
| Paver Cleaning & Sealing (Entrance Pavers & Rear Walkway)<br>• Apply Degreaser to Paver Surfaces to loosen surface oils and dirt<br><br>• Pressure Wash Pavers with High Pressure Disc Surface Cleaner to clean pavers and remove weeds in Paver Joints<br><br>• Apply Sodium Hypochlorite to kill algae and organic growth and to brighten pavers<br><br>• Install Clean Paver Sand to Paver joints and wet-sand to stabilize pavers<br><br>• Seal Pavers with water based Urethane Sealer in a two coat process:<br>1st Coat is a Penetrating Coat to seal deep within the Paver<br>2nd Coat is a Top Coat that restores the Paver's Color brilliance and shine | \$1,668.60 | 1   | \$1,668.60 |

Subtotal 1,668.60

Tax 0.00

---

Proposal Total (USD) \$1,668.60

## Terms

Payment is due upon completion.

---

Harrison Ranch Community Development District



# ESTIMATE

# EST-2210

Estimate Date: Jan 06, 2026

Expiry Date: Feb 03, 2026

**FROM:**

**Billingsley Pressure Washing & Exterior Services**

Email: Jace@BillingsleyServices.com

Phone: (941) 212-7911

**TO:**

**Harrison Ranch**

Attn: Brent Clark

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB LOCATION:**

**Harrison Ranch**

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB:**

| # | Services   | Qty     | Price  | Discount | Tax (%) | Total       |
|---|--|---------|--------|----------|---------|-------------|
| 1 | Paver Sealing - Pool Deck  | 7491.00 | \$1.45 | \$0.00   | No Tax  | \$10,861.95 |
|   | The use of Trident Hurricane Cat 5 sealant, along with the cleaning and sanding of the driveway. |         |        |          |         |             |
|   | Includes removal of efflorescence, and light organic staining. Includes the price of sand        |         |        |          |         |             |
|   | Priced per square foot.  |         |        |          |         |             |
| 2 | Paver Sealing - Front Walkway  | 250.00  | \$1.45 | \$0.00   | No Tax  | \$362.50    |
|   | The use of Trident Hurricane Cat 5 sealant, along with the cleaning and sanding of the driveway. |         |        |          |         |             |
|   | Includes removal of efflorescence, and light organic staining. Includes the price of sand        |         |        |          |         |             |
|   | Priced per square foot.  |         |        |          |         |             |
|   | This line item must be done in conjunction with other sealing, can not be done standalone.       |         |        |          |         |             |
| 3 | Paver Sealing - Back Walkway   | 1000.00 | \$1.45 | \$0.00   | No Tax  | \$1,450.00  |
|   | The use of Trident Hurricane Cat 5 sealant, along with the cleaning and sanding of the driveway. |         |        |          |         |             |
|   | Includes removal of efflorescence, and light organic staining. Includes the price of sand        |         |        |          |         |             |
|   | Priced per square foot.  |         |        |          |         |             |

Subtotal \$12,674.45

**Grand Total (\$)** \$12,674.45

**Accepted payment methods**

Credit Card, Check, Cash, Zelle

**Message**

Hello,

Thank you for reaching out regarding the services to be completed at your home. Your estimate has been attached to this message. Please review it and direct any questions to us.

Thank you,  
Billingsley Pressure Washing & Exterior Services

**Terms**

By signing a contract you are signing a legally binding contract for work to be performed. This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

This contract is effective the moment the client accepts the proposal, and it is the client's responsibility to read and acknowledge all parts of this contract.

The Client must view the contract at the link below.

<https://billingsleyservices.com/contract>

By signing below or accepting an estimate via written or electronic approval, the Client acknowledges understanding and acceptance of all terms and conditions within this agreement.

By signing this document the customer agrees to the service and conditions outlined in this document.



# ESTIMATE

# EST-2211

Estimate Date: Jan 07, 2026

Expiry Date: Feb 04, 2026

**FROM:**

**Billingsley Pressure Washing & Exterior Services**

Email: Jace@BillingsleyServices.com

Phone: (941) 212-7911

**TO:**

**Harrison Ranch**

Attn: Brent Clark

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB LOCATION:**

**Harrison Ranch**

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB:**

Harrison Ranch Clubhouse

| #   | Services                                     | Qty     | Price  | Discount | Tax (%) | Total      |
|---|--|---------|--------|----------|---------|------------|
| 1   | Sidewalk Pressure-Wash                       | 7128.00 | \$0.20 | \$0.00   | No Tax  | \$1,425.60 |
| <p>High-pressure surface cleaning to remove dirt, algae, and buildup from sidewalk areas, followed by a sodium hypochlorite treatment to sanitize surfaces and inhibit organic regrowth.</p> <p>All on-property sidewalks that are concrete. Does not include roadside as is county managed. See image for included areas. (BLUE)</p>               |  |         |        |          |         |            |
| 2   | Fence Soft-Wash                              | 1630.00 | \$0.75 | \$0.00   | No Tax  | \$1,222.50 |
| <p>Low-pressure soft washing of fence surfaces using a gentle cleaning solution to remove algae, mildew, and surface contaminants without damaging the material. Includes a thorough rinse for a clean, restored appearance.</p> <p>This is the price for both sides of the 815ft long fence. See image for included areas (RED)</p>                |  |         |        |          |         |            |
| 3   | Playground Area Sidewalk + Bench Pad Washing | 960.00  | \$0.20 | \$0.00   | No Tax  | \$192.00   |
| <p>High-pressure surface cleaning to remove dirt, algae, and buildup from sidewalk areas, followed by a sodium hypochlorite treatment to sanitize surfaces and inhibit organic regrowth.</p> <p>All concrete sidewalk's inside of the playground area, including under the picnic tables concrete pad's. See image for included areas. (PURPLE)</p> |  |         |        |          |         |            |

| # | Services   | Qty   | Price      | Discount | Tax (%)                 | Total             |
|---|--|-------|------------|----------|-------------------------|-------------------|
| 4 | Curb Pressure-Wash   | 0.60  | \$1,223.00 | \$0.00   | No Tax                  | \$733.80          |
|   | High-pressure surface cleaning to remove dirt, algae, and buildup from curb areas. This line-item includes the rinsing of large and noticeable debris from the paved road area.                |       |            |          |                         |                   |
|   | All on-property curbs that are concrete. Does not include roadside curb as is county managed. See image for included areas. (ORANGE)   |       |            |          |                         |                   |
| 5 | Parking Bumpers  | 53.00 | \$3.00     | \$0.00   | No Tax                  | \$159.00          |
|   | High-pressure surface cleaning to remove dirt, algae, and buildup from curb/parking-bumper areas. This line-item includes the rinsing of large and noticeable debris from the paved road area. |       |            |          |                         |                   |
|   | All on-property parking-bumpers that are concrete.   |       |            |          |                         |                   |
|   |  |       |            |          | Subtotal                | \$3,732.90        |
|   |  |       |            |          | <b>Grand Total (\$)</b> | <b>\$3,732.90</b> |

**Accepted payment methods**  
Credit Card, Check, Cash, Zelle



# ESTIMATE

# EST-2208

Estimate Date: Dec 30, 2025

Expiry Date: Jan 27, 2026

**FROM:**

**Billingsley Pressure Washing & Exterior Services**

Email: Jace@BillingsleyServices.com

Phone: (941) 212-7911

**TO:**

**Harrison Ranch**

Attn: Brent Clark

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB LOCATION:**

5755 Harrison Ranch Boulevard

Parrish, FL, 34219

**JOB:**

Harrison Ranch Clubhouse

| #   | Services                                     | Qty     | Price  | Discount | Tax (%) | Total      |
|---|--|---------|--------|----------|---------|------------|
| 1   | Sidewalk Pressure-Wash                       | 7128.00 | \$0.20 | \$0.00   | No Tax  | \$1,425.60 |
| <p>High-pressure surface cleaning to remove dirt, algae, and buildup from sidewalk areas, followed by a sodium hypochlorite treatment to sanitize surfaces and inhibit organic regrowth.</p> <p>All on-property sidewalks that are concrete. Does not include roadside as is county managed. See image for included areas. (BLUE)</p>               |  |         |        |          |         |            |
| 2   | Fence Soft-Wash                              | 1630.00 | \$0.75 | \$0.00   | No Tax  | \$1,222.50 |
| <p>Low-pressure soft washing of fence surfaces using a gentle cleaning solution to remove algae, mildew, and surface contaminants without damaging the material. Includes a thorough rinse for a clean, restored appearance.</p> <p>This is the price for both sides of the 815ft long fence. See image for included areas (RED)</p>                |  |         |        |          |         |            |
| 3   | Playground Area Sidewalk + Bench Pad Washing | 960.00  | \$0.20 | \$0.00   | No Tax  | \$192.00   |
| <p>High-pressure surface cleaning to remove dirt, algae, and buildup from sidewalk areas, followed by a sodium hypochlorite treatment to sanitize surfaces and inhibit organic regrowth.</p> <p>All concrete sidewalk's inside of the playground area, including under the picnic tables concrete pad's. See image for included areas. (PURPLE)</p> |  |         |        |          |         |            |

| #  | Services           | Qty  | Price      | Discount | Tax (%)                 | Total             |
|--|--------------------|------|------------|----------|-------------------------|-------------------|
| 4  | Curb Pressure-Wash | 0.60 | \$1,223.00 | \$0.00   | No Tax                  | \$733.80          |
| <p>High-pressure surface cleaning to remove dirt, algae, and buildup from curb areas. This line-item includes the rinsing of large and noticeable debris from the paved road area.</p> <p>All on-property curbs that are concrete. Does not include roadside curb as is county managed. See image for included areas. (ORANGE)</p> |                    |      |            |          |                         |                   |
|  |                    |      |            |          | Subtotal                | \$3,573.90        |
|  |                    |      |            |          | <b>Grand Total (\$)</b> | <b>\$3,573.90</b> |

**Accepted payment methods**  
 Credit Card, Check, Cash, Zelle

**Message**  
 Hello,

Thank you for reaching out regarding the services to be completed at your home. Your estimate has been attached to this message. Please review it and direct any questions to us. Please see the attached image's for reference of work to be completed.

Thank you,  
 Billingsley Pressure Washing & Exterior Services

# Manatee Power Wash LLC

## Terms and Conditions

1) Legally Binding Agreement:

By signing a contract with Manatee Power Wash LLC, you are signing a legally binding contract for work to be completed at an agreed-upon price. In the event that you break this contract, all deposits made to the company shall be surrendered as damages.

2) Product Warranties:

All warranties are limited to those offered by the manufacturers of the products used. Manatee Power Wash LLC has no additional warranties. If you ever have a concern regarding our work, Manatee Power Wash LLC should be notified immediately.

3) Water Usage:

By signing this agreement, you agree to provide Manatee Power Wash LLC the right to use an on-site water supply as needed to complete the stated project without compensation. If an exterior water supply is required, it will be at an additional charge. It is the customer's responsibility to make sure the water supply is on and in working order before we arrive. Additional charges will be applied if water is not available.

4) Electrical Usage:

By signing this agreement, you agree to provide Manatee Power Wash LLC the right to use an on-site source of electricity as needed to complete the stated project without compensation. If an exterior source is required, it will be at an additional charge.

5) Color and Tone Concerns:

The properties and species of wood age and weather can greatly affect the resulting color or tone of the stain. Note: Variances may occur on individual boards as well as the total project, as densities and other characteristics vary across and throughout the wood. Manatee Power Wash LLC and its associates attempt to represent the final finish color and tones as best as possible. While we can often give you an idea of the overall color or tone you must expect some variation in the overall finish.

6) Courtesy:

While Manatee Power Wash LLC is on location and performing work on your property, you are responsible for keeping all children and pets, as well as other individuals, away from the work area. Children and pets must be kept off the work surface for at least 24 hours after our work is completed. This is for your safety as well as our own.

7) Payments:

Payments to Manatee Power Wash LLC are due as per the contract schedule and are to be paid by check or cash. All balances are ALWAYS due upon completion of the job. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms. The customer agrees to pay any collection cost incurred by Manatee Power Wash LLC related to the collection process of outstanding balances.

8) Scheduling:

Scheduling in a business which productivity relies upon the weather can be difficult. Inclement weather may affect scheduling. We try our best to keep scheduling conflicts to a minimum, however, circumstances that are minimum; our control may affect your project start and completion dates. You will be notified of any changes.

9) Removal & Replacement of Deck Contents:

Removal and replacement of grills, deck furniture, planters, and any other items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage, or storage issues. An additional charge may be applied for the time and labor devoted to the removal of these items.

10) Damages:

Manatee Power Wash LLC is not responsible for damages due to improperly installed siding, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters, and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Power washing, which entails the removal of chalky, gritty, or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. Manatee Power Wash LLC will not be responsible for such conditions. Manatee Power Wash LLC will not be responsible for loose mortar that may dislodge during the cleaning process.

11) Stains:

Some stains cannot be removed by power washing. Tree sap, artillery fungus, splatters from stains and paints are examples of materials that cannot be removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

12) Watertight:

Manatee Power Wash LLC Services expects your property to be in good repair and weathertight. This includes but is not limited to all electrical services including receptacles and light fixtures. Doors and windows shall also be weathertight. Manatee Power Wash LLC

Services is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance, or repair of electrical related items or doors or windows. Manatee Power Wash LLC cannot guarantee removal of artillery fungus from exterior house surfaces.

13) Window Spotting:

Windows may become water spotted as a result of our services. Window cleaning is NOT included.

14) Concrete:

The appearance of concrete depends on a number of factors most linked to when the concrete was initially poured and cured. When concrete with dirt, mold, mildew, algae and other pollutants and stains is cleaned, the concrete will then reveal any and all imperfections that the pollutants and stains have covered up. The customer understands that not all concrete will look the same even on the same driveway, patio, sidewalk, or concrete slab.

15) Oil Stains:

Very Important to understand that oil stains can never be 100% removed. Our goal is to be able to pull out the oil as much as possible from the surface and to lighten the appearance of the oil stain. (Example Surfaces: Concrete/Asphalt). This all depends on how old the surface is, when the oil stain happened, and the situation oil/surface. Every situation of an oil removal treatment is different. This process could achieve no results, to very little results, to achieving great results. Please understand results can vary with an oil treatment process.

**I have read and agree to the terms and conditions.**

---

**Address of service to be performed by Manatee Power Wash LLC**

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**Customer Signature**

---

**Date**

**Impeccable Painters**  
3608 Patten Ave  
Ellenton, FL 34222 USA  
9414791410  
kyle@impeccablepainters.com



## Estimate

### ADDRESS

Harrison Ranch CDD

ESTIMATE # 1756

DATE 01/19/2026

| SERVICE          | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|------------------|--|-----|----------|----------|
| pressure washing | Clubhouse sidewalks - pressure wash concrete sidewalks around clubhouse, including sidewalks, parking bumpers, and median curbing on both sides of parking lot. Sidewalks will be cleaned from clubhouse area up to main entrance at Harrison Ranch Blvd. Concrete will be treated with chlorine/water mixture to help kill mildew. Once concrete is cleaned, all mildew and dirt residue will be rinsed off until clean. This price includes costs of labor, materials, and cost of hydrant water meter obtained through Manatee County Utility Department. | 1   | 2,150.00 | 2,150.00 |
| pressure washing | Fencing - pressure wash both sides of white pvc fencing at clubhouse entrance and along Harrison Ranch Blvd. Fencing will be treated with chlorine/water mixture and pressure washed until clean. This price includes costs of labor, materials, and cost of hydrant water meter obtained through Manatee County Utility Department.   | 1   | 800.00   | 800.00   |

TOTAL

**\$2,950.00**

Accepted By

Accepted Date



|              |                    |
|--------------|--------------------|
| ESTIMATE     | #3896              |
| SERVICE DATE | Jan 9, 2026        |
| <b>TOTAL</b> | <b>\$11,993.00</b> |

## Absolute Power Washing and Paver Sealing

Brent Clark  
 5755 Harrison Ranch Boulevard  
 Parrish, FL 34219

### CONTACT US

PO Box 881  
 Parrish, FL 34219

(941) 776-9725  
 clubhousemanager@harrisonranchcdd.org

(941) 914-7772  
 Lance.absolute1@gmail.com

### ESTIMATE

| Services  | qty | unit price | amount             |
|---|-----|------------|--------------------|
| Semi Gloss Finish back patio<br>This premium service starts with our team applying a proprietary algaecide blend that sterilizes and penetrates in between the pavers. This kills all algae and breaks up any grease residue from grilling. We then surface clean the entire area, getting it ready for new sand. This is a 4 grain-silica based, no nutrient sand & will help prevent weeds as well as algae from growing in your deck or driveway. The last step is to seal the sand in place with a flood coat of premium, water based joint stabilizing sealant that will lock the sand in place preventing it from washing away being moved by ants and naturally blocking weed growth. This sealant has color restoring agents to bring your pavers back to life and protect from future UV damage. Our team can help you choose the sealant finish that fits your vision best, we offer Natural Gloss, Semi Gloss, and High Gloss.<br>*Comes with 2 coats of premium sealer and our 2 year Absolute guarantee.               | 1.0 | \$1,330.00 | \$1,330.00         |
| Rinse back patio in back  | 1.0 | \$0.00     | \$0.00             |
| Semi Gloss Finish pool area<br>This premium service starts with our team applying a proprietary algaecide blend that sterilizes and penetrates in between the pavers. This kills all algae and breaks up any grease residue from grilling. We then surface clean the entire area, getting it ready for new sand. This is a 4 grain-silica based, no nutrient sand & will help prevent weeds as well as algae from growing in your deck or driveway. The last step is to seal the sand in place with a flood coat of premium, water based joint stabilizing sealant that will lock the sand in place preventing it from washing away being moved by ants and naturally blocking weed growth. This sealant has color restoring agents to bring your pavers back to life and protect from future UV damage. Our team can help you choose the sealant finish that fits your vision best, we offer Natural Gloss, Semi Gloss, and High Gloss.<br>*Comes with 2 coats of premium sealer and our 2 year Absolute guarantee.                | 1.0 | \$8,713.00 | \$8,713.00         |
| Clean and Powerwash sidewalks   | 1.0 | \$1,200.00 | \$1,200.00         |
| Clean fence   | 1.0 | \$750.00   | \$750.00           |
| Semi Gloss Finish front of building pavers<br>This premium service starts with our team applying a proprietary algaecide blend that sterilizes and penetrates in between the pavers. This kills all algae and breaks up any grease residue from grilling. We then surface clean the entire area, getting it ready for new sand. This is a 4 grain-silica based, no nutrient sand & will help prevent weeds as well as algae from growing in your deck or driveway. The last step is to seal the sand in place with a flood coat of premium, water based joint stabilizing sealant that will lock the sand in place preventing it from washing away being moved by ants and naturally blocking weed growth. This sealant has color restoring agents to bring your pavers back to life and protect from future UV damage. Our team can help you choose the sealant finish that fits your vision best, we offer Natural Gloss, Semi Gloss, and High Gloss.<br>*Comes with 2 coats of premium sealer and our 2 year Absolute guarantee. | 1.0 | \$0.00     | \$0.00             |
| Curbs and playground area cleaning and Powerwash  | 1.0 | \$0.00     | \$0.00             |
| <b>Services subtotal:</b>   |     |            | <b>\$11,993.00</b> |

|          |             |
|----------|-------------|
| Subtotal | \$11,993.00 |
|----------|-------------|

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|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$11,993.00</b> |
|--------------|--------------------|

Thank you for choosing Absolute Power Washing!

Tab 7

# Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

Phone: 772-634-4474 / 772-618-3682

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

ATTN: Brent Clark

Job: Harrison Ranch

5755 Harrison Ranch Blvd, 34219

Date: January 15, 2026

## Preparation Works

### SITE SET UP

**Key Note** - The Client to provide clear access to the court(s) for the storage of materials and the preparation of the materials prior to installation, including access for work vehicles. Lancelot Industries LLC will not be responsible for any damage done to gain necessary access.

**Key Note** - A washout area is needed during the duration of the project.

**Key Note** - Client to provide access to clean potable water connection in close proximity to the work zone.

**Key Note** - Lancelot will not be responsible for removing or reinstalling any items including but not limited to benches, chairs, storage units etc. Owner is to have those items removed prior to our work and will be responsible for their whereabouts during and reinstallation after the completion of the project.

### CRACK REPAIRS

Patch cracks using court patch binder.

**Key Note** - Lancelot Industries LLC will not guarantee that cracks will not re-open and new cracks will not appear.

Cracks may reappear within days, weeks or months due to age and condition of the court(s) For resurfacing projects such as the one proposed within this quotation, the standard method of repair offered may provide some additional life in the court but the only way of seeking a long term proven solution to cracking, then the court should be reconstructed.

**Key Note** - This quotation does not allow for the removal or repair of any "heavy", root damage or any other faults unless specifically set out in this quotation.

### BIRD BATH REPAIRS - BASES CONSTRUCTED BY OTHERS

Attempt to patch any isolated birdbaths or areas holding water with court patch binder.

**Key Note** - Lancelot Industries LLC are not able to level any large depressions

**Key Note** - A birdbath is a randomly located low area, where water which is 1/8" deep which tends to puddle or hold water after 1 hour of drying has ceased or after one hour of drying at 70 f in sunshine and after the rest of the court has dried. The statement "Attempt to patch any isolated birdbaths or areas holding water with court patch binder" does not apply to major depressions or large areas where water may remain after the rest of the court has dried.

**Key Note** - Lancelot Industries LLC will not guarantee that all water will be removed to the Courts, as bases have settled and no longer have the correct level of fall as specified by the ASBA. In addition, for resurfacing projects such as the one proposed within this quotation, the standard method of repair of birdbaths offered may provide some additional life in the court but the only way of seeking a long term proven solution to birdbaths, then the court should be reconstructed.

**Court Preparation & Surfacing**  
**Basketball repair**

1. Repair 4x6 area, remove 2 inches of fill, clean out area, fill with asphalt and compact to proper density. Strip fiberglass on the edges where new asphalt meets the old asphalt. Patch over this newly repaired area. Square off the newly repaired area and paint. This area will appear brighter than the rest of the court.
2. Thoroughly clean up all drums, trash, etc. upon completion of job.

**Total cost \$2,500.00**

**Terms: 50% deposit, 50% upon completion.**

**\*\*Resurfacing does NOT keep cracks from re appearing\*\***

**PAYMENT TERMS:** Upon acceptance of this Proposal a fifty percent (50%) deposit of total price will be due 25% due upon material drop and 25% remaining balance due upon completion. A signed proposal and deposit are required prior to scheduling services. Prices are based on cost of materials as of the date of this proposal.

**\*\*Materials costs & Shipping is subject to change if proposal is 30 days or older. This proposal may be withdrawn if not accepted within 30 days \*\*All credit card payments will be charged an additional 5% processing fee\*\***

**Guarantee:** Lancelot Industries guarantees all work against defects in workmanship or materials for a period of 2 year from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of Lancelot Industries such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor bubbles, intrusion of weeds or grass, etc. Lancelot Industries does not guarantee that cracks won't break through the surface. This guarantee will become void upon owner's failure to comply with the payment schedule. Our guarantee does NOT apply to concrete pads/slabs/driveways etc. **\*No** guarantee or warranty will be applied to unknown conditions including, but not limited to, imperfections in the sub-base, base rock, and paving or concrete surface—when applicable. Guarantee will not be provided for projects that are in need of a full rehab or have underlying issues such as but not limited to, compromised rock base, root damaged areas, areas with plants surrounding that can/will cause future root damage

**Credit:** If customer does not pay as agreed, Lancelot Industries shall have the right to file a lien against the real estate for the amount of work done. No further work shall be completed if installment payments are not received as specified. Lancelot Industries LLC will add a **15%** finance charge **PER DAY** to any unpaid invoice past due (10) **ten days**. No warranties are honored unless payment is made in full. Warranties are for a period of one (1) year from the date of project completion. In the event of a dispute regarding this contract, the financially responsible party for which the work is performed agrees to pay all attorney fees, collection costs and all related costs incurred until such dispute is settled.

**Customer will** furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage. The owner agrees to keep all sprinkler systems off during resurfacing work. Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense. We are NOT responsible for any existing conditions or damages to lawn/landscape to acquire access to court(s).

**\*All agreements** are contingent upon the absence of weather delays, accidents, strikes and acts of God and nature beyond our control. All guarantees exclude any and all liability for acts of vandalism, negligence of others, abnormal usage, lack of maintenance, work done by others –not in our contract, or conditions beyond our control.

Owner to carry and maintain insurance coverage for fire, tornado, hurricane, and property losses during time of work scope.

**\*Upon acceptance and return to us, this proposal becomes our entire contract.**

**Proposal / Contract Accepted**

X \_\_\_\_\_

**Thank you, Lancelot Industries LLC**  
372 SW Paar Drive  
Port St. Lucie Fl 34953  
772-634-4474/772-618-3682

# Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

Phone: 772-634-4474 / 772-618-3682

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

ATTN: Brent Clark

Job: Harrison Ranch

5755 Harrison Ranch Blvd, Parrish , Fl 34219

Date: January 15, 2026

## Preparation Works

### SITE SET UP

**Key Note** - The Client to provide clear access to the court(s) for the storage of materials and the preparation of the materials prior to installation, including access for work vehicles. Lancelot Industries LLC will not be responsible for any damage done to gain necessary access.

**Key Note** - A washout area is needed during the duration of the project.

**Key Note** - Client to provide access to clean potable water connection in close proximity to the work zone.

**Key Note**- Lancelot will not be responsible for removing or reinstalling any items including but not limited to benches, chairs, storage units etc. Owner is to have those items removed prior to our work and will be responsible for their whereabouts during and reinstallation after the completion of the project.

### CRACK REPAIRS

Patch cracks using court patch binder.

**Key Note** - Lancelot Industries LLC will not guarantee that cracks will not re-open and new cracks will not appear. Cracks may reappear within days, weeks or months due to age and condition of the court(s) For resurfacing projects such as the one proposed within this quotation, the standard method of repair offered may provide some additional life in the court but the only way of seeking a long term proven solution to cracking, then the court should be reconstructed.

**Key Note** - This quotation does not allow for the removal or repair of any "heavy", root damage or any other faults unless specifically set out in this quotation.

### BIRD BATH REPAIRS - BASES CONSTRUCTED BY OTHERS

Attempt to patch any isolated birdbaths or areas holding water with court patch binder.

**Key Note** - Lancelot Industries LLC are not able to level any large depressions

**Key Note** - A birdbath is a randomly located low area, where water which is 1/8" deep which tends to puddle or hold water after 1 hour of drying has ceased or after one hour of drying at 70 f in sunshine and after the rest of the court has dried. The statement "Attempt to patch any isolated birdbaths or areas holding water with court patch binder" does not apply to major depressions or large areas where water may remain after the rest of the court has dried.

**Key Note** - Lancelot Industries LLC will not guarantee that all water will be removed to the Courts, as bases have settled and no longer have the correct level of fall as specified by the ASBA. In addition, for resurfacing projects such as the one proposed within this quotation, the standard method of repair of birdbaths offered may provide some additional life in the court but the only way of seeking a long term proven solution to birdbaths, then the court should be reconstructed.

## Court Preparation & Surfacing

**Court Preparation & Surfacing**  
**Basketball 60 x 90**

1. Pressure clean court as needed to remove loose dirt and mildew.
2. Flood court with water and allow 90 minutes of direct sunlight for drying and drainage of water. Any remaining area holding water over the thickness of a nickel will be patched using an acrylic
3. patch mix. The patch mix consists of patching binder which is a bonding agent, mixed with portland cement and sand. \* Court must have proper slope to ensure water drainage.
4. Grind or machine sand raised areas on court surface as necessary. Any extensive patching will be billed at a daily rate.
5. Repair 4x6 area, dig down about 2 inches, clean out area, fill with asphalt and compact to proper density. Strip fiberglass on the edges where new asphalt meets the old asphalt. Patch over this newly repaired area.
6. Fill existing cracks with an acrylic crack filler as best as possible prior to resurfacing.
7. Apply 2 coats of acrylic resurfacer over entire court surface. Acrylic resurfacer is 100% acrylic concentrate that is blended with sand and water.
8. Apply 2 coats of acrylic color over the entire court surface. These color coats are made of high- quality color pigments and acrylic binders. (Colors -All green.)
9. Paint two-inch-wide basketball playing lines, using a yellow textured line paint consisting of high- quality titanium pigments.
10. Thoroughly clean up all drums, trash, etc. upon completion of job.

**Total cost \$13,800.00**

**Terms: 50 deposit, 25 % upon material delivery, 25% upon completion.**

**\*\*Resurfacing does NOT keep cracks from re appearing\*\***

**PAYMENT TERMS:** Upon acceptance of this Proposal a fifty percent (50%) deposit of total price will be due 25% due upon material drop and 25% remaining balance due upon completion. A signed proposal and deposit are required prior to scheduling services. Prices are based on cost of materials as of the date of this proposal.

**\*\*Materials costs & Shipping is subject to change if proposal is 30 days or older. This proposal may be withdrawn if not accepted within 30 days \*\*All credit card payments will be charged an additional 5% processing fee\*\***

**Guarantee:** Lancelot Industries guarantees all work against defects in workmanship or materials for a period of 2 year from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of Lancelot Industries such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor bubbles, intrusion of weeds or grass, etc. Lancelot Industries does not guarantee that cracks won't break through the surface. This guarantee will become void

upon owner's failure to comply with the payment schedule. Our guarantee does NOT apply to concrete pads/slabs/driveways etc. \*No guarantee or warranty will be applied to unknown conditions including, but not limited to, imperfections in the sub-base, base rock, and paving or concrete surface—when applicable. Guarantee will not be provided for projects that are in need of a full rehab or have underlying issues such as but not limited to, compromised rock base, root damaged areas, areas with plants surrounding that can/will cause future root damage

**Credit:** If customer does not pay as agreed, Lancelot Industries shall have the right to file a lien against the real estate for the amount of work done. No further work shall be completed if installment payments are not received as specified. Lancelot Industries LLC will add a **15% finance charge PER DAY** to any unpaid invoice past due (10) **ten days**. No warranties are honored unless payment is made in full. Warranties are for a period of one (1) year from the date of project completion. In the event of a dispute regarding this contract, the financially responsible party for which the work is performed agrees to pay all attorney fees, collection costs and all related costs incurred until such dispute is settled.

**Customer will** furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage. The owner agrees to keep all sprinkler systems off during resurfacing work. Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense. We are NOT responsible for any existing conditions or damages to lawn/landscape to acquire access to court(s).

**\*All agreements** are contingent upon the absence of weather delays, accidents, strikes and acts of God and nature beyond our control. All guarantees exclude any and all liability for acts of vandalism, negligence of others, abnormal usage, lack of maintenance, work done by others—not in our contract, or conditions beyond our control. Owner to carry and maintain insurance coverage for fire, tornado, hurricane, and property losses during time of work scope.

**\*Upon acceptance and return to us, this proposal becomes our entire contract.**

**Proposal / Contract Accepted**

X \_\_\_\_\_

**Thank you, Lancelot Industries LLC**

372 SW Paar Drive

Port St. Lucie FL 34953

772-634-4474/772-618-3682

# Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

Phone: 772-634-4474 / 772-618-3682

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

ATTN: Brent Clark

Job: Harrison Ranch

5755 Harrison Ranch Blvd, 34219

Date: January 15, 2026

## Preparation Works

### SITE SET UP

**Key Note** - The Client to provide clear access to the court(s) for the storage of materials and the preparation of the materials prior to installation, including access for work vehicles. Lancelot Industries LLC will not be responsible for any damage done to gain necessary access.

**Key Note** - A washout area is needed during the duration of the project.

**Key Note** - Client to provide access to clean potable water connection in close proximity to the work zone.

**Key Note**- Lancelot will not be responsible for removing or reinstalling any items including but not limited to benches, chairs, storage units etc. Owner is to have those items removed prior to our work and will be responsible for their whereabouts during and reinstallation after the completion of the project.

### CRACK REPAIRS

Patch cracks using court patch binder.

**Key Note** - Lancelot Industries LLC will not guarantee that cracks will not re-open and new cracks will not appear. Cracks may reappear within days, weeks or months due to age and condition of the court(s) For resurfacing projects such as the one proposed within this quotation, the standard method of repair offered may provide some additional life in the court but the only way of seeking a long term proven solution to cracking, then the court should be reconstructed.

**Key Note** - This quotation does not allow for the removal or repair of any "heavy", root damage or any other faults unless specifically set out in this quotation.

### BIRD BATH REPAIRS - BASES CONSTRUCTED BY OTHERS

Attempt to patch any isolated birdbaths or areas holding water with court patch binder.

**Key Note** - Lancelot Industries LLC are not able to level any large depressions

**Key Note** - A birdbath is a randomly located low area, where water which is 1/8" deep which tends to puddle or hold water after 1 hour of drying has ceased or after one hour of drying at 70 f in sunshine and after the rest of the court has dried. The statement "Attempt to patch any isolated birdbaths or areas holding water with court patch binder" does not apply to major depressions or large areas where water may remain after the rest of the court has dried.

**Key Note** - Lancelot Industries LLC will not guarantee that all water will be removed to the Courts, as bases have settled and no longer have the correct level of fall as specified by the ASBA. In addition, for resurfacing projects such as the one proposed within this quotation, the standard method of repair of birdbaths offered may provide some additional life in the court but the only way of seeking a long term proven solution to birdbaths, then the court should be reconstructed.

### **Resurface Double Tennis Court**

1. Pressure clean court as needed to remove loose dirt and mildew.
2. Flood court with water and allow 90 minutes of direct sunlight for drying and drainage of water. Any remaining area holding water over the thickness of a nickel will be patched using an acrylic patch mix. The patch mix consists of patching binder which is a bonding agent, mixed with portland cement and sand. \* Court must have proper slope to ensure water drainage.
3. Birdbath/settled area closest to the playground will be addressed as best as possible.
4. Grind or machine sand raised areas on court surface as necessary. Any extensive patching will be billed at a daily rate.
5. Fill existing cracks with an acrylic crack filler as best as possible prior to resurfacing.
6. We will apply fiberglass membrane over the entire court surface within the fencelines. Fiberglass membrane helps to hide minor surface-cracking and stripping cracks in asphalt and concrete ensuring proper reinforcement and a more reliable foundation.
7. Apply 2 coats of acrylic resurfacer over entire court surface. Acrylic resurfacer is 100% acrylic concentrate that is blended with sand and water.
8. Apply 2 coats of acrylic color over the entire court surface. These color coats are made of high- quality color pigments and acrylic binders. (Colors -Blue in, green out.)
9. Paint two inch wide playing lines in accordance with U.S.T.A. standards, using a white textured line paint consisting of high-quality titanium pigments.
10. Supply and install 1 new tennis net post (\*dead end post only\* the post is currently not level)
11. Supply and install 2 new tennis nets.
12. Thoroughly clean up all drums, trash, etc. upon completion of job.

**Total cost \$37,875.00**

**Terms: 50% deposit, 25% upon material delivery, 25% upon completion.**

**\*\*Resurfacing does NOT keep cracks from re appearing\*\***

**PAYMENT TERMS:** Upon acceptance of this Proposal a fifty percent (50%) deposit of total price will be due 25% due upon material drop and 25% remaining balance due upon completion. A signed proposal and deposit are required prior to scheduling services. Prices are based on cost of materials as of the date of this proposal.

**\*\*Materials costs & Shipping is subject to change if proposal is 30 days or older. This proposal may be withdrawn if not accepted within 30 days \*\*All credit card payments will be charged an additional 5% processing fee\*\***

**Guarantee:** Lancelot Industries guarantees all work against defects in workmanship or materials for a period of 2 year from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of Lancelot Industries such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor bubbles, intrusion of weeds or grass, etc. Lancelot Industries does not guarantee that cracks won't break through the surface. This guarantee will become void upon owner's failure to comply with the payment schedule. Our guarantee does NOT apply to concrete pads/slabs/driveways etc. \*No guarantee or warranty will be applied to unknown conditions including, but not limited to, imperfections in the sub-base, base rock, and paving or concrete surface—when applicable. Guarantee will not be provided for projects that are in need of a full rehab or have underlying issues such as but not limited to, compromised rock base, root damaged areas, areas with plants surrounding that can/will cause future root damage

**Credit:** If customer does not pay as agreed, Lancelot Industries shall have the right to file a lien against the real estate for the amount of work done. No further work shall be completed if installment payments are not

received as specified. Lancelot Industries LLC will add a **15% finance charge PER DAY** to any unpaid invoice past due (10) **ten days**. No warranties are honored unless payment is made in full. Warranties are for a period of one (1) year from the date of project completion. In the event of a dispute regarding this contract, the financially responsible party for which the work is performed agrees to pay all attorney fees, collection costs and all related costs incurred until such dispute is settled.

**Customer will** furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage. The owner agrees to keep all sprinkler systems off during resurfacing work. Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense. We are NOT responsible for any existing conditions or damages to lawn/landscape to acquire access to court(s).

**\*All agreements** are contingent upon the absence of weather delays, accidents, strikes and acts of God and nature beyond our control. All guarantees exclude any and all liability for acts of vandalism, negligence of others, abnormal usage, lack of maintenance, work done by others –not in our contract, or conditions beyond our control. Owner to carry and maintain insurance coverage for fire, tornado, hurricane, and property losses during time of work scope.

**\*Upon acceptance and return to us, this proposal becomes our entire contract.**

**Proposal / Contract Accepted**

X \_\_\_\_\_

**Thank you, Lancelot Industries LLC**  
372 SW Paar Drive  
Port St. Lucie FL 34953  
772-634-4474/772-618-3682

# Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

Phone: 772-634-4474 / 772-618-3682

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

ATTN: Brent Clark

Job: Harrison Ranch

5755 Harrison Ranch Blvd, 34219

Date: January 15, 2026

## Court Preparation & Surfacing

### **120 x 120 Tennis & Pickleball**

#### **Conversion to Multisport Courts - on existing tennis furthest from entrance gate**

1. Pressure clean court as needed to remove loose dirt and mildew.
2. Flood court with water and allow 90 minutes of direct sunlight for drying and drainage of water. Any remaining area holding water over the thickness of a nickel will be patched using an acrylic patch mix. The patch mix consists of patching binder which is a bonding agent, mixed with portland cement and sand. \* Court must have proper slope to ensure water drainage.
3. Birdbath/settled area closest to the playground will be addressed as best as possible.
4. Grind or machine sand raised areas on court surface as necessary. Any extensive patching will be billed at a daily rate.
5. Measure and locate to install one set of pickleball sleeves on each side of the tennis net, along with center anchors. These sleeves and center anchors will be set in concrete.
6. Supply and install new pickleball nets and pickleball net posts for these 2 courts.
7. Fill existing cracks with an acrylic crack filler as best as possible prior to resurfacing.
8. We will apply fiberglass membrane over the entire courts surface. Fiberglass membrane helps to hide minor surface-cracking and stripping cracks in asphalt and concrete ensuring proper reinforcement and a more reliable foundation.
9. Apply 2 coats of acrylic resurfacer over entire court surface. Acrylic resurfacer is 100% acrylic concentrate that is blended with sand and water.
10. Apply 2 coats of acrylic color over the entire court surface. These color coats are made of high quality color pigments and acrylic binders. (Colors -Blue in, green out.)
11. Paint two inch wide playing lines in accordance with U.S.P.A. standards, using a white textured line paint consisting of high-quality titanium pigments.
12. Thoroughly clean up all drums, trash, etc. upon completion of job.

#### **Tennis scope - Closest to entrance**

1. Pressure clean court as needed to remove loose dirt and mildew.
2. Flood court with water and allow 90 minutes of direct sunlight for drying and drainage of water. Any remaining area holding water over the thickness of a nickel will be patched using an acrylic patch mix. The patch mix consists of patching binder which is a bonding agent, mixed with portland cement and

sand. \* Court must have proper slope to ensure water drainage.

3. Grind or machine sand raised areas on court surface as necessary. Any extensive patching will be billed at a daily rate.

4. Fill existing cracks with an acrylic crack filler as best as possible prior to resurfacing.

5. We will apply fiberglass membrane over the entire courts surface. Fiberglass membrane helps to hide minor surface-cracking and stripping cracks in asphalt and concrete ensuring proper reinforcement and a more reliable foundation.

6. Apply 2 coats of acrylic resurfacer over entire court surface. Acrylic resurfacer is 100% acrylic concentrate that is blended with sand and water.

7. Apply 2 coats of acrylic color over the entire court surface. These color coats are made of high quality color pigments and acrylic binders. (Colors -Blue in, green out.)

8. Paint two inch wide playing lines in accordance with U.S.T.A. standards, using a white textured line paint consisting of high-quality titanium pigments.

9. Supply and install 1 new tennis net post (\*dead end post only\* the post is currently unlevel)

10. Supply and install 1 new tennis net.

11. Thoroughly clean up all drums, trash, etc. upon completion of job.

#### **Divider Fence Scope**

1. Install 4 ft black divider fence, approx 110 ft long with 5 ft openings on each end. Installment includes the tension wire, top rail and all hardware. The placement of this divider fencing will be slightly closer to the tennis court to avoid contact with the light poles.

**Total cost \$57,200.00**

**Terms: 50% deposit, 25% upon material delivery, 25% upon completion.**

**\*\*Resurfacing does NOT keep cracks from re appearing\*\***

**PAYMENT TERMS:** Upon acceptance of this Proposal a fifty percent (50%) deposit of total price will be due 25% due upon material drop and 25% remaining balance due upon completion. A signed proposal and deposit are required prior to scheduling services. Prices are based on cost of materials as of the date of this proposal.

**\*\*Materials costs & Shipping is subject to change if proposal is 30 days or older. This proposal may be withdrawn if not accepted within 30 days \*\*All credit card payments will be charged an additional 5% processing fee\*\***

**Guarantee:** Lancelot Industries guarantees all work against defects in workmanship or materials for a period of 2 year from the date of completion. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other conditions beyond control of Lancelot Industries such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor bubbles, intrusion of weeds or grass, etc. Lancelot Industries does not guarantee that cracks won't break through the surface. This guarantee will become void upon owner's failure to comply with the payment schedule. Our guarantee does NOT apply to concrete pads/slabs/driveways etc. \*No guarantee or warranty will be applied to unknown conditions including, but not limited to, imperfections in the sub-base, base rock, and paving or concrete surface—when applicable. Guarantee will not be provided for projects that are in need of a full rehab or have underlying issues such as but not limited to, compromised rock base, root damaged areas, areas with plants surrounding that can/will cause future root damage

**Credit:** If customer does not pay as agreed, Lancelot Industries shall have the right to file a lien against the real estate for the amount of work done. No further work shall be completed if installment payments are not received as specified. Lancelot Industries LLC will add a **15% finance charge PER DAY** to any unpaid invoice past

due (10) **ten days**. No warranties are honored unless payment is made in full. Warranties are for a period of one (1) year from the date of project completion. In the event of a dispute regarding this contract, the financially responsible party for which the work is performed agrees to pay all attorney fees, collection costs and all related costs incurred until such dispute is settled.

**Customer will** furnish access to site for equipment and materials and provide electricity and a clean water supply within a reasonable distance. The owner accepts responsibility for seeing that all landscaping, grass, and shrubbery outside the court perimeter be lower than the court surface to ensure proper drainage. The owner agrees to keep all sprinkler systems off during resurfacing work. Conflicts with irrigation, electrical and utilities are to be repaired by owners at their expense. We are NOT responsible for any existing conditions or damages to lawn/landscape to acquire access to court(s).

**\*All agreements** are contingent upon the absence of weather delays, accidents, strikes and acts of God and nature beyond our control. All guarantees exclude any and all liability for acts of vandalism, negligence of others, abnormal usage, lack of maintenance, work done by others –not in our contract, or conditions beyond our control. Owner to carry and maintain insurance coverage for fire, tornado, hurricane, and property losses during time of work scope.

**\*Upon acceptance and return to us, this proposal becomes our entire contract.**

**Proposal / Contract Accepted**

X\_\_\_\_\_

**Thank you, Lancelot Industries LLC**

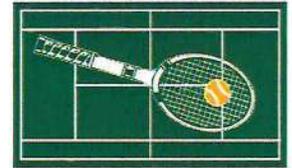
372 SW Paar Drive

Port St. Lucie FL 34953

772-634-4474/772-618-3682

# Welch Tennis Courts

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA

ASBA - TIY

## ALL-WEATHER (ASPHALT) TENNIS COURT RECONSTRUCTION PROPOSAL

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to reconstruct two (2) All-Weather Tennis Courts at The Harrison Ranch Clubhouse (hereinafter referred to as the "Owner") located at 5755 Harrison Ranch Boulevard in Parrish, Florida 34219. In accordance with, and subject to, the terms, conditions, and specifications set forth below, the work is referred to in this proposal as the "Project."

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions, including, but not limited to, all applicable setback requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs, and related acquisition costs. Any costs exceeding this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an on-site dumpster during the Project.

The Contractor shall provide the required contractor licensing to perform the work described herein, along with general liability and workers' compensation insurance. If the Owner requires insurance more than the limits of liability coverage usually carried by the Contractor, such additional coverage will be provided to the Owner at the Contractor's cost.

**2. COURT CONSTRUCTION:** The Contractor shall reconstruct two (2) all-weather tennis courts, in a battery measuring 120 feet by 120 feet, into one (1) all-weather tennis court and two (2) all-weather pickleball courts.

- a. **Removal:** The Contractor shall remove the existing asphalt surface (up to one and a half (1½) inches thick), nets, net posts, net post foundations, fencing, and dispose of them off-site.
- b. **Base:** The remaining base material shall be regraded and compacted in preparation for installation of the new asphalt surface. One and one-half (1½) inches of new compacted asphalt hot mix shall be placed over the entire court area. **NOTE: Welch Tennis Courts cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits, and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
- c. **Surface:** After the asphalt has properly cured, a fiberglass membrane shall be installed to minimize cracking over the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour to elapse at a temperature of at least 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.

- d. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. For the tennis court net posts, WTC 3.0 DTS nets with polyester head band, synthetic center strap, and anchor shall be installed. For the pickleball courts, permanent external-wind net posts with WTC pickleball nets shall be installed.

3. **FENCING:** The Contractor shall provide and install approximately 480 lineal feet of ten-foot-high and approximately 164 lineal feet of four-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe, and the top rail will be 1⅝-inch PC Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder-coated with polyester to provide a superior color coat finish. All fittings are PVC-coated.
- c. Fence fabric will be 1¾-inch #8-gauge vinyl mesh on all ten-foot-high fence and 2-inch #8-gauge vinyl mesh on all four-foot-high fencing.
- d. Bottom rail will be installed on all fencing.
- e. Two (2) walk gates shall be provided.

4. **COURT EQUIPMENT:** The Contractor shall provide one (1) Clean Court Unit, one (1) LoveOne Tennis Scoreboard, one (1) Miracle Sweep, and four (4) Aluminum Court Number Signs.

5. **CONTRACT PRICE:** The Contractor shall complete the Project described herein for the following contract prices:

|   |                            |
|---|----------------------------|
| COURT RECONSTRUCTION                          | \$213,715.00               |
| COURT EQUIPMENT                               | \$ 440.00                  |
| <u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u> | <u>\$ .00</u>              |
| <b><u>TOTAL</u></b>                           | <b><u>\$214,155.00</u></b> |

**OPTION 1: SET OF PICKLEBALL LINES:**

The Contractor shall apply one (1) set of pickleball lines onto one (1) court.

Quantity \_\_\_\_\_ \$600.00/EA \_\_\_\_\_ Initials

**OPTION 2: SUPREME PORTABLE PICKLEBALL NET SYSTEM:**

The Contractor shall supply one (1) Supreme Portable Pickleball Net System.

(Includes Tax)

Quantity \_\_\_\_\_ \$430.00/EA \_\_\_\_\_ Initials

6. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement. NOTE: Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

7. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, successors, and assigns of either party.

**8. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by the Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**9. ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation, or energy, the prices specified herein shall be adjusted by a written change order modifying this agreement.

**10. BUILDING REQUIREMENTS. The Owner shall provide access to the courts and site for tractor-trailers and other vehicles with a weight of more than twenty tons;** provide staked corners for each court (or court battery); and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, before commencement of the Project, any water, sewer, electrical, or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an on-site dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner is responsible for the removal and subsequent reinstallation of all landscaping, curbing, benches, and pavers around the perimeter of the Courts. The Owner shall be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage."

**11. TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

**12. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

13. **WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).  
**Cracking in court surface is not warranted.**

**SALES REPRESENTATIVE:**  
David Golightly

ACCEPTED BY:

\_\_\_\_\_ (OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS:

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Primary Contact: \_\_\_\_\_ Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

\*\*\*\*\*

|                  |                          |                          |                          |                                |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| Color Selection: | Green                    | Black                    | N/A                      | Other                          |
| Lighting         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                |
| Cabana Frames    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                |
| Cabana Canvas    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |
| Net Posts        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                |
| Windscreens      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |

\*\*\*\*\*

Hard Court Contracts Only

Deco Colors:

Exterior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

Interior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

Pickleball Line Color

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)



**AAA Court Surfaces, LLC**

**Eric "Rick" Leonard  
22173 SW 61st Ave  
Boca Raton, Florida 33428  
561-756-0757**

**aaacourtsurfaces@gmail.com  
www.aaacourtsurfaces.com**

## Estimate-Contract

|  |                              |                                    |                     |  |
|--|------------------------------|------------------------------------|---------------------|--|
| The Harrison Ranch Clubhouse<br>5755 Harrison Ranch Blvd,<br>Parrish, FL 34219   | Project                      | Date                               | Estimate-Contract # |  |
|  | The Harrison Ranch Clubhouse | 12/12/2025                         | 1173                |  |
| Scope of Work  | Qty                          | Cost                               | Total               |  |
| Resurface Existing 2 Tennis Courts and 1 Basketball Court - Convert 1 TC into 2 Pickleball Courts  | 3                            | 7,500.00                           | 22,500.00           |  |
| Pickleball -Digging Footers-(2 Courts)   | 4                            | 350.00                             | 1,400.00            |  |
| Pickleball-Set of Net Posts, Nets & Center Strap   | 2                            | 725.00                             | 1,450.00            |  |
| Replace Tennis-Set of Posts, Nets & Center Strap- (Keeping the existing TC Net as a Divider for the PB Courts)   | 2                            | 990.00                             | 1,980.00            |  |
| Divider Fence 110 FT 4FT High  |                              | 4,500.00                           | 4,500.00            |  |
| Mobilization-  |                              | 750.00                             | 750.00              |  |
| PRICE VALIDITY PRICES LISTED IN THIS QUOTATION ARE VALID FOR THIRTY (30) DAYS FROM THE DATE OF ISSUANCE. IF THIS QUOTATION IS OVER THIRTY (30) DAYS OLD AT THE TIME OF AGREEMENT OR CONTRACT SIGNATURE, PRICES ARE SUBJECT TO REVIEW AND MAY BE ADJUSTED TO REFLECT ANY INCREASES IN MATERIAL, TRANSPORTATION, OR LABOR COSTS. |                              |                                    |                     |  |
| The contractor agrees to perform the following services:   |                              |                                    |                     |  |
| 1. Surface Preparation<br>- Pressure clean- if needed.<br>- Flood the court to identify low areas.<br>- Patch all depressions over 1/8" after 1 hour of sun drying<br>- Grind down any ridges as necessary.<br>- Fill all existing cracks prior to resurfacing.  |                              |                                    |                     |  |
| Note: A minimum slope of 1% is required to ensure proper drainage. AAA Court Surfaces cannot guarantee water removal if this requirement is not met.   |                              |                                    |                     |  |
| 2. Coating Application<br>- Apply one (1) coat of primer -Concrete Courts Only<br>- Apply one (1) or two (2) coats of Acrylic Resurface.<br>- Apply two (2) coats of color of your choice.   |                              |                                    |                     |  |
| View available color options here:   |                              |                                    |                     |  |
| Thank you for choosing AAA Court Surfaces, LLC. Page 1<br>We appreciate your business and look forward to working with you.  |                              | <b>Total Labor &amp; Materials</b> |                     |  |



**AAA Court Surfaces, LLC**

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Boca Raton, Florida 33428  
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## Estimate-Contract

|   |   |                                    |                                 |       |
|---|---|------------------------------------|---------------------------------|-------|
| The Harrison Ranch Clubhouse<br>5755 Harrison Ranch Blvd,<br>Parrish, FL 34219  | Project<br><br>The Harrison Ranch Clubhouse | Date<br><br>12/12/2025             | Estimate-Contract #<br><br>1173 |       |
| Scope of Work<br><br><a href="https://atsports.com/wp-content/uploads/2024/11/AT-Sports-Players-Choice.pdf">https://atsports.com/wp-content/uploads/2024/11/AT-Sports-Players-Choice.pdf</a><br>PLEASE NOTE:<br>Colors on the specific color selected and the volume of paint required. Pricing adjustments are based on the size and number of courts included in the project.<br><br>Tennis 2 Choices<br>Pickleball Courts 3 Choices<br><br>Color 1: _____<br>Color 2: _____<br>Color 3: _____<br><br><b>3. Line Striping</b><br>- Precisely mark lines using a tape machine.<br>- Seal tape edges to prevent bleed-over.<br>- Paint 2-inch playing and base lines with white textured acrylic latex paint per USTA or relevant standards.<br><br><b>4. Cleanup</b><br>- All work-related debris will be cleaned from the site upon completion.<br>- AAACS reserves the right to use the onsite dumpster for disposal of materials and debris generated during court installation.<br><br><b>Guarantee:</b><br>AAA Court Surfaces guarantees all work against defects in workmanship or materials for a period of One (1) year from the date of project completion.<br><br><b>This Guarantee EXCLUDES:</b><br>- Bubbling on Concrete Surfaces<br>- Natural disasters (e.g., hail, flooding, hurricanes )<br>- Normal wear and tear<br>- Physical abuse or neglect- ie: tire marks<br>- Uncontrollable conditions, including but not limited to:<br>- Sub-base settling<br>- Structural or shrinkage cracks<br>- Hydrostatic pressure or water vapor bubbles |   | Qty                                | Cost                            | Total |
| Thank you for choosing AAA Court Surfaces, LLC. Page 2<br>We appreciate your business and look forward to working with you.   |   | <b>Total Labor &amp; Materials</b> |                                 |       |



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## Estimate-Contract

|   |                              |                                    |                     |  |
|---|------------------------------|------------------------------------|---------------------|--|
| The Harrison Ranch Clubhouse<br>5755 Harrison Ranch Blvd,<br>Parrish, FL 34219  | Project                      | Date                               | Estimate-Contract # |  |
|   | The Harrison Ranch Clubhouse | 12/12/2025                         | 1173                |  |
| Scope of Work   | Qty                          | Cost                               | Total               |  |
| <p>- Weed or grass intrusion</p> <p>Crack Repair Disclaimer:<br/>         Cracks may reappear due to the natural movement of concrete and asphalt. AAA Court Surfaces DOES NOT GUARANTEE that cracks will not reappear, even after repairs.</p> <p>The Client agrees to agree to perform the following:</p> <p>Preparation for Court Installation</p> <ul style="list-style-type: none"> <li>- Provide unobstructed access for all equipment and materials.</li> <li>- Provide reasonable access to bathroom facilities for all on-site workers for the duration of the project</li> <li>- Provide clean water source with spicket within a reasonable distance.</li> <li>- Turn off all sprinkler systems during resurfacing process.</li> <li>- Ensure that all landscaping, grass, and shrubbery surrounding the court are lower than the court surface to promote proper drainage and so that no grass in the way when painting the courts.</li> <li>- AAACS reserves the right to use the onsite dumpster for disposal of materials and debris generated during court installation.</li> </ul> <p>Court Use Disclaimer:<br/>         It is the owner's or management's responsibility to notify all users to avoid court use until the paint fully cures. We recommend posting clear signage and/or sending email notices. AAA Court Surfaces is not responsible for vandalism or damage during or after work, nor for any damage caused by early court use.</p> <p>Payment Terms:</p> <ul style="list-style-type: none"> <li>- 50% deposit due upon contract signing.</li> <li>- Remaining balance due upon job completion.</li> <li>- 5% late fee applied if payment isn't made within 10 days of completion.</li> </ul> |                              |                                    |                     |  |
| Thank you for choosing AAA Court Surfaces, LLC. Page 3<br>We appreciate your business and look forward to working with you.   |                              | <b>Total Labor &amp; Materials</b> |                     |  |



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## Estimate-Contract

|   |                              |                                    |                     |                    |
|---|------------------------------|------------------------------------|---------------------|--------------------|
| <p>The Harrison Ranch Clubhouse<br/>5755 Harrison Ranch Blvd,<br/>Parrish, FL 34219</p>   | Project                      | Date                               | Estimate-Contract # |                    |
|   | The Harrison Ranch Clubhouse | 12/12/2025                         | 1173                |                    |
| Scope of Work   |                              | Qty                                | Cost                | Total              |
| <p><b>Lien Rights Notice</b><br/>In accordance with Florida Statute<br/>lien for non-payment. A Notice to Owner may be issued if required.</p> <p><b>Attorney</b><br/>In the event of any dispute arising out of or relating to this estimate or the services<br/>provided, the prevailing party shall be entitled to recover its reasonable attorney<br/>and costs incurred, whether in mediation, arbitration, litigation, or appeal.</p> <p><b>Indemnification</b><br/>Client agrees to indemnify, defend, and hold harmless AAA Court Surfaces and its agents,<br/>employees, and subcontractors from any and all claims, damages, losses, or expenses<br/>(including reasonable attorney<br/>negligence, breach of contract, or failure to provide safe and timely access to the worksite.<br/>This indemnification shall not apply to damages caused solely by the gross negligence or<br/>willful misconduct of AAA Court Surfaces.</p> <p><b>Dispute Resolution</b><br/>The parties agree to first attempt resolution through informal negotiation. If unresolved,<br/>the dispute shall be submitted to mediation in West Palm Beach County, Florida. If<br/>mediation fails, the dispute shall be resolved by binding arbitration. This agreement shall<br/>be governed by Florida law, with venue exclusively in West Palm Beach County.</p> <p>Customer Signature: _____ Date: _____</p> <p>Customer Signature: _____ Date: _____</p> |                              |                                    | 0.00                | 0.00               |
| <p>Thank you for choosing AAA Court Surfaces, LLC. Page 4<br/>We appreciate your business and look forward to working with you.</p>   |                              | <b>Total Labor &amp; Materials</b> |                     | <b>\$32,580.00</b> |

Tab 8



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** TBD
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

**District  
Manager's  
Report**

March 4th

**2026**

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| <u>FINANCIAL SUMMARY</u>                | <u>01/31/2026</u>        |
|---|--------------------------|
| General Fund Cash & Investment Balance: | \$1,562,336              |
| Reserve Fund Cash & Investment Balance: | \$670,442                |
| Debt Service Fund Investment Balance:   | \$363,730                |
| Total Cash and Investment Balances:     | \$2,596,508              |
| <b>General Fund Expense Variance:</b>   | <b>\$24 Under Budget</b> |

Tab 9



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Financial Statements  
(Unaudited)**

**August 31, 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 08/31/2025  
(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                                 | 120,808        | 0              | 0                 | 120,808          | 0                  | 0                |
| Investments                                  | 510,603        | 561,283        | 132,378           | 1,204,264        | 0                  | 0                |
| Prepaid Expenses                             | 11,825         | 0              | 0                 | 11,825           | 0                  | 0                |
| Refundable Deposits                          | 12,992         | 0              | 0                 | 12,992           | 0                  | 0                |
| Fixed Assets                                 | 0              | 0              | 0                 | 0                | 14,420,190         | 0                |
| Amount Available in Debt Service             | 0              | 0              | 0                 | 0                | 0                  | 132,378          |
| Amount To Be Provided Debt Service           | 0              | 0              | 0                 | 0                | 0                  | 2,787,622        |
| <b>Total Assets</b>                          | <b>656,228</b> | <b>561,283</b> | <b>132,378</b>    | <b>1,349,889</b> | <b>14,420,190</b>  | <b>2,920,000</b> |
| <b>Liabilities</b>                           |                |                |                   |                  |                    |                  |
| Accounts Payable                             | 9,800          | 0              | 0                 | 9,800            | 0                  | 0                |
| Accrued Expenses                             | 16,582         | 0              | 0                 | 16,582           | 0                  | 0                |
| Other Current Liabilities                    | 81             | 0              | 0                 | 81               | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0              | 0              | 0                 | 0                | 0                  | 2,920,000        |
| <b>Total Liabilities</b>                     | <b>26,463</b>  | <b>0</b>       | <b>0</b>          | <b>26,463</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                   | 30,934         | 110,940        | 11,959            | 153,834          | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>629,765</b> | <b>561,283</b> | <b>132,378</b>    | <b>1,323,426</b> | <b>14,420,190</b>  | <b>0</b>         |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>656,228</b> | <b>561,283</b> | <b>132,378</b>    | <b>1,349,889</b> | <b>14,420,190</b>  | <b>2,920,000</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

**Harrison Ranch Community Development District**

## Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

|  | Year Ending<br>09/30/2025<br><u>Annual Budget</u> | Through<br>08/31/2025<br><u>YTD Budget</u> | Month Ending<br>08/31/2025<br><u>MTD Actual</u> | Year To Date<br>08/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---|---------------------|
| <b>Revenues</b>  |   |  |   |   |                     |
| Interest Earnings  |   |  |   |   |                     |
| Interest Earnings  | 0   | 0  | 439   | 6,418   | 6,418               |
| Special Assessments  |   |  |   |   |                     |
| Tax Roll   | 282,515   | 282,515                                    | 0   | 286,291   | 3,776               |
| <b>Total Revenues</b>  | <u>282,515</u>                                    | <u>282,515</u>                             | <u>439</u>                                      | <u>292,709</u>                                  | <u>10,194</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><br><b>penditures</b> | <u>0</u>  | <u>0</u>                                   | <u>439</u>                                      | <u>11,959</u>                                   | <u>11,959</u>       |
| <b>Fund Balance, Beginning of Period</b>                             | <u>0</u>  | <u>0</u>                                   | <u>131,939</u>                                  | <u>120,419</u>                                  | <u>120,419</u>      |
| <b>Total Fund Balance, End of Period</b>                             | <u>0</u>  | <u>0</u>                                   | <u>132,378</u>                                  | <u>132,378</u>                                  | <u>132,378</u>      |

See Notes to Unaudited Financial Statements

**Harrison Ranch CDD**  
**Investment Summary**  
**August 31, 2025**

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

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

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

| <b>Fund Name</b>         | <b>GL posting date</b> | <b>Vendor name</b>                        | <b>Document number</b>    | <b>Description</b>                            | <b>Balance Due</b> |
|--------------------------|------------------------|---|---------------------------|---|--------------------|
| <b>362, 2432</b>         |                        |   |                           |   |                    |
| 362 General Fund         | 08/26/2025             | FitRev, Inc.                              | 35848                     | Fitness Equipment Maintenance 08/25           | 787.78             |
| 362 General Fund         | 08/07/2025             | Frontier Florida, LLC                     | 941-776-3095-090719       | 5755 Harrison Ranch Blvd 08/25                | 644.65             |
| 362 General Fund         | 08/22/2025             | Landscape Maintenance Professionals, Inc. | 351696                    | Irrigation Repairs 08/25                      | 705.00             |
| 362 General Fund         | 08/19/2025             | Manatee County Utilities Department       | 100136468                 | 07/25 ACH10402 55TH LN E 07/25                | 31.12              |
| 362 General Fund         | 08/11/2025             | Marlin Business Bank                      | 21856533                  | ACH Copystar Copier - Account # 1613410 08/25 | 389.34             |
| 362 General Fund         | 08/29/2025             | Rizzetta & Company, Inc.                  | INV0000102363             | Personnel Reimbursement 08/25                 | 6,393.09           |
| 362 General Fund         | 08/01/2025             | Valley National Bank                      | Valley Bank CC 073125 ACH | Credit Card Expenses 07/25                    | 9.96               |
| 362 General Fund         | 08/01/2025             | Valley National Bank                      | Valley Bank CC 073125 ACH | Credit Card Expenses 07/25                    | 153.98             |
| 362 General Fund         | 08/01/2025             | Valley National Bank                      | Valley Bank CC 073125 ACH | Credit Card Expenses 07/25                    | 121.03             |
| 362 General Fund         | 08/01/2025             | Valley National Bank                      | Valley Bank CC 073125 ACH | Credit Card Expenses 07/25                    | 399.00             |
| 362 General Fund         | 08/01/2025             | Valley National Bank                      | Valley Bank CC 073125 ACH | Credit Card Expenses 07/25                    | 164.92             |
| <b>Sum for 362, 2432</b> |                        |   |                           |   | <b>9,799.87</b>    |
| <b>Sum for 362</b>       |                        |   |                           |   | <b>9,799.87</b>    |
| <b>Sum Total</b>         |                        |   |                           |   | <b>9,799.87</b>    |

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

**Balance Sheet**

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



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 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 10/31/2025  
(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                                 | 72,195           | (8,791)        | 1,353             | 64,758           | 0                  | 0                |
| Investments                                  | 313,373          | 565,298        | 140,037           | 1,018,707        | 0                  | 0                |
| Accounts Receivable                          | 1,695,596        | 122,818        | 281,857           | 2,100,271        | 0                  | 0                |
| Refundable Deposits                          | 12,992           | 0              | 0                 | 12,993           | 0                  | 0                |
| Fixed Assets                                 | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Amount Available in Debt Service             | 0                | 0              | 0                 | 0                | 0                  | 423,247          |
| Amount To Be Provided Debt Service           | 0                | 0              | 0                 | 0                | 0                  | 2,496,753        |
| <b>Total Assets</b>                          | <b>2,094,156</b> | <b>679,325</b> | <b>423,247</b>    | <b>3,196,729</b> | <b>14,420,190</b>  | <b>2,920,000</b> |
| <b>Liabilities</b>                           |                  |                |                   |                  |                    |                  |
| Accounts Payable                             | 25,791           | 0              | 0                 | 25,791           | 0                  | 0                |
| Accrued Expenses                             | 8,997            | 0              | 0                 | 8,997            | 0                  | 0                |
| Other Current Liabilities                    | 152              | 0              | 0                 | 152              | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0                | 0              | 0                 | 0                | 0                  | 2,920,000        |
| <b>Total Liabilities</b>                     | <b>34,940</b>    | <b>0</b>       | <b>0</b>          | <b>34,940</b>    | <b>0</b>           | <b>2,920,000</b> |
| <b>Fund Equity &amp; Other Credits</b>       |                  |                |                   |                  |                    |                  |
| Beginning Fund Balance                       | 515,525          | 554,479        | 139,609           | 1,209,613        | 0                  | 0                |
| Investment In General Fixed Assets           | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Net Change in Fund Balance                   | 1,543,691        | 124,846        | 283,638           | 1,952,176        | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>2,059,216</b> | <b>679,325</b> | <b>423,247</b>    | <b>3,161,789</b> | <b>14,420,190</b>  | <b>0</b>         |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>2,094,156</b> | <b>679,325</b> | <b>423,247</b>    | <b>3,196,729</b> | <b>14,420,190</b>  | <b>2,920,000</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 10/31/2025  
(In Whole Numbers)

|   | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>10/31/2025<br><u>YTD Budget</u> | Month Ending<br>10/31/2025<br><u>MTD Actual</u> | Year To Date<br>10/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---|---------------------|
| <b>Revenues</b>                               |   |  |   |   |                     |
| Interest Earnings                             |   |  |   |   |                     |
| Interest Earnings                             | 10,000  | 833  | 1,085   | 1,085   | 251                 |
| Special Assessments                           |   |  |   |   |                     |
| Tax Roll                                      | 1,695,395   | 1,695,395                                  | 1,704,311                                       | 1,704,311                                       | 8,917               |
| Other Misc. Revenues                          |   |  |   |   |                     |
| Clubhouse Rentals                             | 5,000   | 417  | 1,028   | 1,028   | 611                 |
| Community Activity Revenue                    | 4,000   | 333  | 0   | 0   | (333)               |
| Events & Sponsorships                         | 3,000   | 250  | 0   | 0   | (250)               |
| Key/Access/Transponder Revenue                | 1,000   | 84   | 164   | 164   | 80                  |
| Lease Revenue                                 | 1,200   | 100  | 845   | 845   | 746                 |
| Miscellaneous Revenue                         | 3,000   | 250  | 141   | 141   | (110)               |
| <b>Total Revenues</b>                         | <u>1,722,595</u>                                  | <u>1,697,662</u>                           | <u>1,707,574</u>                                | <u>1,707,574</u>                                | <u>9,912</u>        |
| <b>Expenditures</b>                           |   |  |   |   |                     |
| Legislative                                   |   |  |   |   |                     |
| Supervisor Fees                               | 14,000  | 1,167                                      | 600   | 600   | 567                 |
| <b>Total Legislative</b>                      | <u>14,000</u>                                     | <u>1,167</u>                               | <u>600</u>                                      | <u>600</u>                                      | <u>567</u>          |
| Financial & Administrative                    |   |  |   |   |                     |
| Accounting Services                           | 22,067  | 1,839                                      | 1,839   | 1,839   | 0                   |
| Administrative Services                       | 6,398   | 533  | 533   | 533   | 0                   |
| Assessment Roll                               | 5,793   | 5,793                                      | 5,793   | 5,793   | 0                   |
| Auditing Services                             | 3,800   | 0  | 0   | 0   | 0                   |
| Bank Fees                                     | 300   | 25   | 73  | 73  | (48)                |
| District Engineer                             | 25,000  | 2,083                                      | 5,082   | 5,082   | (2,998)             |
| District Management                           | 29,716  | 2,477                                      | 2,476   | 2,476   | 0                   |
| Dues, Licenses & Fees                         | 2,700   | 2,700                                      | 175   | 175   | 2,525               |
| Financial & Revenue Collections               | 5,793   | 483  | 483   | 483   | 0                   |
| Legal Advertising                             | 1,000   | 83   | 28  | 28  | 55                  |
| Public Officials Liability Insurance          | 4,506   | 4,506                                      | 3,566   | 3,566   | 940                 |
| Trustees Fees                                 | 4,100   | 4,100                                      | 3,704   | 3,704   | 396                 |
| Website Hosting, Maintenance, Backup & E      | 4,138   | 345  | 200   | 200   | 145                 |
| <b>Total Financial &amp; Administrative</b>   | <u>115,311</u>                                    | <u>24,967</u>                              | <u>23,952</u>                                   | <u>23,952</u>                                   | <u>1,015</u>        |
| Legal Counsel                                 |   |  |   |   |                     |
| District Counsel                              | 33,500  | 2,791                                      | 5,000   | 5,000   | (2,208)             |
| <b>Total Legal Counsel</b>                    | <u>33,500</u>                                     | <u>2,791</u>                               | <u>5,000</u>                                    | <u>5,000</u>                                    | <u>(2,208)</u>      |
| Electric Utility Services                     |   |  |   |   |                     |
| Utility - Recreation Facilities               | 38,500  | 3,209                                      | 2,517   | 2,517   | 690                 |
| Utility - Street Lights                       | 40,000  | 3,333                                      | 2,698   | 2,698   | 636                 |
| Utility Services                              | 5,500   | 458  | 386   | 386   | 72                  |
| <b>Total Electric Utility Services</b>        | <u>84,000</u>                                     | <u>7,000</u>                               | <u>5,601</u>                                    | <u>5,601</u>                                    | <u>1,398</u>        |
| Water-Sewer Combination Services              |   |  |   |   |                     |
| Utility Services                              | 45,500  | 3,792                                      | 3,347   | 3,347   | 445                 |
| <b>Total Water-Sewer Combination Services</b> | <u>45,500</u>                                     | <u>3,792</u>                               | <u>3,347</u>                                    | <u>3,347</u>                                    | <u>445</u>          |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 10/31/2025  
 (In Whole Numbers)

|   | Year Ending<br>09/30/2026<br>Annual Budget | Through<br>10/31/2025<br>YTD Budget | Month Ending<br>10/31/2025<br>MTD Actual | Year To Date<br>10/31/2025<br>YTD Actual | YTD Variance  |
|---|--|-------------------------------------|--|--|---------------|
| <b>Stormwater Control</b>                   |  |                                     |  |  |               |
| Aerator Maintenance                         | 2,500                                      | 208                                 | 300                                      | 300                                      | (92)          |
| Aquatic Maintenance                         | 70,800                                     | 5,900                               | 5,664                                    | 5,664                                    | 236           |
| Aquatic Plant Replacement                   | 25,000                                     | 2,084                               | 0  | 0  | 2,083         |
| Catfish Removal                             | 2,152                                      | 179                                 | 0  | 0  | 180           |
| Fish Stocking                               | 4,000                                      | 333                                 | 0  | 0  | 333           |
| Lake/Pond Bank Maintenance & Repair         | 100,000                                    | 8,334                               | 0  | 0  | 8,333         |
| Midge Fly Treatments                        | 20,526                                     | 1,710                               | 0  | 0  | 1,711         |
| <b>Total Stormwater Control</b>             | <b>224,978</b>                             | <b>18,748</b>                       | <b>5,964</b>                             | <b>5,964</b>                             | <b>12,784</b> |
| <b>Other Physical Environment</b>           |  |                                     |  |  |               |
| Conservation & Weir Maintenance Contract    | 10,000                                     | 833                                 | 0  | 0  | 833           |
| Entry & Walls Maintenance & Repair          | 1,500                                      | 125                                 | 0  | 0  | 125           |
| Fire Ant Treatment                          | 10,197                                     | 850                                 | 0  | 0  | 850           |
| General Liability & Property Insurance      | 40,659                                     | 40,659                              | 36,439                                   | 36,439                                   | 4,220         |
| Holiday Decorations                         | 22,500                                     | 11,250                              | 10,777                                   | 10,777                                   | 473           |
| Irrigation Maintenance                      | 43,200                                     | 3,600                               | 3,322                                    | 3,322                                    | 278           |
| Irrigation Repair                           | 33,500                                     | 2,792                               | 5,247                                    | 5,247                                    | (2,455)       |
| Landscape - Annuals/Flowers                 | 20,000                                     | 1,667                               | 0  | 0  | 1,667         |
| Landscape - Fertilizer                      | 47,915                                     | 3,992                               | 0  | 0  | 3,993         |
| Landscape - Mulch                           | 55,000                                     | 4,584                               | 0  | 0  | 4,583         |
| Landscape - Pest Control                    | 10,509                                     | 876                                 | 0  | 0  | 876           |
| Landscape Maintenance                       | 337,288                                    | 28,107                              | 20,247                                   | 20,247                                   | 7,860         |
| Landscape Replacement Plants, Shrubs, Tr    | 20,000                                     | 1,667                               | 0  | 0  | 1,667         |
| Trail/Bike Path Maintenance                 | 15,000                                     | 1,250                               | 0  | 0  | 1,250         |
| Tree Trimming Services                      | 15,000                                     | 1,250                               | 0  | 0  | 1,250         |
| <b>Total Other Physical Environment</b>     | <b>682,268</b>                             | <b>103,502</b>                      | <b>76,032</b>                            | <b>76,032</b>                            | <b>27,470</b> |
| <b>Road &amp; Street Facilities</b>         |  |                                     |  |  |               |
| Parking Lot Repair & Maintenance            | 500  | 41                                  | 0  | 0  | 41            |
| Sidewalk Maintenance & Repair               | 2,500                                      | 209                                 | 0  | 0  | 209           |
| Street Light/Decorative Light Maintenance   | 85,000                                     | 7,083                               | 7,252                                    | 7,252                                    | (169)         |
| Street Sign Repair & Replacement            | 2,000                                      | 167                                 | 0  | 0  | 167           |
| <b>Total Road &amp; Street Facilities</b>   | <b>90,000</b>                              | <b>7,500</b>                        | <b>7,252</b>                             | <b>7,252</b>                             | <b>248</b>    |
| <b>Parks &amp; Recreation</b>               |  |                                     |  |  |               |
| Access Control Maintenance & Repair         | 2,000                                      | 166                                 | 0  | 0  | 166           |
| Athletic Court/Field/Playground Maintenance | 3,000                                      | 250                                 | 0  | 0  | 250           |
| Clubhouse Facility Janitorial Supplies      | 1,700                                      | 142                                 | 139                                      | 139                                      | 3             |
| Clubhouse Janitorial Services               | 10,400                                     | 867                                 | 0  | 0  | 867           |
| Clubhouse Maintenance & Repair              | 10,000                                     | 833                                 | 4,886                                    | 4,886                                    | (4,053)       |
| Clubhouse Programs/Events                   | 40,000                                     | 3,333                               | 1,276                                    | 1,276                                    | 2,058         |
| Computer Support, Maintenance & Repair      | 500  | 42                                  | 0  | 0  | 41            |
| Employee - Salaries                         | 221,209                                    | 18,434                              | 15,763                                   | 15,763                                   | 2,671         |
| Facility A/C & Heating Maintenance & Rep    | 1,400                                      | 117                                 | 356                                      | 356                                      | (239)         |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 10/31/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>10/31/2025<br><u>YTD Budget</u> | Month Ending<br>10/31/2025<br><u>MTD Actual</u> | Year To Date<br>10/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---|---------------------|
| Fitness Equipment Maintenance & Repair                   | 2,400   | 200  | 0   | 0   | 200                 |
| Furniture Repair & Replacement                           | 1,200   | 100  | 0   | 0   | 100                 |
| Interior Clubhouse Maintenance & Repairs                 | 2,000   | 2,000                                      | 2,389   | 2,389   | (389)               |
| Management Contract                                      | 13,200  | 1,100                                      | 0   | 0   | 1,100               |
| Office Supplies  | 1,000   | 83   | 0   | 0   | 83                  |
| Pest Control   | 700   | 58   | 100   | 100   | (42)                |
| Playground Equipment & Maintenance                       | 1,000   | 84   | 0   | 0   | 84                  |
| Pool Furniture Replacement                               | 1,500   | 125  | 0   | 0   | 125                 |
| Pool Repairs   | 10,000  | 833  | 0   | 0   | 833                 |
| Pool Service Contract                                    | 52,800  | 4,400                                      | 4,400   | 4,400   | 0                   |
| Security & Fire Monitoring Services                      | 1,500   | 1,500                                      | 4,469   | 4,469   | (2,970)             |
| Security System Monitoring Services & Ma                 | 12,879  | 1,073                                      | 0   | 0   | 1,074               |
| Telephone, Internet, Cable                               | 12,000  | 1,000                                      | 1,157   | 1,157   | (157)               |
| Tennis Court Maintenance & Supplies                      | 1,250   | 104  | 0   | 0   | 104                 |
| Wildlife Management Services                             | 14,400  | 1,200                                      | 1,200   | 1,200   | 0                   |
| <b>Total Parks &amp; Recreation</b>                      | <u>418,038</u>                                    | <u>38,044</u>                              | <u>36,135</u>                                   | <u>36,135</u>                                   | <u>1,909</u>        |
| Contingency  |   |  |   |   |                     |
| Miscellaneous Contingency                                | 15,000  | 1,250                                      | 0   | 0   | 1,250               |
| <b>Total Contingency</b>                                 | <u>15,000</u>                                     | <u>1,250</u>                               | <u>0</u>  | <u>0</u>  | <u>1,250</u>        |
| <b>Total Expenditures</b>                                | <u>1,722,595</u>                                  | <u>208,761</u>                             | <u>163,883</u>                                  | <u>163,883</u>                                  | <u>44,878</u>       |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>  | <u>1,488,901</u>                           | <u>1,543,691</u>                                | <u>1,543,691</u>                                | <u>54,790</u>       |
| <b>Fund Balance, Beginning of Period</b>                 | <u>0</u>  | <u>0</u>                                   | <u>515,525</u>                                  | <u>515,525</u>                                  | <u>515,526</u>      |
| <b>Total Fund Balance, End of Period</b>                 | <u>0</u>  | <u>1,488,901</u>                           | <u>2,059,216</u>                                | <u>2,059,216</u>                                | <u>570,316</u>      |

362 Reserve Fund

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 10/31/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>10/31/2025<br><u>YTD Budget</u> | Month Ending<br>10/31/2025<br><u>MTD Actual</u> | Year To Date<br>10/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---|---------------------|
| <b>Revenues</b>  |   |  |   |   |                     |
| Interest Earnings  |   |  |   |   |                     |
| Interest Earnings  | 0   | 0  | 2,028   | 2,028   | 2,028               |
| Special Assessments  |   |  |   |   |                     |
| Tax Roll   | 122,818   | 122,818                                    | 122,818   | 122,818   | 0                   |
| <b>Total Revenues</b>  | <u>122,818</u>                                    | <u>122,818</u>                             | <u>124,846</u>                                  | <u>124,846</u>                                  | <u>2,028</u>        |
| <b>Expenditures</b>  |   |  |   |   |                     |
| Contingency  |   |  |   |   |                     |
| Capital Reserve  | 122,818   | 122,818                                    | 0   | 0   | 122,818             |
| Total Contingency  | 122,818   | 122,818                                    | 0   | 0   | 122,818             |
| <b>Total Expenditures</b>  | <u>122,818</u>                                    | <u>122,818</u>                             | <u>0</u>  | <u>0</u>  | <u>122,818</u>      |
| <b>Total Excess of Revenues Over(Under) Ex-</b><br><b>penditures</b> | <u>0</u>  | <u>0</u>                                   | <u>124,846</u>                                  | <u>124,846</u>                                  | <u>124,846</u>      |
| <b>Fund Balance, Beginning of Period</b>                             | <u>0</u>  | <u>0</u>                                   | <u>554,479</u>                                  | <u>554,479</u>                                  | <u>554,479</u>      |
| <b>Total Fund Balance, End of Period</b>                             | <u>0</u>  | <u>0</u>                                   | <u>679,325</u>                                  | <u>679,325</u>                                  | <u>679,325</u>      |

See Notes to Unaudited Financial Statements

362 Debt Service Fund S2017

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 10/31/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><small>Annual Budget</small> | Through<br>10/31/2025<br><small>YTD Budget</small> | Month Ending<br>10/31/2025<br><small>MTD Actual</small> | Year To Date<br>10/31/2025<br><small>YTD Actual</small> | <small>YTD Variance</small> |
|--|---|--|---|---|-----------------------------|
| <b>Revenues</b>  |   |  |   |   |                             |
| Interest Earnings  |   |  |   |   |                             |
| Interest Earnings  | 0   | 0  | 428   | 428   | 428                         |
| Special Assessments  |   |  |   |   |                             |
| Tax Roll   | 282,515   | 282,515  | 283,211   | 283,211   | 696                         |
| <b>Total Revenues</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>283,639</u>  | <u>283,639</u>  | <u>1,124</u>                |
| <b>Expenditures</b>  |   |  |   |   |                             |
| Debt Service   |   |  |   |   |                             |
| Interest   | 92,515  | 92,515   | 0   | 0   | 92,515                      |
| Principal  | 190,000   | 190,000  | 0   | 0   | 190,000                     |
| <b>Total Debt Service</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>0</u>  | <u>0</u>  | <u>282,515</u>              |
| <b>Total Expenditures</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>0</u>  | <u>0</u>  | <u>282,515</u>              |
| <b>Total Excess of Revenues Over(Under) Ex-</b><br><b>penditures</b> | <u>0</u>  | <u>0</u>   | <u>283,639</u>  | <u>283,639</u>  | <u>283,639</u>              |
| <b>Fund Balance, Beginning of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>139,608</u>  | <u>139,608</u>  | <u>139,608</u>              |
| <b>Total Fund Balance, End of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>423,247</u>  | <u>423,247</u>  | <u>423,247</u>              |

See Notes to Unaudited Financial Statements

**Harrison Ranch CDD**  
**Investment Summary**  
**October 31, 2025**

| <u>Account</u>                             | <u>Investment</u>                               | <u>Yield</u> | <u>Balance as of</u><br><u>October 31, 2025</u> |
|--|---|--------------|---|
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 179,555                                      |
| FL CLASS General                           | Average Monthly Yield                           | 4.23%        | 133,818   |
| <b>Total General Fund Investments</b>      |   |              | <b><u>\$ 313,373</u></b>                        |
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 1,244  |
| FL CLASS Enhanced Cash Reserve             | Average Monthly Yield                           | 4.23%        | 564,054   |
| <b>Total Reserve Fund Investments</b>      |   |              | <b><u>\$ 565,298</u></b>                        |
| US Bank Series 2017 Revenue                | First American Treasury Obligation Fund Class Y | 4.00%        | \$ 103,489                                      |
| 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> |   |              | <b><u>\$ 140,037</u></b>                        |

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 10/01/2025 to 10/31/2025**

| <b>Fund_ID</b>           | <b>Fund Name</b>               | <b>Customer</b>                 | <b>Invoice Number</b> | <b>AR Account</b> | <b>Date</b> | <b>Balance Due</b>  |
|--------------------------|--------------------------------|---------------------------------|-----------------------|-------------------|-------------|---------------------|
| <b>362, 2432</b>         |                                |                                 |                       |                   |             |                     |
| 362-001                  | 362 General Fund               | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 1,695,396.37        |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 186.92              |
| <b>Sum for 362, 2432</b> |                                |                                 |                       |                   |             | <b>1,695,596.37</b> |
| <b>362, 2433</b>         |                                |                                 |                       |                   |             |                     |
| 362-005                  | 362 Reserve Fund               | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 122,818.00          |
| <b>Sum for 362, 2433</b> |                                |                                 |                       |                   |             | <b>122,818.00</b>   |
| <b>362, 2434</b>         |                                |                                 |                       |                   |             |                     |
| 362-200                  | 362 Debt Service<br>Fund S2017 | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 281,857.48          |
| <b>Sum for 362, 2434</b> |                                |                                 |                       |                   |             | <b>281,857.48</b>   |
| <b>Sum for 362</b>       |                                |                                 |                       |                   |             | <b>2,100,271.85</b> |
| <b>Sum Total</b>         |                                |                                 |                       |                   |             | <b>2,100,271.85</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District  
Summary A/P Ledger  
From 10/01/2025 to 10/31/2025**

| <b>Fund Name</b>         | <b>GL posting date</b> | <b>Vendor name</b>  | <b>Document number</b> | <b>Description</b>                                    | <b>Balance Due</b> |
|--------------------------|------------------------|---|------------------------|---|--------------------|
| <b>362, 2432</b>         |                        |   |                        |   |                    |
| 362 General Fund         | 10/18/2025             | Charter Communica-<br>tions                                       | 2144984101825          | ACH Cable Services - GYM<br>10/25                     | 95.19              |
| 362 General Fund         | 10/01/2025             | David Cope  | 100125                 | Wildlife Removal<br>10/25                             | 1,200.00           |
| 362 General Fund         | 10/31/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc.                 | 364012                 | Irrigation Repairs<br>10/25                           | 2,795.00           |
| 362 General Fund         | 10/27/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc.                 | 363294                 | Irrigation Repairs<br>10/25                           | 2,451.56           |
| 362 General Fund         | 10/27/2025             | Manatee County Sher-<br>iffs Office False Alarm<br>Reduction Unit | 577417                 | False Alarm Violation<br>10/05/25                     | 25.00              |
| 362 General Fund         | 10/10/2025             | Marlin Business Bank  | 41026690               | ACH Copystar Copier - Ac-<br>count # 1613410<br>10/25 | 389.34             |
| 362 General Fund         | 10/01/2025             | Owens Electric, Inc.  | 33859010               | Service Call 07/25                                    | 506.25             |
| 362 General Fund         | 10/31/2025             | Owens Electric, Inc.  | 36707528               | Service Call 10/25                                    | 5,670.63           |
| 362 General Fund         | 10/01/2025             | Owens Electric, Inc.  | 33929490               | Service Call 07/25                                    | 237.59             |
| 362 General Fund         | 10/01/2025             | Piper Fire Protection,<br>Inc.                                    | 161013                 | Service Call - Club-<br>house & Kitchen 09/25         | 954.84             |
| 362 General Fund         | 10/09/2025             | Piper Fire Protection,<br>Inc.                                    | 162585                 | Fire Extinguisher In-<br>spection 10/25               | 167.60             |
| 362 General Fund         | 10/01/2025             | Rizzetta & Company,<br>Inc.                                       | INV0000103879          | Cell Phone Reim-<br>bursement 10/25                   | 100.00             |
| 362 General Fund         | 10/24/2025             | Rizzetta & Company,<br>Inc.                                       | INV0000104440          | Personnel Reimburse-<br>ment 10/24/25                 | 6,088.49           |
| 362 General Fund         | 10/31/2025             | Schappacher Engi-<br>neering, LLC                                 | 2953                   | Engineering Services<br>10/25                         | 5,081.25           |
| 362 General Fund         | 10/31/2025             | The Observer Group,<br>Inc.                                       | 25-02039M              | Legal Advertising<br>10/31/25                         | 28.00              |
| <b>Sum for 362, 2432</b> |                        |   |                        |   | <b>25,790.74</b>   |
| <b>Sum for 362</b>       |                        |   |                        |   | <b>25,790.74</b>   |
| <b>Sum Total</b>         |                        |   |                        |   | <b>25,790.74</b>   |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

# Harrison Ranch Community Development District

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**Financial Statements  
(Unaudited)**

**November 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 11/30/2025  
(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                                 | 133,730          | 0              | 3,346             | 137,076          | 0                  | 0                |
| Investments                                  | 214,118          | 558,366        | 94,385            | 866,868          | 0                  | 0                |
| Accounts Receivable                          | 1,681,664        | 122,818        | 279,635           | 2,084,118        | 0                  | 0                |
| Refundable Deposits                          | 12,992           | 0              | 0                 | 12,992           | 0                  | 0                |
| Fixed Assets                                 | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Amount Available in Debt Service             | 0                | 0              | 0                 | 0                | 0                  | 377,366          |
| Amount To Be Provided Debt Service           | 0                | 0              | 0                 | 0                | 0                  | 2,542,634        |
| <b>Total Assets</b>                          | <b>2,042,504</b> | <b>681,184</b> | <b>377,366</b>    | <b>3,101,054</b> | <b>14,420,190</b>  | <b>2,920,000</b> |
| <b>Liabilities</b>                           |                  |                |                   |                  |                    |                  |
| Accounts Payable                             | 198,237          | 0              | 0                 | 198,237          | 0                  | 0                |
| Accrued Expenses                             | 16,069           | 0              | 0                 | 16,069           | 0                  | 0                |
| Other Current Liabilities                    | 151              | 0              | 0                 | 151              | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0                | 0              | 0                 | 0                | 0                  | 2,920,000        |
| <b>Total Liabilities</b>                     | <b>214,457</b>   | <b>0</b>       | <b>0</b>          | <b>214,457</b>   | <b>0</b>           | <b>2,920,000</b> |
| <b>Fund Equity &amp; Other Credits</b>       |                  |                |                   |                  |                    |                  |
| Beginning Fund Balance                       | 515,525          | 554,479        | 139,609           | 1,209,613        | 0                  | 0                |
| Investment In General Fixed Assets           | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Net Change in Fund Balance                   | 1,312,522        | 126,705        | 237,757           | 1,676,984        | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>1,828,047</b> | <b>681,184</b> | <b>377,366</b>    | <b>2,886,597</b> | <b>14,420,190</b>  | <b>0</b>         |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>2,042,504</b> | <b>681,184</b> | <b>377,366</b>    | <b>3,101,054</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 11/30/2025  
 (In Whole Numbers)

|   | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>11/30/2025<br><u>YTD Budget</u> | Month Ending<br>11/30/2025<br><u>MTD Actual</u> | Year To Date<br>11/30/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---|---------------------|
| <b>Revenues</b>                               |   |  |   |   |                     |
| Interest Earnings                             |   |  |   |   |                     |
| Interest Earnings                             | 10,000  | 1,667                                      | 756   | 1,840   | 173                 |
| Special Assessments                           |   |  |   |   |                     |
| Tax Roll                                      | 1,695,395   | 1,695,395                                  | 7,251   | 1,711,563                                       | 16,169              |
| Other Misc. Revenues                          |   |  |   |   |                     |
| Clubhouse Rentals                             | 5,000   | 833  | 1,215   | 2,243   | 1,409               |
| Community Activity Revenue                    | 4,000   | 667  | 0   | 0   | (666)               |
| Events & Sponsorships                         | 3,000   | 500  | 0   | 0   | (500)               |
| Key/Access/Transponder Revenue                | 1,000   | 166  | 94  | 257   | 90                  |
| Lease Revenue                                 | 1,200   | 200  | 845   | 1,692   | 1,491               |
| Miscellaneous Revenue                         | 3,000   | 500  | 0   | 140   | (359)               |
| <b>Total Revenues</b>                         | <u>1,722,595</u>                                  | <u>1,699,928</u>                           | <u>10,161</u>                                   | <u>1,717,735</u>                                | <u>17,807</u>       |
| <b>Expenditures</b>                           |   |  |   |   |                     |
| Legislative                                   |   |  |   |   |                     |
| Supervisor Fees                               | 14,000  | 2,333                                      | 800   | 1,400   | 933                 |
| <b>Total Legislative</b>                      | <u>14,000</u>                                     | <u>2,333</u>                               | <u>800</u>                                      | <u>1,400</u>                                    | <u>933</u>          |
| Financial & Administrative                    |   |  |   |   |                     |
| Accounting Services                           | 22,067  | 3,678                                      | 1,839   | 3,678   | 0                   |
| Administrative Services                       | 6,398   | 1,066                                      | 533   | 1,066   | 0                   |
| Assessment Roll                               | 5,793   | 5,793                                      | 0   | 5,793   | 0                   |
| Auditing Services                             | 3,800   | 0  | 0   | 0   | 0                   |
| Bank Fees                                     | 300   | 50   | 58  | 131   | (81)                |
| District Engineer                             | 25,000  | 4,167                                      | 2,500   | 7,581   | (3,415)             |
| District Management                           | 29,716  | 4,953                                      | 2,476   | 4,953   | 0                   |
| Dues, Licenses & Fees                         | 2,700   | 2,700                                      | 0   | 175   | 2,525               |
| Financial & Revenue Collections               | 5,793   | 965  | 483   | 966   | 0                   |
| Legal Advertising                             | 1,000   | 167  | 125   | 152   | 14                  |
| Public Officials Liability Insurance          | 4,506   | 4,506                                      | 0   | 3,566   | 940                 |
| Trustees Fees                                 | 4,100   | 4,100                                      | 0   | 3,704   | 397                 |
| Website Hosting, Maintenance, Backup & E      | 4,138   | 689  | 200   | 400   | 289                 |
| <b>Total Financial &amp; Administrative</b>   | <u>115,311</u>                                    | <u>32,834</u>                              | <u>8,214</u>                                    | <u>32,165</u>                                   | <u>669</u>          |
| Legal Counsel                                 |   |  |   |   |                     |
| District Counsel                              | 33,500  | 5,584                                      | 7,550   | 12,551  | (6,967)             |
| <b>Total Legal Counsel</b>                    | <u>33,500</u>                                     | <u>5,584</u>                               | <u>7,550</u>                                    | <u>12,551</u>                                   | <u>(6,967)</u>      |
| Electric Utility Services                     |   |  |   |   |                     |
| Utility - Recreation Facilities               | 38,500  | 6,416                                      | 0   | 2,518   | 3,899               |
| Utility - Street Lights                       | 40,000  | 6,667                                      | 2,727   | 5,424   | 1,242               |
| Utility Services                              | 5,500   | 917  | 3,291   | 3,677   | (2,760)             |
| <b>Total Electric Utility Services</b>        | <u>84,000</u>                                     | <u>14,000</u>                              | <u>6,018</u>                                    | <u>11,619</u>                                   | <u>2,381</u>        |
| Water-Sewer Combination Services              |   |  |   |   |                     |
| Utility Services                              | 45,500  | 7,583                                      | 4,928   | 8,276   | (693)               |
| <b>Total Water-Sewer Combination Services</b> | <u>45,500</u>                                     | <u>7,583</u>                               | <u>4,928</u>                                    | <u>8,276</u>                                    | <u>(693)</u>        |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 11/30/2025  
(In Whole Numbers)

|   | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>11/30/2025<br><u>YTD Budget</u> | Month Ending<br>11/30/2025<br><u>MTD Actual</u> | Year To Date<br>11/30/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---|---------------------|
| <b>Stormwater Control</b>                   |   |  |   |   |                     |
| Aerator Maintenance                         | 2,500   | 417  | 0   | 300   | 117                 |
| Aquatic Maintenance                         | 70,800  | 11,800                                     | 5,664   | 11,328  | 472                 |
| Aquatic Plant Replacement                   | 25,000  | 4,166                                      | 0   | 0   | 4,167               |
| Catfish Removal                             | 2,152   | 359  | 0   | 0   | 358                 |
| Fish Stocking                               | 4,000   | 667  | 0   | 0   | 667                 |
| Lake/Pond Bank Maintenance & Repair         | 100,000   | 16,666                                     | 26,170  | 26,170  | (9,503)             |
| Midge Fly Treatments                        | 20,526  | 3,421                                      | 0   | 0   | 3,421               |
| <b>Total Stormwater Control</b>             | <b>224,978</b>                                    | <b>37,496</b>                              | <b>31,834</b>                                   | <b>37,798</b>                                   | <b>(301)</b>        |
| <b>Other Physical Environment</b>           |   |  |   |   |                     |
| Conservation & Weir Maintenance Contract    | 10,000  | 1,667                                      | 0   | 0   | 1,666               |
| Entry & Walls Maintenance & Repair          | 1,500   | 250  | 0   | 0   | 250                 |
| Fire Ant Treatment                          | 10,197  | 1,699                                      | 0   | 0   | 1,700               |
| General Liability & Property Insurance      | 40,659  | 40,659                                     | 0   | 36,439  | 4,220               |
| Holiday Decorations                         | 22,500  | 13,125                                     | 10,778  | 21,554  | (8,430)             |
| Irrigation Maintenance                      | 43,200  | 7,200                                      | 0   | 3,322   | 3,879               |
| Irrigation Repair                           | 33,500  | 5,584                                      | 6,348   | 11,595  | (6,012)             |
| Landscape - Annuals/Flowers                 | 20,000  | 3,333                                      | 6,638   | 6,637   | (3,304)             |
| Landscape - Fertilizer                      | 47,915  | 7,986                                      | 20,734  | 20,735  | (12,749)            |
| Landscape - Mulch                           | 55,000  | 9,167                                      | 52,000  | 52,000  | (42,833)            |
| Landscape - Pest Control                    | 10,509  | 1,751                                      | 850   | 850   | 901                 |
| Landscape Maintenance                       | 337,288   | 56,215                                     | 30,610  | 50,857  | 5,358               |
| Landscape Replacement Plants, Shrubs, Tr    | 20,000  | 3,333                                      | 7,528   | 7,528   | (4,195)             |
| Trail/Bike Path Maintenance                 | 15,000  | 2,500                                      | 0   | 0   | 2,500               |
| Tree Trimming Services                      | 15,000  | 2,500                                      | 0   | 0   | 2,500               |
| <b>Total Other Physical Environment</b>     | <b>682,268</b>                                    | <b>156,969</b>                             | <b>135,486</b>                                  | <b>211,517</b>                                  | <b>(54,549)</b>     |
| <b>Road &amp; Street Facilities</b>         |   |  |   |   |                     |
| Parking Lot Repair & Maintenance            | 500   | 83   | 0   | 0   | 84                  |
| Sidewalk Maintenance & Repair               | 2,500   | 417  | 0   | 0   | 416                 |
| Street Light/Decorative Light Maintenance   | 85,000  | 14,167                                     | 2,452   | 9,704   | 4,463               |
| Street Sign Repair & Replacement            | 2,000   | 333  | 0   | 0   | 333                 |
| <b>Total Road &amp; Street Facilities</b>   | <b>90,000</b>                                     | <b>15,000</b>                              | <b>2,452</b>                                    | <b>9,704</b>                                    | <b>5,296</b>        |
| <b>Parks &amp; Recreation</b>               |   |  |   |   |                     |
| Access Control Maintenance & Repair         | 2,000   | 333  | 203   | 203   | 130                 |
| Athletic Court/Field/Playground Maintenance | 3,000   | 500  | 0   | 0   | 500                 |
| Clubhouse Facility Janitorial Supplies      | 1,700   | 284  | 50  | 189   | 95                  |
| Clubhouse Janitorial Services               | 10,400  | 1,733                                      | 9,400   | 9,400   | (7,667)             |
| Clubhouse Maintenance & Repair              | 10,000  | 1,667                                      | 4,169   | 9,054   | (7,388)             |
| Clubhouse Programs/Events                   | 40,000  | 6,666                                      | 4,098   | 5,375   | 1,293               |
| Computer Support, Maintenance & Repair      | 500   | 84   | 0   | 0   | 83                  |
| Employee - Salaries                         | 221,209   | 36,868                                     | 17,578  | 33,341  | 3,527               |
| Facility A/C & Heating Maintenance & Rep    | 1,400   | 233  | 0   | 356   | (123)               |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 11/30/2025  
(In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>11/30/2025<br><u>YTD Budget</u> | Month Ending<br>11/30/2025<br><u>MTD Actual</u> | Year To Date<br>11/30/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---|---------------------|
| Fitness Equipment Maintenance & Repair                   | 2,400   | 400  | 175   | 175   | 225                 |
| Furniture Repair & Replacement                           | 1,200   | 200  | 0   | 0   | 200                 |
| Interior Clubhouse Maintenance & Repairs                 | 2,000   | 2,000                                      | (225)   | 2,164   | (164)               |
| Management Contract                                      | 13,200  | 2,200                                      | 0   | 0   | 2,200               |
| Office Supplies  | 1,000   | 167  | 59  | 59  | 108                 |
| Pest Control   | 700   | 117  | 0   | 100   | 17                  |
| Playground Equipment & Maintenance                       | 1,000   | 166  | 0   | 0   | 166                 |
| Pool Furniture Replacement                               | 1,500   | 250  | 0   | 0   | 250                 |
| Pool Repairs   | 10,000  | 1,667                                      | 0   | 0   | 1,667               |
| Pool Service Contract                                    | 52,800  | 8,800                                      | 4,400   | 8,800   | 0                   |
| Security & Fire Monitoring Services                      | 1,500   | 1,500                                      | 1,700   | 6,169   | (4,670)             |
| Security System Monitoring Services & Ma                 | 12,879  | 2,146                                      | 0   | 0   | 2,147               |
| Telephone, Internet, Cable                               | 12,000  | 2,000                                      | 549   | 2,399   | (398)               |
| Tennis Court Maintenance & Supplies                      | 1,250   | 209  | 0   | 0   | 208                 |
| Wildlife Management Services                             | 14,400  | 2,400                                      | 1,200   | 2,400   | 0                   |
| <b>Total Parks &amp; Recreation</b>                      | <u>418,038</u>                                    | <u>72,590</u>                              | <u>43,356</u>                                   | <u>80,184</u>                                   | <u>(7,594)</u>      |
| Contingency  |   |  |   |   |                     |
| Miscellaneous Contingency                                | 15,000  | 2,500                                      | 0   | 0   | 2,500               |
| <b>Total Contingency</b>                                 | <u>15,000</u>                                     | <u>2,500</u>                               | <u>0</u>  | <u>0</u>  | <u>2,500</u>        |
| <b>Total Expenditures</b>                                | <u>1,722,595</u>                                  | <u>346,889</u>                             | <u>240,638</u>                                  | <u>405,214</u>                                  | <u>(58,325)</u>     |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>  | <u>1,353,039</u>                           | <u>(230,477)</u>                                | <u>1,312,521</u>                                | <u>(40,518)</u>     |
| <b>Fund Balance, Beginning of Period</b>                 | <u>0</u>  | <u>0</u>                                   | <u>2,058,524</u>                                | <u>515,526</u>                                  | <u>515,525</u>      |
| <b>Total Fund Balance, End of Period</b>                 | <u>0</u>  | <u>1,353,039</u>                           | <u>1,828,047</u>                                | <u>1,828,047</u>                                | <u>475,007</u>      |

See Notes to Unaudited Financial Statements

362 Reserve Fund

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 11/30/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><small>Annual Budget</small> | Through<br>11/30/2025<br><small>YTD Budget</small> | Month Ending<br>11/30/2025<br><small>MTD Actual</small> | Year To Date<br>11/30/2025<br><small>YTD Actual</small> | <small>YTD Variance</small> |
|--|---|--|---|---|-----------------------------|
| <b>Revenues</b>  |   |  |   |   |                             |
| Interest Earnings  |   |  |   |   |                             |
| Interest Earnings  | 0   | 0  | 1,859   | 3,887   | 3,887                       |
| Special Assessments  |   |  |   |   |                             |
| Tax Roll   | 122,818   | 122,818  | 0   | 122,818   | 0                           |
| <b>Total Revenues</b>  | <u>122,818</u>  | <u>122,818</u>                                     | <u>1,859</u>  | <u>126,705</u>  | <u>3,887</u>                |
| <b>Expenditures</b>  |   |  |   |   |                             |
| Contingency  |   |  |   |   |                             |
| Capital Reserve  | 122,818   | 122,818  | 0   | 0   | 122,818                     |
| Total Contingency  | 122,818   | 122,818  | 0   | 0   | 122,818                     |
| <b>Total Expenditures</b>  | <u>122,818</u>  | <u>122,818</u>                                     | <u>0</u>  | <u>0</u>  | <u>122,818</u>              |
| <b>Total Excess of Revenues Over(Under) Ex-</b><br><b>penditures</b> | <u>0</u>  | <u>0</u>   | <u>1,859</u>  | <u>126,705</u>  | <u>126,705</u>              |
| <b>Fund Balance, Beginning of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>679,325</u>  | <u>554,479</u>  | <u>554,479</u>              |
| <b>Total Fund Balance, End of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>681,184</u>  | <u>681,184</u>  | <u>681,184</u>              |

See Notes to Unaudited Financial Statements

362 Debt Service Fund S2017

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 11/30/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><small>Annual Budget</small> | Through<br>11/30/2025<br><small>YTD Budget</small> | Month Ending<br>11/30/2025<br><small>MTD Actual</small> | Year To Date<br>11/30/2025<br><small>YTD Actual</small> | <small>YTD Variance</small> |
|--|---|--|---|---|-----------------------------|
| <b>Revenues</b>  |   |  |   |   |                             |
| Interest Earnings  |   |  |   |   |                             |
| Interest Earnings  | 0   | 0  | 445   | 873   | 873                         |
| Special Assessments  |   |  |   |   |                             |
| Tax Roll   | 282,515   | 282,515  | 1,124   | 284,335   | 1,820                       |
| <b>Total Revenues</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>1,569</u>  | <u>285,208</u>  | <u>2,693</u>                |
| <b>Expenditures</b>  |   |  |   |   |                             |
| Debt Service   |   |  |   |   |                             |
| Interest   | 92,515  | 92,515   | 47,450  | 47,450  | 45,065                      |
| Principal  | 190,000   | 190,000  | 0   | 0   | 190,000                     |
| <b>Total Debt Service</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>47,450</u>   | <u>47,450</u>   | <u>235,065</u>              |
| <b>Total Expenditures</b>  | <u>282,515</u>  | <u>282,515</u>                                     | <u>47,450</u>   | <u>47,450</u>   | <u>235,065</u>              |
| <b>Total Excess of Revenues Over(Under) Ex-</b><br><b>penditures</b> | <u>0</u>  | <u>0</u>   | <u>(45,881)</u>   | <u>237,758</u>  | <u>237,758</u>              |
| <b>Fund Balance, Beginning of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>423,247</u>  | <u>139,608</u>  | <u>139,608</u>              |
| <b>Total Fund Balance, End of Period</b>                             | <u>0</u>  | <u>0</u>   | <u>377,366</u>  | <u>377,366</u>  | <u>377,366</u>              |

See Notes to Unaudited Financial Statements

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

| <u>Account</u>                             | <u>Investment</u>                               | <u>Yield</u> | <u>Balance as of</u><br><u>November 30, 2025</u> |
|--|---|--------------|--|
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 180,086                                       |
| FL CLASS General                           | Average Monthly Yield                           | 4.04%        | 34,032   |
| <b>Total General Fund Investments</b>      |   |              | <b>\$ 214,118</b>                                |
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 1,248   |
| FL CLASS Enhanced Cash Reserve             | Average Monthly Yield                           | 4.04%        | 557,118  |
| <b>Total Reserve Fund Investments</b>      |   |              | <b>\$ 558,366</b>                                |
| US Bank Series 2017 Revenue                | First American Treasury Obligation Fund Class Y | 4.00%        | \$ 57,837  |
| 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> |   |              | <b>\$ 94,385</b>                                 |

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 11/01/2025 to 11/30/2025**

| <b>Fund_ID</b>           | <b>Fund Name</b>               | <b>Customer</b>                 | <b>Invoice Number</b> | <b>AR Account</b> | <b>Date</b> | <b>Balance Due</b>  |
|--------------------------|--------------------------------|---------------------------------|-----------------------|-------------------|-------------|---------------------|
| <b>362, 2432</b>         |                                |                                 |                       |                   |             |                     |
| 362-001                  | 362 General Fund               | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 1,681,064.12        |
| 362-001                  | 362 General Fund               | Prosperity Lakes<br>CDD         | AR00002946            | 11510             | 11/01/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Prosperity Lakes<br>CDD         | AR00002946            | 11510             | 11/01/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Willow Walk CDD                 | AR00002943            | 11510             | 11/01/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Willow Walk CDD                 | AR00002943            | 11510             | 11/01/2025  | 13.08               |
| <b>Sum for 362, 2432</b> |                                |                                 |                       |                   |             | <b>1,681,664.12</b> |
| <b>362, 2433</b>         |                                |                                 |                       |                   |             |                     |
| 362-005                  | 362 Reserve Fund               | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 122,818.00          |
| <b>Sum for 362, 2433</b> |                                |                                 |                       |                   |             | <b>122,818.00</b>   |
| <b>362, 2434</b>         |                                |                                 |                       |                   |             |                     |
| 362-200                  | 362 Debt Service<br>Fund S2017 | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 279,635.71          |
| <b>Sum for 362, 2434</b> |                                |                                 |                       |                   |             | <b>279,635.71</b>   |
| <b>Sum for 362</b>       |                                |                                 |                       |                   |             | <b>2,084,117.83</b> |
| <b>Sum Total</b>         |                                |                                 |                       |                   |             | <b>2,084,117.83</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District  
Summary A/P Ledger  
From 11/01/2025 to 11/30/2025**

| <b>Fund Name</b> | <b>GL posting date</b> | <b>Vendor name</b>                                | <b>Document number</b> | <b>Description</b>   | <b>Balance Due</b> |
|------------------|------------------------|---|------------------------|--|--------------------|
| <b>362, 2432</b> |                        |   |                        |  |                    |
| 362 General Fund | 11/01/2025             | Charter Communica-<br>tions                       | 2144984111825          | ACH Cable Services - GYM<br>11/25                          | 95.19              |
| 362 General Fund | 11/14/2025             | Crosscreek Environ-<br>mental, Inc.               | 23598                  | Vegetation Removal<br>11/25                                | 15,970.00          |
| 362 General Fund | 11/14/2025             | Crosscreek Environ-<br>mental, Inc.               | 23423                  | Vegetation Removal<br>and Drainage Ease-<br>ment 11/25     | 10,200.00          |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 3079737064             | 11/25 5808 110th Ave E<br>11/25                            | 25.66              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 3003727066             | 11/25 11131 58th Street Cir<br>E #Unit 1 11/25             | 48.01              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 7787191514             | 11/25 10609 48th St E 11/25                                | 28.55              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 2909055432             | 11/25 10402 55th Ln E #Sign<br>11/25                       | 27.53              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 2967878196             | 11/25 10202 57th Ct E 11/25                                | 30.64              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 2384337065             | 11/25 11049 58th Street Cir<br>E 11/25                     | 50.53              |
| 362 General Fund | 11/01/2025             | Florida Power & Light<br>Company                  | 7767860393             | 11/25 Street Lights & Harrison<br>Rch 11/25                | 26.58              |
| 362 General Fund | 11/01/2025             | Frontier Florida, LLC                             | 94177630950907195      | 11/25 ACH 5755 Harrison Ranch<br>Blvd 11/25                | 692.65             |
| 362 General Fund | 11/01/2025             | Juniper Landscaping<br>of Florida, LLC            | 369116                 | Property Wide<br>Mulching 11/25                            | 52,000.00          |
| 362 General Fund | 11/01/2025             | Juniper Landscaping<br>of Florida, LLC            | 367279                 | Fertilizer 10/25   | 12,714.25          |
| 362 General Fund | 11/01/2025             | Juniper Landscaping<br>of Florida, LLC            | 367429                 | Monthly Maintenance<br>11/25                               | 30,609.84          |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 369383                 | Irrigation Renovations<br>11/25                            | 5,006.76           |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 369383                 | Irrigation Renovations<br>11/25                            | 1,320.00           |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 369269                 | Insect & Disease Con-<br>trol 11/25                        | 8,020.00           |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 369269                 | Insect & Disease Con-<br>trol 11/25                        | 850.25             |
| 362 General Fund | 11/01/2025             | Juniper Landscaping<br>of Florida, LLC            | 368703                 | Irrigation Repairs<br>11/25                                | 773.56             |
| 362 General Fund | 11/14/2025             | Juniper Landscaping<br>of Florida, LLC            | 367799                 | Irrigation Repairs<br>11/25                                | 2,825.00           |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 370663                 | Oak Placement 11/25  | 175.00             |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 370663                 | Oak Placement 11/25  | 2,521.11           |
| 362 General Fund | 11/25/2025             | Juniper Landscaping<br>of Florida, LLC            | 369467                 | Annuals Material<br>11/25                                  | 6,637.50           |
| 362 General Fund | 11/01/2025             | Kaymas, LLC dba<br>Fastsigns 178301               | 2448-3684              | Signage 2of2 Payment                                       | 3,384.47           |
| 362 General Fund | 11/01/2025             | Kilinski   Van Wyk,<br>PLLC                       | 13535                  | Legal Services 10/25                                       | 6,550.70           |
| 362 General Fund | 11/01/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc. | 356237                 | Irrigation Repairs<br>09/25                                | 800.00             |
| 362 General Fund | 10/31/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc. | 364012                 | Irrigation Repairs<br>10/25                                | 2,795.00           |
| 362 General Fund | 10/27/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc. | 363294                 | Irrigation Repairs<br>10/25                                | 2,451.56           |
| 362 General Fund | 11/01/2025             | Landscape Mainte-<br>nance Professionals,<br>Inc. | 364013                 | Irrigation Repairs<br>10/25                                | 455.00             |
| 362 General Fund | 11/25/2025             | Manatee County Utili-<br>ties Department          | 100135961              | 11/25 ACH5755 Harrison Ranch<br>Blvd-Fire Hydrant<br>11/25 | 1,742.13           |
| 362 General Fund | 11/25/2025             | Manatee County Utili-<br>ties Department          | 100136749              | 11/25 ACH11220 58th Street Cir<br>E- Reclaimed 11/25       | (3.64)             |

**Harrison Ranch Community Development District  
Summary A/P Ledger  
From 11/01/2025 to 11/30/2025**

| <b>Fund Name</b>         | <b>GL posting date</b> | <b>Vendor name</b>                    | <b>Document number</b> | <b>Description</b>                                | <b>Balance Due</b> |
|--------------------------|------------------------|---------------------------------------|------------------------|---|--------------------|
| 362 General Fund         | 11/25/2025             | Manatee County Utilities Department   | 100136468              | 11/25 ACH10402 55th Lane East 11/25               | 8.07               |
| 362 General Fund         | 11/25/2025             | Manatee County Utilities Department   | 100136072              | 11/25 ACH5755 Harrison Ranch Blvd-Reclaimed 11/25 | 3,202.17           |
| 362 General Fund         | 11/25/2025             | Manatee County Utilities Department   | 100136638              | 11/25 ACH5305 105th Ter E 11/25                   | (8.18)             |
| 362 General Fund         | 11/25/2025             | Manatee County Utilities Department   | 100136525              | 11/25 ACH5936 106th Terr E-Reclaimed 11/25        | (3.85)             |
| 362 General Fund         | 11/25/2025             | Manatee County Utilities Department   | 100136693              | 11/25 ACH10720 55th Ct E 11/25                    | (8.02)             |
| 362 General Fund         | 11/01/2025             | Owens Electric, Inc.                  | 38482550               | Replace Lock in Timer 11/25                       | 445.28             |
| 362 General Fund         | 11/14/2025             | Piper Fire Protection, Inc.           | 169508                 | Cell Dialer for Monitoring 11/25                  | 1,700.00           |
| 362 General Fund         | 11/01/2025             | Presidential Electrical Services, Inc | 5116                   | Holiday Lighting 11/25 (2of2) Final               | 10,777.20          |
| 362 General Fund         | 11/25/2025             | Rizz Co., LLC                         | 118743                 | Monthly Cleaning Services 11/25                   | 2,350.00           |
| 362 General Fund         | 11/01/2025             | Rizzetta & Company, Inc.              | INV0000105094          | Personal Reimbursement 11/25                      | 10,350.64          |
| 362 General Fund         | 11/01/2025             | Susan Walterick                       | SW111025               | Board of Supervisor Meeting 11/10/25              | 200.00             |
| 362 General Fund         | 11/25/2025             | Thomas Benton                         | TB111025               | Board of Supervisors Meeting 11/10/25             | 200.00             |
| 362 General Fund         | 11/25/2025             | Victor G Colombo                      | VC111025               | Board of Supervisors Meeting 11/10/25             | 200.00             |
| <b>Sum for 362, 2432</b> |                        |                                       |                        |   | <b>198,237.14</b>  |
| <b>Sum for 362</b>       |                        |                                       |                        |   | <b>198,237.14</b>  |
| <b>Sum Total</b>         |                        |                                       |                        |   | <b>198,237.14</b>  |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/25.
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.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Financial Statements  
(Unaudited)**

**December 31, 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 12/31/2025  
(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                                 | 110,198          | 0              | 0                 | 110,198          | 0                  | 0                |
| Investments                                  | 214,773          | 683,124        | 156,499           | 1,054,397        | 0                  | 0                |
| Accounts Receivable                          | 1,427,412        | 0              | 221,152           | 1,648,562        | 0                  | 0                |
| Refundable Deposits                          | 12,992           | 0              | 0                 | 12,993           | 0                  | 0                |
| Fixed Assets                                 | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Amount Available in Debt Service             | 0                | 0              | 0                 | 0                | 0                  | 377,651          |
| Amount To Be Provided Debt Service           | 0                | 0              | 0                 | 0                | 0                  | 2,542,349        |
| <b>Total Assets</b>                          | <b>1,765,375</b> | <b>683,124</b> | <b>377,651</b>    | <b>2,826,150</b> | <b>14,420,190</b>  | <b>2,920,000</b> |
| <b>Liabilities</b>                           |                  |                |                   |                  |                    |                  |
| Accounts Payable                             | 3,218            | 14,850         | 0                 | 18,068           | 0                  | 0                |
| Accrued Expenses                             | 31,861           | 0              | 0                 | 31,861           | 0                  | 0                |
| Other Current Liabilities                    | 51               | 0              | 0                 | 51               | 0                  | 0                |
| Revenue Bonds Payable-Long Term              | 0                | 0              | 0                 | 0                | 0                  | 2,920,000        |
| <b>Total Liabilities</b>                     | <b>35,130</b>    | <b>14,850</b>  | <b>0</b>          | <b>49,980</b>    | <b>0</b>           | <b>2,920,000</b> |
| <b>Fund Equity &amp; Other Credits</b>       |                  |                |                   |                  |                    |                  |
| Beginning Fund Balance                       | 515,525          | 554,479        | 139,609           | 1,209,613        | 0                  | 0                |
| Investment In General Fixed Assets           | 0                | 0              | 0                 | 0                | 14,420,190         | 0                |
| Net Change in Fund Balance                   | 1,214,720        | 113,795        | 238,042           | 1,566,556        | 0                  | 0                |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>1,730,245</b> | <b>668,274</b> | <b>377,651</b>    | <b>2,776,169</b> | <b>14,420,190</b>  | <b>0</b>         |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>1,765,375</b> | <b>683,124</b> | <b>377,651</b>    | <b>2,826,150</b> | <b>14,420,190</b>  | <b>2,920,000</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 12/31/2025  
(In Whole Numbers)

|   | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>12/31/2025<br><u>YTD Budget</u> | Month Ending<br>12/31/2025<br><u>MTD Actual</u> | Year To Date<br>12/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---|---------------------|
| <b>Revenues</b>                               |   |  |   |   |                     |
| Interest Earnings                             |   |  |   |   |                     |
| Interest Earnings                             | 10,000  | 2,500                                      | 673   | 2,513   | 13                  |
| Special Assessments                           |   |  |   |   |                     |
| Tax Roll                                      | 1,695,395   | 1,695,395                                  | 0   | 1,711,563                                       | 16,168              |
| Other Misc. Revenues                          |   |  |   |   |                     |
| Clubhouse Rentals                             | 5,000   | 1,250                                      | 47  | 2,290   | 1,040               |
| Community Activity Revenue                    | 4,000   | 1,000                                      | 0   | 0   | (1,000)             |
| Events & Sponsorships                         | 3,000   | 750  | 0   | 0   | (750)               |
| Key/Access/Transponder Revenue                | 1,000   | 250  | 23  | 281   | 31                  |
| Lease Revenue                                 | 1,200   | 300  | 659   | 2,350   | 2,050               |
| Miscellaneous Revenue                         | 3,000   | 750  | 0   | 140   | (610)               |
| <b>Total Revenues</b>                         | <u>1,722,595</u>                                  | <u>1,702,195</u>                           | <u>1,402</u>                                    | <u>1,719,137</u>                                | <u>16,942</u>       |
| <b>Expenditures</b>                           |   |  |   |   |                     |
| Legislative                                   |   |  |   |   |                     |
| Supervisor Fees                               | 14,000  | 3,500                                      | 1,000   | 2,400   | 1,100               |
| <b>Total Legislative</b>                      | <u>14,000</u>                                     | <u>3,500</u>                               | <u>1,000</u>                                    | <u>2,400</u>                                    | <u>1,100</u>        |
| Financial & Administrative                    |   |  |   |   |                     |
| Accounting Services                           | 22,067  | 5,517                                      | 1,839   | 5,517   | 0                   |
| Administrative Services                       | 6,398   | 1,599                                      | 533   | 1,599   | 0                   |
| Assessment Roll                               | 5,793   | 5,793                                      | 0   | 5,793   | 0                   |
| Auditing Services                             | 3,800   | 0  | 0   | 0   | 0                   |
| Bank Fees                                     | 300   | 75   | 53  | 184   | (109)               |
| District Engineer                             | 25,000  | 6,250                                      | 3,175   | 10,756  | (4,506)             |
| District Management                           | 29,716  | 7,429                                      | 2,476   | 7,429   | 0                   |
| Dues, Licenses & Fees                         | 2,700   | 2,700                                      | 0   | 175   | 2,525               |
| Financial & Revenue Collections               | 5,793   | 1,449                                      | 483   | 1,448   | 0                   |
| Legal Advertising                             | 1,000   | 249  | 276   | 429   | (179)               |
| Public Officials Liability Insurance          | 4,506   | 4,506                                      | 0   | 3,566   | 940                 |
| Trustees Fees                                 | 4,100   | 4,100                                      | 0   | 3,704   | 396                 |
| Website Hosting, Maintenance, Backup & E      | 4,138   | 1,035                                      | 584   | 985   | 50                  |
| <b>Total Financial &amp; Administrative</b>   | <u>115,311</u>                                    | <u>40,702</u>                              | <u>9,419</u>                                    | <u>41,585</u>                                   | <u>(883)</u>        |
| Legal Counsel                                 |   |  |   |   |                     |
| District Counsel                              | 33,500  | 8,375                                      | 3,094   | 15,644  | (7,269)             |
| <b>Total Legal Counsel</b>                    | <u>33,500</u>                                     | <u>8,375</u>                               | <u>3,094</u>                                    | <u>15,644</u>                                   | <u>(7,269)</u>      |
| Electric Utility Services                     |   |  |   |   |                     |
| Utility - Recreation Facilities               | 38,500  | 9,625                                      | 2,800   | 8,218   | 1,407               |
| Utility - Street Lights                       | 40,000  | 10,000                                     | 2,700   | 8,124   | 1,876               |
| Utility Services                              | 5,500   | 1,375                                      | 350   | 1,127   | 248                 |
| <b>Total Electric Utility Services</b>        | <u>84,000</u>                                     | <u>21,000</u>                              | <u>5,850</u>                                    | <u>17,469</u>                                   | <u>3,531</u>        |
| Water-Sewer Combination Services              |   |  |   |   |                     |
| Utility Services                              | 45,500  | 11,375                                     | 8,369   | 16,644  | (5,269)             |
| <b>Total Water-Sewer Combination Services</b> | <u>45,500</u>                                     | <u>11,375</u>                              | <u>8,369</u>                                    | <u>16,644</u>                                   | <u>(5,269)</u>      |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
Statement of Revenues and Expenditures  
As of 12/31/2025  
(In Whole Numbers)

|   | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>12/31/2025<br><u>YTD Budget</u> | Month Ending<br>12/31/2025<br><u>MTD Actual</u> | Year To Date<br>12/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---|---------------------|
| <b>Stormwater Control</b>                   |   |  |   |   |                     |
| Aerator Maintenance                         | 2,500   | 625  | 0   | 300   | 325                 |
| Aquatic Maintenance                         | 70,800  | 17,700                                     | 5,664   | 16,992  | 708                 |
| Aquatic Plant Replacement                   | 25,000  | 6,250                                      | 0   | 0   | 6,250               |
| Catfish Removal                             | 2,152   | 538  | 0   | 0   | 538                 |
| Fish Stocking                               | 4,000   | 1,000                                      | 0   | 0   | 1,000               |
| Lake/Pond Bank Maintenance & Repair         | 100,000   | 25,000                                     | 0   | 26,170  | (1,170)             |
| Midge Fly Treatments                        | 20,526  | 5,131                                      | 0   | 0   | 5,131               |
| <b>Total Stormwater Control</b>             | <u>224,978</u>                                    | <u>56,244</u>                              | <u>5,664</u>                                    | <u>43,462</u>                                   | <u>12,782</u>       |
| <b>Other Physical Environment</b>           |   |  |   |   |                     |
| Conservation & Weir Maintenance Contract    | 10,000  | 2,500                                      | 0   | 0   | 2,500               |
| Entry & Walls Maintenance & Repair          | 1,500   | 375  | 0   | 0   | 375                 |
| Fire Ant Treatment                          | 10,197  | 2,550                                      | 0   | 0   | 2,549               |
| General Liability & Property Insurance      | 40,659  | 40,659                                     | 0   | 36,439  | 4,220               |
| Holiday Decorations                         | 22,500  | 15,000                                     | 0   | 21,555  | (6,554)             |
| Irrigation Maintenance                      | 43,200  | 10,800                                     | 0   | 3,321   | 7,478               |
| Irrigation Repair                           | 33,500  | 8,375                                      | 1,743   | 13,339  | (4,963)             |
| Landscape - Annuals/Flowers                 | 20,000  | 5,000                                      | 0   | 6,638   | (1,638)             |
| Landscape - Fertilizer                      | 47,915  | 11,978                                     | 0   | 20,734  | (8,755)             |
| Landscape - Mulch                           | 55,000  | 13,750                                     | 0   | 52,000  | (38,250)            |
| Landscape - Pest Control                    | 10,509  | 2,628                                      | 0   | 850   | 1,777               |
| Landscape Maintenance                       | 337,288   | 84,322                                     | 31,528  | 82,385  | 1,937               |
| Landscape Replacement Plants, Shrubs, Tr    | 20,000  | 5,000                                      | 0   | 7,528   | (2,528)             |
| Trail/Bike Path Maintenance                 | 15,000  | 3,750                                      | 0   | 0   | 3,750               |
| Tree Trimming Services                      | 15,000  | 3,750                                      | 0   | 0   | 3,750               |
| <b>Total Other Physical Environment</b>     | <u>682,268</u>                                    | <u>210,437</u>                             | <u>33,271</u>                                   | <u>244,789</u>                                  | <u>(34,352)</u>     |
| <b>Road &amp; Street Facilities</b>         |   |  |   |   |                     |
| Parking Lot Repair & Maintenance            | 500   | 125  | 0   | 0   | 125                 |
| Sidewalk Maintenance & Repair               | 2,500   | 625  | 0   | 0   | 625                 |
| Street Light/Decorative Light Maintenance   | 85,000  | 21,250                                     | 3,884   | 13,587  | 7,662               |
| Street Sign Repair & Replacement            | 2,000   | 500  | 0   | 0   | 500                 |
| <b>Total Road &amp; Street Facilities</b>   | <u>90,000</u>                                     | <u>22,500</u>                              | <u>3,884</u>                                    | <u>13,587</u>                                   | <u>8,912</u>        |
| <b>Parks &amp; Recreation</b>               |   |  |   |   |                     |
| Access Control Maintenance & Repair         | 2,000   | 500  | 0   | 204   | 297                 |
| Athletic Court/Field/Playground Maintenance | 3,000   | 750  | 951   | 951   | (201)               |
| Clubhouse Facility Janitorial Supplies      | 1,700   | 425  | 0   | 189   | 236                 |
| Clubhouse Janitorial Services               | 10,400  | 2,600                                      | 0   | 9,400   | (6,800)             |
| Clubhouse Maintenance & Repair              | 10,000  | 2,500                                      | 183   | 9,238   | (6,738)             |
| Clubhouse Programs/Events                   | 40,000  | 10,000                                     | 3,648   | 9,022   | 978                 |
| Computer Support, Maintenance & Repair      | 500   | 125  | 0   | 0   | 125                 |
| Employee - Salaries                         | 221,209   | 55,302                                     | 12,324  | 45,665  | 9,637               |
| Facility A/C & Heating Maintenance & Rep    | 1,400   | 350  | 287   | 643   | (293)               |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District**  
**Statement of Revenues and Expenditures**  
**As of 12/31/2025**  
**(In Whole Numbers)**

|  | Year Ending<br>09/30/2026 | Through<br>12/31/2025 | Month Ending<br>12/31/2025 | Year To Date<br>12/31/2025 |                 |
|--|---------------------------|-----------------------|----------------------------|----------------------------|-----------------|
|  | Annual Budget             | YTD Budget            | MTD Actual                 | YTD Actual                 | YTD Variance    |
| Fitness Equipment Maintenance & Repair                   | 2,400                     | 600                   | 0                          | 175                        | 425             |
| Furniture Repair & Replacement                           | 1,200                     | 300                   | 0                          | 0                          | 300             |
| Interior Clubhouse Maintenance & Repairs                 | 2,000                     | 2,000                 | 180                        | 2,345                      | (345)           |
| Management Contract                                      | 13,200                    | 3,300                 | 0                          | 0                          | 3,300           |
| Office Supplies  | 1,000                     | 250                   | 0                          | 58                         | 192             |
| Pest Control   | 700                       | 175                   | 100                        | 200                        | (25)            |
| Playground Equipment & Maintenance                       | 1,000                     | 250                   | 0                          | 0                          | 250             |
| Pool Furniture Replacement                               | 1,500                     | 375                   | 0                          | 0                          | 375             |
| Pool Repairs   | 10,000                    | 2,500                 | 1,591                      | 1,591                      | 909             |
| Pool Service Contract                                    | 52,800                    | 13,200                | 4,400                      | 13,200                     | 0               |
| Security & Fire Monitoring Services                      | 1,500                     | 1,500                 | 75                         | 6,244                      | (4,745)         |
| Security System Monitoring Services & Ma                 | 12,879                    | 3,219                 | 2,515                      | 2,515                      | 705             |
| Telephone, Internet, Cable                               | 12,000                    | 3,000                 | 1,199                      | 3,598                      | (597)           |
| Tennis Court Maintenance & Supplies                      | 1,250                     | 313                   | 0                          | 0                          | 312             |
| Wildlife Management Services                             | 14,400                    | 3,600                 | 1,200                      | 3,600                      | 0               |
| <b>Total Parks &amp; Recreation</b>                      | <b>418,038</b>            | <b>107,134</b>        | <b>28,653</b>              | <b>108,838</b>             | <b>(1,703)</b>  |
| Contingency  |                           |                       |                            |                            |                 |
| Miscellaneous Contingency                                | 15,000                    | 3,750                 | 0                          | 0                          | 3,750           |
| <b>Total Contingency</b>                                 | <b>15,000</b>             | <b>3,750</b>          | <b>0</b>                   | <b>0</b>                   | <b>3,750</b>    |
| <b>Total Expenditures</b>                                | <b>1,722,595</b>          | <b>485,017</b>        | <b>99,204</b>              | <b>504,418</b>             | <b>(19,401)</b> |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <b>0</b>                  | <b>1,217,178</b>      | <b>(97,802)</b>            | <b>1,214,719</b>           | <b>(2,459)</b>  |
| <b>Fund Balance, Beginning of Period</b>                 | <b>0</b>                  | <b>0</b>              | <b>1,828,047</b>           | <b>515,526</b>             | <b>515,526</b>  |
| <b>Total Fund Balance, End of Period</b>                 | <b>0</b>                  | <b>1,217,178</b>      | <b>1,730,245</b>           | <b>1,730,245</b>           | <b>513,067</b>  |

362 Reserve Fund

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 12/31/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><small>Annual Budget</small> | Through<br>12/31/2025<br><small>YTD Budget</small> | Month Ending<br>12/31/2025<br><small>MTD Actual</small> | Year To Date<br>12/31/2025<br><small>YTD Actual</small> | <small>YTD Variance</small> |
|--|---|--|---|---|-----------------------------|
| <b>Revenues</b>  |   |  |   |   |                             |
| Interest Earnings  |   |  |   |   |                             |
| Interest Earnings  | 0   | 0  | 1,940   | 5,827   | 5,827                       |
| Special Assessments                                      |   |  |   |   |                             |
| Tax Roll   | 122,818   | 122,818  | 0   | 122,818   | 0                           |
| <b>Total Revenues</b>                                    | <u>122,818</u>  | <u>122,818</u>                                     | <u>1,940</u>  | <u>128,645</u>  | <u>5,827</u>                |
| <b>Expenditures</b>                                      |   |  |   |   |                             |
| Contingency  |   |  |   |   |                             |
| Capital Reserve  | 122,818   | 122,818  | 14,850  | 14,850  | 107,968                     |
| Total Contingency  | <u>122,818</u>  | <u>122,818</u>                                     | <u>14,850</u>   | <u>14,850</u>   | <u>107,968</u>              |
| <b>Total Expenditures</b>                                | <u>122,818</u>  | <u>122,818</u>                                     | <u>14,850</u>   | <u>14,850</u>   | <u>107,968</u>              |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>  | <u>0</u>   | <u>(12,910)</u>   | <u>113,795</u>  | <u>113,795</u>              |
| <b>Fund Balance, Beginning of Period</b>                 | <u>0</u>  | <u>0</u>   | <u>681,184</u>  | <u>554,479</u>  | <u>554,479</u>              |
| <b>Total Fund Balance, End of Period</b>                 | <u>0</u>  | <u>0</u>   | <u>668,274</u>  | <u>668,274</u>  | <u>668,274</u>              |

See Notes to Unaudited Financial Statements

362 Debt Service Fund S2017

**Harrison Ranch Community Development District**  
 Statement of Revenues and Expenditures  
 As of 12/31/2025  
 (In Whole Numbers)

|  | Year Ending<br>09/30/2026<br><u>Annual Budget</u> | Through<br>12/31/2025<br><u>YTD Budget</u> | Month Ending<br>12/31/2025<br><u>MTD Actual</u> | Year To Date<br>12/31/2025<br><u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---|---------------------|
| <b>Revenues</b>  |   |  |   |   |                     |
| Interest Earnings  |   |  |   |   |                     |
| Interest Earnings  | 0   | 0  | 285   | 1,158   | 1,158               |
| Special Assessments                                      |   |  |   |   |                     |
| Tax Roll   | 282,515   | 282,515                                    | 0   | 284,334   | 1,820               |
| <b>Total Revenues</b>                                    | <u>282,515</u>                                    | <u>282,515</u>                             | <u>285</u>                                      | <u>285,492</u>                                  | <u>2,978</u>        |
| <b>Expenditures</b>                                      |   |  |   |   |                     |
| Debt Service   |   |  |   |   |                     |
| Interest   | 92,515  | 92,515                                     | 0   | 47,450  | 45,064              |
| Principal  | 190,000   | 190,000                                    | 0   | 0   | 190,000             |
| <b>Total Debt Service</b>                                | <u>282,515</u>                                    | <u>282,515</u>                             | <u>0</u>  | <u>47,450</u>                                   | <u>235,064</u>      |
| <b>Total Expenditures</b>                                | <u>282,515</u>                                    | <u>282,515</u>                             | <u>0</u>  | <u>47,450</u>                                   | <u>235,064</u>      |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>  | <u>0</u>                                   | <u>285</u>                                      | <u>238,042</u>                                  | <u>238,042</u>      |
| <b>Fund Balance, Beginning of Period</b>                 | <u>0</u>  | <u>0</u>                                   | <u>377,366</u>                                  | <u>139,609</u>                                  | <u>139,609</u>      |
| <b>Total Fund Balance, End of Period</b>                 | <u>0</u>  | <u>0</u>                                   | <u>377,651</u>                                  | <u>377,651</u>                                  | <u>377,651</u>      |

See Notes to Unaudited Financial Statements

**Harrison Ranch CDD**  
**Investment Summary**  
**December 31, 2025**

| <u>Account</u>                             | <u>Investment</u>                               | <u>Yield</u> | <u>Balance as of</u><br><u>December 31, 2025</u> |
|--|---|--------------|--|
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 180,628                                       |
| FL CLASS General                           | Average Monthly Yield                           | 3.89%        | 34,145   |
| <b>Total General Fund Investments</b>      |   |              | <b>\$ 214,773</b>                                |
| Valley National Bank                       | Governmental Checking/ICS                       | 4.00%        | \$ 124,160                                       |
| FL CLASS Enhanced Cash Reserve             | Average Monthly Yield                           | 3.89%        | 558,964  |
| <b>Total Reserve Fund Investments</b>      |   |              | <b>\$ 683,124</b>                                |
| US Bank Series 2017 Revenue                | First American Treasury Obligation Fund Class Y | 4.00%        | \$ 119,952                                       |
| US Bank Series 2017 Reserve                | First American Treasury Obligation Fund Class Y | 4.00%        | 28,247   |
| US Bank Series 2017 Prepayment             | First American Treasury Obligation Fund Class Y | 4.00%        | 8,300  |
| <b>Total Debt Service Fund Investments</b> |   |              | <b>\$ 156,499</b>                                |

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  
1 from 12/01/2025 to 12/31/2025**

| <b>Fund_ID</b>           | <b>Fund Name</b>               | <b>Customer</b>                 | <b>Invoice Number</b> | <b>AR Account</b> | <b>Date</b> | <b>Balance Due</b>  |
|--------------------------|--------------------------------|---------------------------------|-----------------------|-------------------|-------------|---------------------|
| <b>362, 2432</b>         |                                |                                 |                       |                   |             |                     |
| 362-001                  | 362 General Fund               | Copperstone CDD                 | AR00003120            | 11510             | 12/11/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Copperstone CDD                 | AR00003120            | 11510             | 12/11/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 1,426,611.12        |
| 362-001                  | 362 General Fund               | Prosperity Lakes<br>CDD         | AR00003122            | 11510             | 12/11/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Prosperity Lakes<br>CDD         | AR00003122            | 11510             | 12/11/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Summer Woods<br>HOA             | AR00003121            | 11510             | 12/11/2025  | 13.08               |
| 362-001                  | 362 General Fund               | Summer Woods<br>HOA             | AR00003121            | 11510             | 12/11/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 186.92              |
| 362-001                  | 362 General Fund               | Willow Bend HOA                 | AR00002839            | 11510             | 10/01/2025  | 13.08               |
| <b>Sum for 362, 2432</b> |                                |                                 |                       |                   |             | <b>1,427,411.12</b> |
| <b>362, 2434</b>         |                                |                                 |                       |                   |             |                     |
| 362-200                  | 362 Debt Service<br>Fund S2017 | Manatee County<br>Tax Collector | AR00002914            | 12110             | 10/01/2025  | 221,151.60          |
| <b>Sum for 362, 2434</b> |                                |                                 |                       |                   |             | <b>221,151.60</b>   |
| <b>Sum for 362</b>       |                                |                                 |                       |                   |             | <b>1,648,562.72</b> |
| <b>Sum Total</b>         |                                |                                 |                       |                   |             | <b>1,648,562.72</b> |

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District  
Summary A/P Ledger  
From 12/01/2025 to 12/31/2025**

| <b>Fund Name</b>         | <b>GL posting date</b> | <b>Vendor name</b>                       | <b>Document number</b> | <b>Description</b>  | <b>Balance Due</b> |
|--------------------------|------------------------|--|------------------------|---|--------------------|
| <b>362, 2432</b>         |                        |  |                        |   |                    |
| 362 General Fund         | 12/01/2025             | Charter Communica-<br>tions              | 2144984121825          | 12/25 Cable Services - GYM<br>12/25                         | 95.19              |
| 362 General Fund         | 12/01/2025             | Frontier Florida, LLC                    | 941-776-3095-090719    | 5755 Harrison Ranch<br>Blvd 12/25                           | 692.65             |
| 362 General Fund         | 11/25/2025             | Manatee County Utili-<br>ties Department | 100136525              | 11/25 ACH5936 106th Terr E-<br>Reclaimed 11/25              | (3.85)             |
| 362 General Fund         | 11/25/2025             | Manatee County Utili-<br>ties Department | 100136693              | 11/25 ACH10720 55th Ct E 11/25                              | (8.02)             |
| 362 General Fund         | 11/25/2025             | Manatee County Utili-<br>ties Department | 100136749              | 11/25 ACH11220 58th Street Cir<br>E- Reclaimed 11/25        | (3.64)             |
| 362 General Fund         | 11/25/2025             | Manatee County Utili-<br>ties Department | 100136638              | 11/25 ACH5305 105th Ter E<br>11/25                          | (8.18)             |
| 362 General Fund         | 12/01/2025             | Marlin Business Bank                     | 41312624               | 12/25 ACH Copystar Copier - Ac-<br>count # 1613410<br>12/25 | 389.34             |
| 362 General Fund         | 12/01/2025             | Sharkys Events and<br>Inflatables        | 12172025-362           | Holiday Fun Night<br>Event 12/25                            | 2,065.00           |
| <b>Sum for 362, 2432</b> |                        |  |                        |   | <b>3,218.49</b>    |
| <b>362, 2433</b>         |                        |  |                        |   |                    |
| 362 Reserve Fund         | 12/10/2025             | Romaner Graphics                         | 22721                  | Balance Final Deposit -Double<br>Sided Monument<br>12/25    | 14,850.00          |
| <b>Sum for 362, 2433</b> |                        |  |                        |   | <b>14,850.00</b>   |
| <b>Sum for 362</b>       |                        |  |                        |   | <b>18,068.49</b>   |
| <b>Sum Total</b>         |                        |  |                        |   | <b>18,068.49</b>   |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice #FY25-26 (AR00002914) in the amount of \$1,306,452.63 was received in January 2026.
6. Debt Service Fund 200 – Payment for Invoice #FY25-26 (AR00002914) in the amount of \$202,524.77 was received in January 2026.

Tab 10

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$123,876.96**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>                        | <u>Check Number</u> | <u>Invoice Number</u>         | <u>Invoice Description</u>                       | <u>Invoice Amount</u> |
|---|---------------------|-------------------------------|--|-----------------------|
| Access Fire Protection, Inc.              | 300243              | 12339                         | Service Call -Valve Outlet 04/25                 | \$ 350.00             |
| Access Fire Protection, Inc.              | 300243              | 13334                         | Service Call -Valve Outlet 08/25                 | \$ 350.00             |
| Berger, Toombs, Elam, Gaines & Frank CPA  | 300222              | 372496                        | Auditing Services Year ending September 30, 2024 | \$ 3,195.00           |
| Charter Communications                    | 080725-01           | 2144984071825 ACH             | Cable Services -GYM 07/25                        | \$ 95.19              |
| Cooper Pools Remodeling & Resurfacing Inc | 300230              | 2025-1019                     | Monthly Pool Services 08/25                      | \$ 5,280.00           |
| Cooper Pools Remodeling & Resurfacing Inc | 300217              | 2025-938                      | Pool Repairs 07/25                               | \$ 1,440.00           |
| David Cope                                | 300231              | 08.18.25                      | Wildlife Removal 07/25-08/25                     | \$ 2,400.00           |
| DEX Imaging, LLC                          | 300232              | AR13799909                    | Connectivity Agreement 08/25                     | \$ 22.00              |
| FitRev, Inc.                              | 300218              | 35571                         | Service Call 07/25                               | \$ 599.81             |
| FitRev, Inc.                              | 300233              | 35616                         | Fitness Equipment Maintenance 08/25              | \$ 175.00             |
| Florida Department of Revenue             | 081225-01           | 51-8015668220-6 07/25 ACH     | Sales Tax 07/25                                  | \$ 183.50             |
| Florida Power & Light Company             | 300244              | FPL Summary 79909-28017 08/25 | FPL Summary 79909-28017 08/25                    | \$ 6,302.70           |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>                        | <u>Check Number</u> | <u>Invoice Number</u>              | <u>Invoice Description</u>                                     | <u>Invoice Amount</u> |
|---|---------------------|------------------------------------|--|-----------------------|
| Frontier Florida, LLC                     | 080125-01           | 941-776-3095-090719-5<br>07/25 ACH | 5755 Harrison Ranch Blvd 07/25                                 | \$ 644.65             |
| James T. Ritchey                          | 300225              | JR081125                           | Board of Supervisor Meeting 08/11/25                           | \$ 200.00             |
| Julianne Giella                           | 300226              | JG081125                           | Board of Supervisor Meeting 08/11/25                           | \$ 200.00             |
| Kilinski   Van Wyk, PLLC                  | 300234              | 12865                              | Legal Services 07/25   | \$ 6,134.18           |
| Landscape Maintenance Professionals, Inc. | 300223              | 346362                             | Irrigation Repairs 07/25                                       | \$ 1,985.00           |
| Landscape Maintenance Professionals, Inc. | 300223              | 346363                             | Irrigation Repairs 07/25                                       | \$ 1,275.01           |
| Landscape Maintenance Professionals, Inc. | 300235              | 349804                             | Insect and Disease Control 08/25                               | \$ 850.25             |
| Landscape Maintenance Professionals, Inc. | 300245              | 349805                             | Monthly Maintenance 08/25                                      | \$ 30,609.83          |
| Manatee County Utilities Department       | 082025-02           | 100136072 07/25 ACH                | 5755 Harrison Ranch BLVD 05/21/25-07/22/25                     | \$ 8,593.97           |
| Manatee County Utilities Department       | 082025-01           | 100136468 06/25 ACH                | 10402 55 LN E 06/25  | \$ 10.69              |
| Manatee County Utilities Department       | 082525-01           | MCUD Water Bill Summary 07/25 ACH  | MCUD Water Bill Summary 07/25 ACH                              | \$ 790.20             |
| Marlin Business Bank                      | 080425-01           | 21824765 ACH                       | Copystar Copier - Account # 1613410 07/25                      | \$ 444.72             |
| Owens Electric, Inc.                      | 300219              | 33703473 Balance                   | Balance-Install New Direct Burial Bronze Fiberglass Pole 07/25 | \$ 1,997.50           |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>                    | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                                     | <u>Invoice Amount</u> |
|---------------------------------------|---------------------|-----------------------|--|-----------------------|
| Owens Electric, Inc.                  | 300236              | 33739261              | Monthly Inspection Service 07/25                               | \$ 4,014.12           |
| Owens Electric, Inc.                  | 300246              | 35390907              | Service Call 08/25   | \$ 1,146.21           |
| Parrish Heating and Cooling           | 300247              | 08.18.25              | AC-Service Call -Replace 24 Volt Transformer 08/25             | \$ 149.00             |
| Parrish Heating and Cooling           | 300247              | 08182025              | AC-Monthly Maintenance 08/25                                   | \$ 356.00             |
| Parrish Heating and Cooling           | 300220              | 7.30.2025             | Service Call 07/25   | \$ 650.00             |
| Presidential Electrical Services, Inc | 300237              | 5115                  | 50% Deposit - Holiday Lighting 08/25                           | \$ 10,777.20          |
| Rizz Co., LLC                         | 300238              | 117050R               | Monthly Cleaning Services 08/25                                | \$ 2,350.00           |
| Rizzetta & Company, Inc.              | 300215              | INV0000101212         | District Management Fees 08/25                                 | \$ 6,125.84           |
| Rizzetta & Company, Inc.              | 300216              | INV0000101316         | General Management Oversight and Personnel Reimbursement 08/25 | \$ 7,832.01           |
| Rizzetta & Company, Inc.              | 300224              | INV0000101361         | Cell Phone 07/25   | \$ 100.00             |
| Rizzetta & Company, Inc.              | 300242              | INV0000101389         | Personnel Reimbursement 08/25                                  | \$ 6,077.75           |
| SafeTouch, LLC                        | 300239              | 20541                 | Quarterly Remote Video Monitoring 08/25                        | \$ 2,515.00           |
| Schappacher Engineering, LLC          | 300240              | 2903                  | Engineering Services 07/25                                     | \$ 1,006.25           |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                       | <u>Invoice Amount</u> |
|---------------------|---------------------|-----------------------|--|-----------------------|
| School Now          | 300221              | INV-SN-873            | Quarterly Services-CDD Website Services<br>07/25 | \$ 384.38             |
| Sitex Aquatics, LLC | 300241              | 10112-B               | Monthly Lake Maintenance 08/25                   | \$ 5,664.00           |
| Susan Walterick     | 300227              | SW081125              | Board of Supervisor Meeting 08/11/25             | \$ 200.00             |
| Thomas Benton       | 300228              | TB081125              | Board of Supervisor Meeting 08/11/25             | \$ 200.00             |
| Victor G Colombo    | 300229              | VC081125              | Board of Supervisor Meeting 08/11/25             | \$ 200.00             |
| <b>Total</b>        |                     |                       |  | <b>\$ 123,876.96</b>  |

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$186,664.20**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| <u>Vendor Name</u>                           | <u>Check Number</u> | <u>Invoice Number</u>              | <u>Invoice Description</u>   | <u>Invoice Amount</u> |
|--|---------------------|------------------------------------|--|-----------------------|
| Access Fire Protection, Inc.                 | 300278              | 13431                              | 50% Deposit - Backflow Replacement 10/25<br>Repair Drywall Damage - Fitness Room | \$ 4,837.50           |
| Ace Handyman Services                        | 300293              | 25296358                           | 10/25  | \$ 2,263.50           |
| Charter Communications                       | 100725-01           | 2144984091825 ACH                  | Cable Services - GYM 09/25   | \$ 95.19              |
| Cooper Pools Remodeling &<br>Resurfacing Inc | 300265              | 2025-1157                          | Monthly Pool Services 09/25  | \$ 5,280.00           |
| Cooper Pools Remodeling &<br>Resurfacing Inc | 300289              | 2025-1274                          | Monthly Pool Services 10/25  | \$ 4,400.00           |
| David Cope                                   | 300277              | 093025 Cope                        | Wildlife Removal 09/25   | \$ 1,200.00           |
| DEX Imaging, LLC                             | 300266              | AR14003864                         | Connectivity Agreement 09/25   | \$ 22.00              |
| DEX Imaging, LLC                             | 300285              | AR14137959                         | Connectivity Agreement 10/25   | \$ 22.00              |
| Florida Department of Commerce               | 103125-01           | 93081 ACH                          | Special District Fee for FY25-26   | \$ 175.00             |
| Florida Department of Revenue                | 101525-01           | 51-8015668220-6                    | Sales Tax 09/25  | \$ 222.73             |
| Florida Power & Light Company                | 300267              | FPL Summary 79909-28017<br>09/25   | FPL Summary 79909-28017 09/25  | \$ 5,983.42           |
| Florida Power & Light Company                | 300294              | FPL Summary 79909-28017<br>10/25   | FPL Summary 79909-28017 10/25  | \$ 5,601.79           |
| Frontier Florida, LLC                        | 100325-02           | 941-776-3095-090719-5<br>09/25 ACH | 5755 Harrison Ranch Blvd 09/25   | \$ 670.61             |
| James T. Ritchey                             | 300295              | JR102025                           | Board of Supervisor Meeting 10/20/25   | \$ 200.00             |
| Kaymas, LLC dba Fastsigns 178301             | 300268              | 2448-3370                          | Deposit - Signage 09/25  | \$ 3,312.48           |
| Kilinski   Van Wyk, PLLC                     | 300269              | 13126                              | Legal Services 08/25   | \$ 5,423.95           |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u>                          | <u>Invoice Description</u>                    | <u>Invoice Amount</u> |
|---|---------------------|--|---|-----------------------|
| Kilinski   Van Wyk, PLLC<br>Landscape Maintenance Professionals, Inc. | 300286              | 13389  | Legal Services 09/25                          | \$ 6,914.84           |
| Landscape Maintenance Professionals, Inc.                             | 300270              | 355863   | Monthly Maintenance 09/25                     | \$ 30,609.84          |
| Landscape Maintenance Professionals, Inc.                             | 300279              | 357777   | Plant Replacement - 55th Ct. E Entrance 09/25 | \$ 1,991.55           |
| Landscape Maintenance Professionals, Inc.                             | 300290              | 359657   | Landscape Pest Control 10/25                  | \$ 850.25             |
| Landscape Maintenance Professionals, Inc.                             | 300290              | 359658   | Trail Maintenance 09/25                       | \$ 1,200.00           |
| Landscape Maintenance Professionals, Inc.                             | 300290              | 359939   | Monthly Maintenance 10/25                     | \$ 23,568.83          |
| Manatee County Utilities Department                                   | 102325-01           | 100136017 09/25 ACH<br>MCUD Water Bill Summary | 5755 Harrison Ranch Blvd 09/25                | \$ 28.01              |
| Manatee County Utilities Department                                   | 102225-01           | 09/25 ACH                                      | MCUD Water Summary 09/25                      | \$ 4,001.44           |
| Marlin Business Bank  | 100325-01           | 21887937 ACH                                   | Copystar Copier - Account # 1613410 09/25     | \$ 389.34             |
| North River Fire District   | 300296              | 101625 Alarm                                   | Fire Inspection Fees 10/25                    | \$ 75.00              |
| Owens Electric, Inc.  | 300280              | 35816524                                       | Service Call 09/25                            | \$ 5,144.12           |
| Owens Electric, Inc.  | 300287              | 36421809                                       | Service Call 10/25                            | \$ 837.50             |
| Parrish Heating and Cooling   | 300281              | 08292025                                       | Service Call - HVAC 08/25                     | \$ 1,198.00           |
| Parrish Heating and Cooling   | 300297              | 10222025                                       | Service Call - HVAC 10/25                     | \$ 356.00             |
| Piper Fire Protection, Inc.   | 300288              | 160032   | Replace Batteries - (16) Exit Signs 09/25     | \$ 3,247.02           |
| Pure Green Lawn and Pest Services                                     | 300298              | 18328  | Pest Control 09/25                            | \$ 100.00             |
| Rizzetta & Company, Inc.  | 300274              | INV0000103530                                  | Personnel Reimbursement 09/26/25              | \$ 5,829.75           |

### Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| <u>Vendor Name</u>           | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                                | <u>Invoice Amount</u>       |
|------------------------------|---------------------|-----------------------|---|-----------------------------|
| Rizzetta & Company, Inc.     | 300276              | INV0000103575         | District Management Services 10/25                        | \$ 5,531.17                 |
| Rizzetta & Company, Inc.     | 300275              | INV0000103691         | Assessment Roll FY25/26                                   | \$ 5,793.00                 |
| Rizzetta & Company, Inc.     | 300292              | INV0000103785         | General Management & Oversight 10/25                      | \$ 9,574.77                 |
| Romaner Graphics             | 300271              | 22831                 | Balance Due - Traffic & Street Signs<br>(Hurricane) 09/25 | \$ 8,790.50                 |
| SafeTouch, LLC               | 300282              | 17174091925           | Service Call - Access Reader 09/25                        | \$ 945.58                   |
| Schappacher Engineering, LLC | 300283              | 2934                  | Engineering Services 09/25                                | \$ 3,012.50                 |
| Sitex Aquatics, LLC          | 300272              | 10125-b               | Midge Larviciding Treatment 09/25                         | \$ 10,263.00                |
| Sitex Aquatics, LLC          | 300272              | 10216-b               | Monthly Lake Maintenance 09/25                            | \$ 5,664.00                 |
| Sitex Aquatics, LLC          | 300291              | 10242-b               | Quarterly Aeration Maintenance 10/25                      | \$ 300.00                   |
| Sitex Aquatics, LLC          | 300291              | 10328-b               | Monthly Lake Maintenance 10/25                            | \$ 5,664.00                 |
| Susan Walterick              | 102925-01           | SW102025 ACH          | Board of Supervisor Meeting 10/20/25                      | \$ 200.00                   |
| The Observer Group, Inc.     | 300273              | 25-01798M             | Legal Advertising 09/26/25                                | \$ 91.88                    |
| U.S. Bank                    | 300284              | 7905988               | Trustee Fees Series 2017 09/01/25-08/31/26                | \$ 4,040.63                 |
| Valley National Bank         | 102825-01           | 102725 Valley         | Valley Credit Card 09/30/25                               | \$ 541.51                   |
| Victor G Colombo             | 300299              | VC102025              | Board of Supervisor Meeting 10/20/25                      | \$ 200.00                   |
| <b>Total</b>                 |                     |                       |   | <b><u>\$ 186,664.20</u></b> |

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented:     **\$62,131.54**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

| <u>Vendor Name</u>   | <u>Check Number</u> | <u>Invoice Number</u>          | <u>Invoice Description</u>                | <u>Invoice Amount</u> |
|--|---------------------|--------------------------------|---|-----------------------|
| Charter Communications   | 110725-01           | 2144984101825 ACH              | Cable Services - GYM 10/25                | \$ 95.19              |
| Classic Reflections Carriages, LLC   | 300307              | 1905                           | Event - Christmas (Horse Carriage) 12/25  | \$ 2,450.00           |
| Cooper Pools Inc.  | 300317              | 2025-1391                      | Monthly Pool Services 11/25               | \$ 4,400.00           |
| David Cope   | 300302              | 100125                         | Wildlife Removal 10/25                    | \$ 1,200.00           |
| DEX Imaging, LLC   | 300322              | AR14307719                     | Connectivity Agreement 11/25              | \$ 22.00              |
| FitRev, Inc.   | 300318              | 36791                          | Fitness Equipment Maintenance 11/25       | \$ 175.00             |
| Florida Department of Revenue  | 111825-01           | 111725-5180156682206<br>ACH    | Sales Tax 10/25                           | \$ 152.40             |
| Frontier Florida, LLC  | 110125-01           | 94177630950907195 10/25<br>ACH | 5755 Harrison Ranch Blvd 10/25            | \$ 692.65             |
| James R. Parent<br>Manatee County Sheriff's Office<br>False Alarm Reduction Unit | 300313              | 082725-362                     | Event - Halloween 10/25                   | \$ 500.00             |
|  | 300303              | 577417                         | False Alarm Violation 10/05/25            | \$ 25.00              |
| Marlin Business Bank   | 110325-01           | 41026690 ACH                   | Copystar Copier - Account # 1613410 10/25 | \$ 389.34             |
| MCUD   | 111925-01           | 103025-100135961               | MCUD Water Bill Summary 10/25             | \$ 880.70             |
| MCUD   | 112025-01           | 103025-100136072               | 5755 Harrison Ranch Blvd-Reclaimed 10/25  | \$ 2,419.91           |
| MCUD   | 112125-01           | 103025-100136468               | 10402 55th Lane East 10/25                | \$ 18.25              |
| MCUD   | 112425-01           | 103125-100136017               | 5755 Harrison Ranch Blvd 10/25            | \$ 28.01              |
| Owens Electric, Inc.   | 300309              | 33859010                       | Service Call 07/25                        | \$ 506.25             |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

| <u>Vendor Name</u>          | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u> |
|-----------------------------|---------------------|-----------------------|--|-----------------------|
| Owens Electric, Inc.        | 300309              | 33929490              | Service Call 07/25                       | \$ 237.59             |
| Owens Electric, Inc.        | 300311              | 33949500              | Junction Boxes 08/25                     | \$ 429.00             |
| Owens Electric, Inc.        | 300309              | 36707528              | Service Call 10/25                       | \$ 5,670.63           |
| Owens Electric, Inc.        | 300311              | 38230197              | Service Call 10/25                       | \$ 264.00             |
| Owens Electric, Inc.        | 300309              | 38260283              | Service Call 11/25                       | \$ 264.00             |
| Owens Electric, Inc.        | 300319              | 38296309              | Service Call 11/25                       | \$ 525.00             |
| Owens Electric, Inc.        | 300319              | 38409413              | Light Pole Troubleshoot 11/25            | \$ 525.00             |
| Piper Fire Protection, Inc. | 300304              | 161013                | Service Call - Clubhouse & Kitchen 09/25 | \$ 954.84             |
| Piper Fire Protection, Inc. | 300304              | 162585                | Fire Extinguisher Inspection 10/25       | \$ 167.60             |
| Rizz Co., LLC               | 300312              | 118176                | Monthly Cleaning Services 09/25          | \$ 2,350.00           |
| Rizz Co., LLC               | 300323              | 118319                | Monthly Cleaning Services 10/25          | \$ 2,350.00           |
| Rizz Co., LLC               | 300314              | 118522                | Monthly Cleaning Services 11/25          | \$ 2,350.00           |
| Rizzetta & Company, Inc.    | 300300              | INV0000103879         | Cell Phone Reimbursement 10/25           | \$ 100.00             |
| Rizzetta & Company, Inc.    | 300301              | INV0000104440         | Personnel Reimbursement 10/24/25         | \$ 6,088.49           |
| Rizzetta & Company, Inc.    | 300306              | INV0000104487         | 00362 Accounting Services 11/25          | \$ 5,531.17           |
| Rizzetta & Company, Inc.    | 300315              | INV0000104601         | Personnel Reimbursement 11/07/25         | \$ 7,127.56           |
| Rizzetta & Company, Inc.    | 300316              | INV0000104804         | Cell Phone 11/25                         | \$ 100.00             |

**Harrison Ranch Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

| <u>Vendor Name</u>           | <u>Check Number</u> | <u>Invoice Number</u>    | <u>Invoice Description</u>                | <u>Invoice Amount</u>             |
|------------------------------|---------------------|--------------------------|---|-----------------------------------|
| Schappacher Engineering, LLC | 300310              | 2953                     | Engineering Services 10/25                | \$ 5,081.25                       |
| Sitex Aquatics, LLC          | 300320              | 10443-b                  | Monthly Lake Maintenance 11/25            | \$ 5,664.00                       |
| The Observer Group, Inc.     | 300305              | 25-02039M                | Legal Advertising 10/31/25                | \$ 28.00                          |
| The Observer Group, Inc.     | 300321              | 25-02074M                | Legal Advertising 11/25                   | \$ 124.69                         |
| Tiffany David                | 300308              | INV9317                  | Event - Santa 12/25                       | \$ 500.00                         |
| Valley National Bank         | 112525-01           | Valley Bank CC 10/31 ACH | Access Control Maintenance & Repair 10/25 | <u>\$ 1,744.02</u>                |
| <b>Total</b>                 |                     |                          |   | <b><u><u>\$ 62,131.54</u></u></b> |

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$277,619.71**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>             | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                        | <u>Invoice Amount</u> |
|--------------------------------|---------------------|-----------------------|---|-----------------------|
| Akiko Graphics                 | 300342              | 120225-362            | Holiday Event: Face Painter 12/25                 | \$ 300.00             |
| Charter Communications         | 120525-01           | 2144984111825 ACH     | Cable Services - GYM 11/25                        | \$ 95.19              |
| Cooper Pools Inc.              | 300336              | 2025-1514             | Monthly Pool Services 12/25                       | \$ 4,400.00           |
| Cooper Pools Inc.              | 300343              | 2025-1540             | Service Call - Pool Repair 12/25                  | \$ 215.00             |
| Cooper Pools Inc.              | 300359              | 2025-1562             | Pool Repairs 12/25                                | \$ 129.00             |
| Crosscreek Environmental, Inc. | 300325              | 23423                 | Vegetation Removal and Drainage Easement<br>11/25 | \$ 10,200.00          |
| Crosscreek Environmental, Inc. | 300325              | 23598                 | Vegetation Removal 11/25                          | \$ 15,970.00          |
| David Cope                     | 300344              | 120525-362            | Wildlife Removal 11/25                            | \$ 1,200.00           |
| DEX Imaging, LLC               | 300360              | AR14487404            | Connectivity Agreement 12/25                      | \$ 22.00              |
| Florida Power & Light Company  | 300345              | 2384337065            | 11049 58th Street Cir E 11/25                     | \$ 50.53              |
| Florida Power & Light Company  | 300345              | 2909055432            | 10402 55th Ln E #Sign 11/25                       | \$ 27.53              |
| Florida Power & Light Company  | 300345              | 2967878196            | 10202 57th Ct E 11/25                             | \$ 30.64              |
| Florida Power & Light Company  | 300345              | 3003727066            | 11131 58th Street Cir E #Unit 1 11/25             | \$ 48.01              |

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>                     | <u>Check Number</u> | <u>Invoice Number</u>          | <u>Invoice Description</u>            | <u>Invoice Amount</u> |
|--|---------------------|--------------------------------|---------------------------------------|-----------------------|
| Florida Power & Light Company          | 300345              | 3079737064                     | 5808 110th Ave E 11/25                | \$ 25.66              |
| Florida Power & Light Company          | 300345              | 7767860393                     | Street Lights & Harrison Rch 11/25    | \$ 26.58              |
| Florida Power & Light Company          | 300345              | 7787191514                     | 10609 48th St E 11/25                 | \$ 28.55              |
| Florida Department of Revenue          | 121025-01           | 51-8015668220-6 11/25<br>ACH   | Sales Tax 11/25                       | \$ 150.77             |
| Frontier Florida, LLC                  | 120225-01           | 94177630950907195 11/25<br>ACH | 5755 Harrison Ranch Blvd 11/25        | \$ 692.65             |
| H&Y Fence                              | 300346              | DPINV105308                    | Playground Gates Repairs 11/25        | \$ 951.18             |
| James R. Parent                        | 300347              | 1260                           | Holiday Fun Night 12/25               | \$ 500.00             |
| James T. Ritchey                       | 300354              | JR111025                       | Board of Supervisors Meeting 11/10/25 | \$ 200.00             |
| James T. Ritchey                       | 300354              | JR120825                       | Board of Supervisor Meeting 12/08/25  | \$ 200.00             |
| Julianne Giella                        | 121525-01           | JG120825                       | Board of Supervisor Meeting 12/08/25  | \$ 200.00             |
| Juniper Landscaping of Florida,<br>LLC | 300337              | 367279                         | Fertilizer 10/25                      | \$ 12,714.25          |
| Juniper Landscaping of Florida,<br>LLC | 300337              | 367429                         | Monthly Maintenance 11/25             | \$ 30,609.84          |
| Juniper Landscaping of Florida,<br>LLC | 300326              | 367799                         | Irrigation Repairs 11/25              | \$ 2,825.00           |

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>                        | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>     | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|--------------------------------|-----------------------|
| Juniper Landscaping of Florida, LLC       | 300326              | 368703                | Irrigation Repairs 11/25       | \$ 773.56             |
| Juniper Landscaping of Florida, LLC       | 300365              | 369116                | Property Wide Mulching 11/25   | \$ 52,000.00          |
| Juniper Landscaping of Florida, LLC       | 300337              | 369269                | Insect & Disease Control 11/25 | \$ 8,870.25           |
| Juniper Landscaping of Florida, LLC       | 300337              | 369383                | Irrigation Renovations 11/25   | \$ 6,326.76           |
| Juniper Landscaping of Florida, LLC       | 300337              | 369467                | Annuals Material 11/25         | \$ 6,637.50           |
| Juniper Landscaping of Florida, LLC       | 300337              | 370663                | Oak Placement 11/25            | \$ 2,696.11           |
| Juniper Landscaping of Florida, LLC       | 300365              | 370892                | Maintenance Contract 12/25     | \$ 31,528.09          |
| Kaymas, LLC dba Fastsigns 178301          | 300327              | 2448-3684             | Signage 2of2 Payment           | \$ 3,384.47           |
| Kilinski   Van Wyk, PLLC                  | 300328              | 13535                 | Legal Services 10/25           | \$ 6,550.70           |
| Kilinski   Van Wyk, PLLC                  | 300361              | 13767                 | Legal Services 11/25           | \$ 4,093.70           |
| Landscape Maintenance Professionals, Inc. | 300329              | 356237                | Irrigation Repairs 09/25       | \$ 800.00             |
| Landscape Maintenance Professionals, Inc. | 300329              | 363294                | Irrigation Repairs 10/25       | \$ 2,451.56           |
| Landscape Maintenance Professionals, Inc. | 300329              | 364012                | Irrigation Repairs 10/25       | \$ 2,795.00           |
| Landscape Maintenance Professionals, Inc. | 300329              | 364013                | Irrigation Repairs 10/25       | \$ 455.00             |

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                  | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|---|-----------------------|
| Manatee County Sheriff's Office<br>False Alarm Reduction Unit | 300348              | 578428                | False Alarm Violation 11/07/25              | \$ 25.00              |
| Manatee County Sheriff's Office<br>False Alarm Reduction Unit | 300348              | 578443                | False Alarm Violation 11/08/25              | \$ 50.00              |
| Manatee County Utilities<br>Department                        | 121825-01           | 100135961 11/25 ACH   | 5755 Harrison Ranch Blvd-Fire Hydrant 11/25 | \$ 1,742.13           |
| Manatee County Utilities<br>Department                        | 122425-01           | 100136017 11/25 ACH   | 5755 Harrison Ranch Blvd 11/25              | \$ 28.01              |
| Manatee County Utilities<br>Department                        | 121825-01           | 100136072 11/25 ACH   | 5755 Harrison Ranch Blvd-Reclaimed 11/25    | \$ 3,202.17           |
| Manatee County Utilities<br>Department                        | 121825-01           | 100136468 11/25 ACH   | 10402 55th Lane East 11/25                  | \$ 8.07               |
| Marlin Business Bank  | 120325-01           | 41159081 11/25 ACH    | Copystar Copier - Account # 1613410 11/25   | \$ 389.34             |
| McClatchy Company, LLC  | 300349              | 82883                 | Legal Advertising Account #43617 12/25      | \$ 138.09             |
| McClatchy Company, LLC  | 300349              | IN78264               | Legal Advertising Account #43617 11/25      | \$ 138.09             |
| Owens Electric, Inc.  | 300330              | 38482550              | Replace Lock in Timer 11/25                 | \$ 445.28             |
| Owens Electric, Inc.  | 300350              | 38544977              | Transformer Troubleshoot 12/25              | \$ 1,854.68           |
| Owens Electric, Inc.  | 300350              | 38596664              | Light Pole Troubleshoot 12/25               | \$ 525.00             |
| Owens Electric, Inc.  | 300350              | 38671603              | Streetlight Troubleshoot 12/25              | \$ 558.60             |
| Owens Electric, Inc.  | 300362              | 38812374              | Troubleshoot pole #149 12/25                | \$ 525.00             |

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>                    | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                    | <u>Invoice Amount</u> |
|---------------------------------------|---------------------|-----------------------|---|-----------------------|
| Owens Electric, Inc.                  | 300362              | 38814902              | Street Light Repair 12/25                     | \$ 420.00             |
| Parrish Heating and Cooling           | 300351              | 12082025              | Service Call - HVAC 12/25                     | \$ 287.00             |
| Piper Fire Protection, Inc.           | 300331              | 169508                | Cell Dialer for Monitoring 11/25              | \$ 1,700.00           |
| Presidential Electrical Services, Inc | 300332              | 5116                  | Holiday Lighting 11/25 (2of2) Final           | \$ 10,777.20          |
| Pure Green Lawn and Pest Services     | 300363              | 19212                 | Pest Control 12/25                            | \$ 100.00             |
| Rizz Co., LLC                         | 300338              | 118743                | Monthly Cleaning Services 12/25               | \$ 2,350.00           |
| Rizzetta & Company, Inc.              | 300324              | INV0000105094         | Personal Reimbursement 11/25                  | \$ 10,350.64          |
| Rizzetta & Company, Inc.              | 300335              | INV0000105302         | Accounting Services 12/25                     | \$ 5,531.17           |
| Rizzetta & Company, Inc.              | 300341              | INV0000105409         | Personnel Reimbursement 12/25                 | \$ 7,103.34           |
| Rizzetta & Company, Inc.              | 300340              | INV0000105482         | Cell Phone 12/25                              | \$ 100.00             |
| Rizzetta & Company, Inc.              | 300358              | INV0000105863         | Personnel Reimbursement 12/25                 | \$ 5,120.35           |
| SafeTouch, LLC                        | 300352              | 20936                 | Quarterly Remote Video Monitoring 12/25       | \$ 2,515.00           |
| Schappacher Engineering, LLC          | 300364              | 2968                  | Engineering Services 11/25                    | \$ 2,975.00           |
| School Now                            | 300353              | INV-SN-1158           | Quarterly Services-CDD Website Services 12/25 | \$ 384.38             |

# Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| <u>Vendor Name</u>   | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>            | <u>Invoice Amount</u>              |
|----------------------|---------------------|-----------------------|---------------------------------------|------------------------------------|
| Sitex Aquatics, LLC  | 300339              | 10541-b               | Monthly Lake Maintenance 12/25        | \$ 5,664.00                        |
| Susan Walterick      | 120425-01           | SW111025              | Board of Supervisor Meeting 11/10/25  | \$ 200.00                          |
| Susan Walterick      | 121525-02           | SW120825              | Board of Supervisor Meeting 12/08/25  | \$ 200.00                          |
| Thomas Benton        | 300333              | TB111025              | Board of Supervisors Meeting 11/10/25 | \$ 200.00                          |
| Thomas Benton        | 300355              | TB120825              | Board of Supervisor Meeting 12/08/25  | \$ 200.00                          |
| Valley National Bank | 122625-01           | CC113025-362 ACH      | Clubhouse Programs/Events 11/25       | \$ 237.09                          |
| Victor G Colombo     | 300334              | VC111025              | Board of Supervisors Meeting 11/10/25 | \$ 200.00                          |
| Victor G Colombo     | 300356              | VC120825              | Board of Supervisor Meeting 12/08/25  | <u>\$ 200.00</u>                   |
| <b>Total</b>         |                     |                       |                                       | <b><u><u>\$ 277,619.71</u></u></b> |

Tab 11

**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, January 12, 2026, 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 (via phone)</b> |
| Tom Benton      | <b>Board Supervisor, Vice Chair</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:**

|                   |   |
|-------------------|---|
| Rachel Welborn    | <b>District Manager, Rizzetta &amp; Company</b>   |
| Brent Clark       | <b>Clubhouse Manager, Rizzetta &amp; Company</b>  |
| Scarlett Sponberg | <b>Clubhouse Manager, Rizzetta &amp; Company</b>  |
| Lauren Gentry     | <b>District Counsel, Kilinski/Van Wyk</b>         |
| Rick Schappacher  | <b>District Engineer, Schappacher Engineering</b> |
| Bert Smith        | <b>Representative, Sitex Aquatics</b>             |

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Welborn called the meeting to order and confirmed there was a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard comments on invoices, security and ebikes on trial.

The Board unanimously rescinded the suspension of the Donkor Family as well as trespass and staff to reach out to Sheriff to remove trespass.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Pond & Mitigation Maintenance Update**

Mr. Smith presented his report to the Board.



88 Supervisor Benton requested the costs of building a bike park pump track.

89  
90 District Counsel asked to add ebikes and bike park be added to the February  
91 agenda.

92  
93 Supervisor Benton requested pausing activity contracts until an audit of the  
94 contracts is completed.

95  
96 **NINTH ORDER OF BUSINESS** **Adjournment**

97  
98 Ms. Welborn stated that if there was no further business to come before the  
99 Board then a motion to adjourn would be in order.

100

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:55 p.m. for the Harrison Ranch Community Development District.

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Asst. Secretary

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Chair / Vice Chair

DRAFT

Tab 12

**AGREEMENT FOR COMMUNITY PROGRAM SERVICES**

**THIS AGREEMENT** is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between:

**Harrison Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida, and whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 (“**District**”), and

\_\_\_\_\_, a \_\_\_\_\_,  
whose address is \_\_\_\_\_ (“**Contractor**”);

and is acknowledged by

**Rizzetta & Company, Inc.**, a Florida corporation with offices located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“**Amenity Manager**”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure improvements and recreational facilities; and

**WHEREAS**, the District desires to retain an independent contractor to provide amenity programming services for the benefit of the District’s Patrons and Guests, as those terms are defined in the District’s Amenity Rules & Policies; and

**WHEREAS**, under separate contract, the Amenity Manager provides amenity management services and is responsible for coordinating community program services; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this agreement.

**WHEREAS**, Contractor represents that Contractor is qualified to provide the Services and desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the District and Contractor hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Duties.** The scope of Services, and schedule for the Services, are as set forth in **Exhibit A**. Contractor shall:

- a. Coordinate Services directly with District’s representative, which shall be the Amenity Manager or his or her designee;

- b. Ensure that only District Patrons and Guests, within the meaning of the District rules and policies, as amended from time to time, participate in the lessons, activities or programs offered as part of the Services;
- c. Ensure that District Patrons have priority over Guests in registering for the activities and/or programs provided hereunder;
- d. Shall abide by the District rules and policies, as amended from time to time, and shall notify the Amenity Manager in the event that any Patron, Guest or other person fails to abide by the District rules and policies;
- e. Maintain the area where the Services are provided during Contractor's use of the amenities, including, but not limited to, ensuring cleanliness and debris-free condition;
- f. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- g. Maintain all necessary licenses, permits and other authority to provide such Services.

The Contractor agrees that it has obtained, read and understood the District's rules and policies, as amended from time to time. Among other provisions, the Contractor recognizes that all persons participating in lessons, activities or programs offered by the Contractor must be District residents, individuals who have paid the District's annual user fees, or guests of the foregoing. If the Contractor is a District Patron (as that term is defined in the District's Amenities Rules), the Contractor's Guest privileges shall not apply to the activities and programs provided by Contractor pursuant to this Agreement.

3. **Care of Property.** Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in its lessons, activities or programs to do the same. The Contractor agrees that it shall assume responsibility for any and all damage to the District's facility or lands as a result of Contractor's use under this Agreement which may be attributable to events other than ordinary wear and tear. In the event that any damage to the District's facility or lands occurs, the Contractor shall promptly notify the Amenity Manager, who shall notify the District. The Contractor agrees that the Amenity Manager may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the Amenity Manager and/or District reflecting the cost of the repairs made under this section.

4. **Use of Amenities.** Contractor understands and agrees that, at the District's option, the Contractor may not have exclusive use of the amenity area where the lesson, activity or program is being provided by the Contractor, and instead may have access to only an area designated by the District or the Amenity Manager. Contractor shall be responsible for ensuring that its lesson, activity or program sizes do not exceed the capacity of the amenities, and shall timely provide class size information to the Amenity Manager to assist with this determination. Further, the District reserves the right to cancel any lesson, activity or program with no or limited notice to Contractor and for any or no reason.

5. **Professional Judgment.** Contractor represents that it is qualified to provide the Services and has all applicable licenses, certifications and other regulatory approvals or qualifications, consistent with industry standards. Contractor shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in providing the Services, including taking precautions for the safety of the attendees and others at the amenities. The District shall in no way be responsible for the safety of any participant or other person while using District facilities. All such participants shall execute the District's form waiver agreement, and the Contractor shall be responsible for ensuring that participants have executed the form.

- a. For those offering swim instruction, Contractor further represents that Contractor has the certification(s) as provided in s. 514.071, *Florida Statutes*, and other applicable law. For those providing pool monitor services, Contractor agrees to ensure that the operation and maintenance of the swim amenities are in compliance with all requirements of applicable law, including but not limited to Florida's Public Pool Code, Chapter 64E of the Florida Administrative Code, as well as any County-approved safety plans. If the District so agrees in writing, the Contractor may staff the pool with pool monitors who are not certified lifeguards, provided that, to the extent required by law and as reasonably determined by the Contractor, the Contractor shall further employ additional attendants who have the current requisite certificate from the American Red Cross (or an acceptable alternative from another provider), undergo periodic in-service training and otherwise met any legal requirements. Documentation of such certification and training must be on file at the amenities facilities and available upon request.
  - b. All minors participating in any lessons, activities or programs shall only participate with the consent of a parent or guardian, and Contractor shall be required to abide by the District's Youth Program Safety Guidelines, a copy of which may be obtained from the Amenity Manager, when interacting with children in any way.
6. **Compensation.**
- a. *Compensation Due to Contractor.* The compensation for the Services is as set forth in **Exhibit A**. Collection of the fees for the Services is as described in **Exhibit A**. Contractor agrees to keep accurate records of the Services it provides, including the number of attendees, as well as any fees collected (if any), and the Amenity Manager and/or District may audit such records at any time.
  - b. *Guest Fee Due to District.* Any Guests participating in the activities or programs offered under this Agreement shall be charged a 15% surcharge, up to a maximum of \$20, which shall be remitted to the District.
7. **Term.** Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the date first written above, shall continue through September 30, 20\_\_, and shall automatically renew for one-year periods ending September 30 of each year.
8. **Insurance.** Contractor agrees to obtain insurance acceptable to the District and in the amounts set forth in **Exhibit B**. The District, and its Supervisors, Staff (including District Manager, District Counsel, etc.), Amenity Manager, contractors, agents, and representatives shall be named as additional insureds on certain of the policies, as shown on **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance (and any endorsements) evidencing compliance with the insurance requirements set forth herein. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
9. **Indemnification.** Contractor agrees to defend, indemnify and hold harmless the District and its Supervisors, Staff (including District Manager, District Counsel, etc.), Amenity Manager, contractors, agents, and representatives from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, including, but not limited to, all employees, agents and representatives of the Contractor, attendees, and persons traveling to or from the

lessons, activities or programs offered by Contractor, and for any injuries, death, theft, real or personal property damage or loss of any nature, and any other claim of any type or nature, arising out of, or in connection with, the Services or Contractor's use of the amenities in connection with this Agreement, including the costs of litigation or any appellate proceedings with respect thereto.

10. **Independent Contractor.** The Contractor shall serve as an independent contractor of the District.
11. **Taxes.** The Contractor is responsible for paying income tax and self-employment tax, and the District will not withhold taxes from any compensation paid hereunder. District shall not be obligated to pay, and shall be immediately reimbursed by Contractor if District does pay, any taxes, including penalties or interest charges, levied or assessed by reason of any failure of Contractor to comply with the Agreement, applicable laws or governmental regulations, and Contractor's defense, indemnification and hold harmless obligations set forth in paragraph 9 above extend to, among other things (and without intending to limit paragraph 9 in any way), the payment of any and all such taxes, penalties and interest.
12. **Sovereign Immunity.** Contractor further agrees that nothing in the agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.
13. **Enforcement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **Third-Party Rights.** This Agreement is solely for the benefit of the parties and no right or any cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement.
15. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to this Agreement.
16. **Controlling Law.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.
17. **Assignment.** Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.
18. **Merger.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.
19. **Public Records.** The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all applicable provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, to the extent applicable, the terms of which are incorporated herein.

20. **Notices.** All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

**If to Contractor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

**If to District:**

Harrison Ranch Community Development District  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Attn: District Manager

Kilinski | Van Wyk PLLC  
Post Office Box 6386  
Tallahassee, Florida 32314  
Attn: District Counsel

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

21. **E-Verify.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

22. **Termination.** This Agreement may be terminated immediately by the District for cause, or upon 30 days written notice by either party for any or no reason. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the district, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

[Signatures on Following Page]

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to be effective as of the day and year first written above.

\_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_

This Agreement is hereby acknowledged by:

**RIZZETTA & COMPANY, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_

- Exhibit A:** Scope, Schedule & Compensation
- Exhibit B:** Insurance Certificate (with Endorsements)

**Exhibit A**  
**Scope, Schedule & Compensation**

**Services & Compensation.** The Contractor shall provide the following type of Services, with the compensation as follows:

|  | <b>Lesson, Activity or Program</b> | <b>Permitted Fee to Patrons</b> | <b>Permitted Fee to Guests (15% Surcharge)</b> | <b>Contractor Compensation</b> |
|--|------------------------------------|---------------------------------|--|--------------------------------|
|  | Fitness Class (Zumba)              |                                 |  |                                |
|  | Yoga                               |                                 |  |                                |
|  | Tennis Lesson                      |                                 |  |                                |
|  | Swimming Lesson                    |                                 |  |                                |
|  | Other:                             |                                 |  |                                |
|  |                                    |                                 |  |                                |

**Collection of Fees.** Collection of fees shall be as follows:

Contractor shall directly collect any and all fees, and remit any amounts above Contractor's compensation to the Amenity Manager; OR

Participants shall make payment directly to the Amenity Manager or through a third-party service (e.g., Pay Pal).

**Schedule.** The Contractor shall provide the Services on  an as needed basis at the request of the District and/or Amenity Manager OR  on the following schedule:

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Agreed to by Contractor: \_\_\_\_\_ (Initials)  
 Agreed to by District: \_\_\_\_\_ (Initials)  
 Date: \_\_\_\_\_

**Exhibit B**  
**Insurance Certificate (with Endorsements)**

Amounts:

|   |           |
|---|-----------|
| <input checked="" type="checkbox"/> General Liability | \$100,000 |
| <input type="checkbox"/> Professional Liability       | \$ _____  |
| <input type="checkbox"/> Other                        | \$ _____  |
| <input type="checkbox"/> Other                        | \$ _____  |

The Harrison Ranch Community Development District, and its Supervisors, Staff (including District Manager, District Counsel, Amenity Manager, etc.), contractors, agents, and representatives shall be named as additional insureds on all insurance policies named above, unless otherwise stated.

[NOTE: PLEASE ATTACH INSURANCE CERTIFICATE AND ENDORSEMENTS]

Tab 13

## **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

### **Resident Club Policies**

**PURPOSE:** The Harrison Ranch Community Development District (“***District***”) facilitates clubs led by residents or paid annual users of the District who wish to utilize District facilities for meetings and events (“***Resident Clubs***”), to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Resident Clubs are restricted to District residents and paid annual users only (together, “***Resident(s)***”), which shall have the same meaning as the term “Patron(s)” as defined in the District’s Amenities Rules).

**STARTING A CLUB:** Starting a Club is a three-step process:

1. Complete the attached form and return it to the General Manager’s Office.
2. The District will review the form for completeness and compliance and for availability of District facilities, if applicable. The District reserves the right to deny Resident Club requests in its discretion.
3. The District will communicate either approval or the reason for denial and next steps.

**RESIDENT CLUB LEADER:** Each Resident Club is required to have a leader who is at least 18 years old and is a Resident as defined in this policy. The Resident Club Leader’s role is to:

1. Create a concept for a Resident Club and complete the registration paperwork.
2. Find a location for the Resident Club to meet and apply for any requested use of District facilities.
3. Be responsible for Resident Club activities and content for Resident Club meetings.
4. Ensure that attendees at Resident Club events abide by the rules set forth by the District.
5. Provide reasonable information on Resident Clubs, including membership, attendance, and activities, upon request by the District.

**RULES FOR RESIDENT CLUBS:**

1. All records and activities of all Resident Clubs may be considered public records and may be subject to public disclosure upon request. This includes membership rolls. Resident Clubs must provide the District a list of all members before using District resources to ensure compliance with District rules.
2. ALL members of Resident Clubs must be Patrons of the District, as defined in the District’s Amenities Rules. No exceptions. Members may bring Guests to Resident Club events or activities, in accordance with the District’s Amenities Rules.
3. The District reserves the right to reject an application or cancel a Club at any time, for reasons including but not limited to: inactivity and/or lack of participation by members, Resident Club Leader(s)’ lack of standing with the District, violation of policies or rules, etc. Resident Clubs may not promote obscene, sexually explicit, or violent materials or purposes, and may not promote any activities that are illegal under state, local, or federal law or which are demeaning or disparaging against any individual, group of individuals, entity, or entities.
4. All Resident Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Resident Club, the members

and the equipment provided or otherwise obtained by the Resident Club, as well as for the safety of members and others participating in Resident Club activities or using the facilities.

5. Resident Clubs may request use of the District's facilities by completing a Courtesy Rental form and submitting it to the General Manager. Each Resident Club is permitted up to four free meetings per month, subject to availability.
6. Resident Clubs need at least two (preferably more) events, activities, or meetings per year to remain "active"; and must have at least two active members in addition to the Resident Club Leader.
7. Resident Club members must appoint a co-leader and/or someone designed to take the primary Leader's place or serve as next-in-line for decisions if the Leader is unavailable or leaves the role. If this does not occur, the District has the right to discontinue listing and promoting the group as an official Resident Club.
8. No person shall be compensated for or make a profit from, in any manner, their involvement or leadership of a Resident Club or for any other reason. This includes clubs for fitness-related or sports-related activities. No fees shall be charged except for nominal amounts to cover incidental expenditures.
9. Commercial activities may not be conducted at Resident Club events hosted at the District's facilities.
10. Resident Clubs must not use the name "Harrison Ranch" or any variation thereof in published or advertised materials or any other manner without the express written permission of the District.
11. All activities of the Resident Club must be legal and in accordance with the District's Policies. This includes, among other things, no gambling activities in violation of Florida Law. Games are permitted only if they do not involve gambling for money or other things of value, as defined in Section 849.08, *Florida Statutes*, or are classified as a "penny-ante" game as defined by Section 849.085, *Florida Statutes*.
12. The District does not endorse or express an opinion on any Resident Club or any activities within or opinions expressed by a Resident Club. No Resident Club is considered an agent or arm of the District.
13. If a Resident Club violates the rules and policies of the District, the District may permanently revoke its status as a recognized club, or temporarily revoke its privileges to reserve District facilities, suspend the amenity privileges of the Resident Club Leader and/or Resident Club members, hold the Resident Club Leader and/or Resident Club members responsible for the costs of any damage to District property, or any combination of the foregoing.

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**Resident Clubs – Application**

Starting a Resident Club is a three-step process:

- A. Complete the form below and return it to the General Manager’s Office, either in person or by email at:

Harrison Ranch Community Development District  
c/o \_\_\_\_\_, General Manager  
Rizzetta & Company, Inc.  
5755 Harrison Ranch Boulevard  
Parrish, FL 34219  
[Email]

- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable. If you want to use the District’s facilities for meeting space, please also complete a Courtesy Rental Application.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (may not contain the name “Harrison Ranch”): \_\_\_\_\_

2. Club Leader Information: *Please note: Club Leader must be at least 18 years old and a Patron of the Harrison Ranch CDD.*

Name of Club Leader: \_\_\_\_\_

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

Phone Number (1): \_\_\_\_\_ Phone Number (2): \_\_\_\_\_

Email address: \_\_\_\_\_

3. Please describe the purpose of your Club and the activities or events you plan to conduct. (Please attach additional pages as necessary.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The targeted audience for the Club is: \_\_\_\_\_

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

5. Please mark which categories are applicable to the Club or Interest Group:
- Arts & Crafts       Community       Culture       Education  
 Social       Recreation & Leisure       Sports & Athletics  
 Other: \_\_\_\_\_

6. If a similar club already exists within the District, what distinguishes your Club? \_\_\_\_\_  
\_\_\_\_\_

7. Will you be collecting dues or managing any funds associated with Club activities? (Note: no person may be compensated in any form for their involvement in or leadership of the Club.)
- Yes       No

8. Who will be responsible for the management and protection of the Club's funds?  
\_\_\_\_\_

9. How will the Club and its activities be promoted? (Please list): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
- Yes       No

11. Please list the contact information of at least one other District resident (Club Member) who may be an alternate leader in your absence or departure.

Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

|  |
|--|
| <p>PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, <i>Florida Statutes</i>, please notify the District Manager.</p> |
| <p>NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.</p>  |

12. Please initial by each:

\_\_\_\_\_ I have read and understood the Resident Clubs Policies and the District’s Amenities Rules, and hereby certify on behalf of myself and the members of the Club that the Club will follow and abide by such rules and policies.

\_\_\_\_\_ I affirm that no person will be compensated, in any form, for their involvement or leadership of the Club. This includes clubs for fitness-related or sports-related activities.

\_\_\_\_\_ I affirm that the Club will not participate in any illegal activities.

\_\_\_\_\_ I acknowledge that no commercial activities may be conducted at Club events hosted at the District’s facilities (this includes, but is not limited to, all sales and services performed for a fee).

\_\_\_\_\_ I agree to release and hold harmless the District and its respective officers, agents, employees and contractors, from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

**The undersigned hereby affirms that the information provided herein is true and accurate:**

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

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_

**For District Use Only:**

Board Approval Granted:  YES, date: \_\_\_\_\_  NO

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Tab 14

**LEASE AGREEMENT FOR OFFICE SPACE BETWEEN  
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AND  
HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC.**

This Lease Agreement ("Lease") is made and entered into, to be effective, as of the 1<sup>st</sup> day of September, 2015, by and between:

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, and

**HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC. ("Tenant," or "Master Homeowner's Association")**, a Florida non-profit corporation, whose address for purposes hereof is c/o Access Residential Management, 5728 Major Blvd., Suite 307, Orlando, Florida 32819 (hereinafter collectively referred to as the "**Parties**").

**WHEREAS**, the District is the owner of certain facilities which include an amenity center with offices located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 ("**Amenity Center**"), and serving the community of Harrison Ranch; and

**WHEREAS**, similarly, the Master Homeowner's Association is the primary community association serving the community of Harrison Ranch; and

**WHEREAS**, in order to better facilitate and centralize on-site community management, the District's Board of Supervisors would like to maintain an office at the Amenity Center for the Master Homeowner's Association's staff; and

**WHEREAS**, the District and the Master Homeowner's Association are agreeable to a lease for that purpose, on the terms set forth herein;

**NOW THEREFORE**, in consideration of the recitals set forth above and the terms and conditions provided below, the Parties agree as follows:

1. **SUBJECT OF AGREEMENT.** This Lease shall be for the occupancy and use of a defined portion of the Amenity Center as identified in the attached **Exhibit A** (hereinafter the "**Premises**").

2. **GRANT.** The District hereby leases, lets, demises and grants to Tenant the right to use and occupy the Premises. Further, the District grants the Tenant the right to install certain furnishings and equipment as described in Section 5 of this Lease. Additionally, the District grants Tenant the right to use, on a non-exclusive basis, the Amenity Center and the Amenity Center's related parking and common areas for ingress, egress and other uses and activities contemplated hereunder.

3. **TERM.** Unless terminated pursuant to the terms of this Lease, this Lease shall begin on the date first written above and for a period of one calendar month, and shall renew automatically thereafter for one calendar month periods. The Tenant and the District shall agree to a date on which the Tenant may occupy and possess the Premises ("**Move-In Date**").

4. **CONSIDERATION.** In consideration for the use of the Premises by the Tenant, the Tenant shall pay to the District the sum of Ninety-eight Dollars (\$98.00) per month, beginning with the first full month that includes the Move-In Date. The District shall not require a security deposit.

5. **GENERAL CONDITIONS OF USE.** The Premises shall be used by Tenant for the purposes of Tenant maintaining an office for the management and activities of the Master Homeowner's Association. Tenant agrees that any activities conducted by the Tenant shall not constitute an endorsement or recommendation by the District, or the District's supervisors, staff, employees, representatives, or agents.

- a. The Premises shall remain the property of the District. Tenant agrees to exercise all due care with respect to any furnishings, equipment, or other property owned by the District, and shall promptly notify the District of any problems associated with any of the furnishings, equipment, or other property owned by the District. The District shall have no responsibility to provide any additional furnishings, equipment, or property at the Premises.
- b. Prior to the Move-In Date, the Tenant may install (and after the Move-In Date, use) certain office furnishings, all as shown in **Exhibit B ("Renovations")**. Except as provided in the preceding sentence, Tenant shall make no further alterations to the Premises without the District's prior written consent.
- c. The District shall, at its own expense, maintain and repair the Amenity Center, including but not limited to the Premises, and any associated furnishings and equipment provided by the District, and make all necessary repairs thereto; provided, however, that Tenant agrees to exercise all due care not to damage the Amenity Center, including but not limited to the Premises.
- d. The District agrees to provide, at its expense, the utilities within the Premises, including but not limited to electric and telecommunications. The District also agrees to provide janitorial service to the Premises in conjunction with the janitorial service provided to the Amenity Center, provided however, that Tenant agrees to use of the Premises and Amenity Center in a clean, neat, and sanitary manner.
- e. Tenant shall operate the Premises in compliance with all applicable laws and ordinances and the orders, rules, regulations and requirements of all governments and entities having jurisdiction, including the District's rules and policies, as may be established and/or amended from time to time.

- f. Tenant shall provide notice as to all accidents or claims for damage relating to or occurring within the Premises within twenty-four (24) hours or as soon as reasonably possible. The Tenant shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. The Tenant shall not file any claims with the District's insurance company without the prior consent of the District.
- g. The District and Tenant shall not, by virtue of this Lease, be construed as joint venturers or partners of each other and neither shall have the power to bind or obligate the other. The District and Tenant acknowledge and agree that any employees of Tenant shall only be employees of Tenant. In furtherance thereof, Tenant shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to its operations, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to its operations.

6. **TAXES.** Tenant shall be responsible for all taxes and assessments assessed as to the Premises as a result of, or attributable to, Tenant's occupancy, including but not limited to real property taxes, ad valorem assessments, non-ad valorem assessments, special assessments, income taxes, tangible and intangible personal property taxes, and any other tax, fee or assessment levied or imposed by a governmental entity.

To avoid an adverse effect on the exclusion of interest on the District's bonds, Tenant shall only use the Premises in the manner prescribed herein. Tenant shall obtain the consent of the District prior to any use of the Premises in a manner other than permitted herein. In the event Tenant requests a change in the permitted use of the Premises, the District may request, and Tenant agrees to fund, an opinion from the District's bond counsel as to any effect on the exclusion of interest on the District's bonds resulting from any proposed change in use. If, in the opinion of the District's bond counsel, any amendment to this Lease is required to maintain the exclusion of interest on the District's bonds from gross income, Tenant shall consent to and execute such amendment upon demand by the District.

7. **CONDITION OF PREMISES.** By taking possession of the Premises on or after the Move-In Date, Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of the Move-In Date in good order, repair, and in a safe, clean and tenantable condition.

8. **INSPECTION OF PREMISES.** The District, and its staff, employees, representatives and agents, shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by the District for the preservation of the Amenity Center, including but not limited to the Premises. The right of entry shall likewise exist for the purpose of removing any furnishings, furniture, equipment, or trade fixtures that do not conform to this Lease or to any restrictions, rules, laws, or regulations affecting the Premises.

9. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

10. **INSURANCE.** Tenant shall procure and maintain liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00) personal injury liability per person, and One Million Dollars (\$1,000,000.00) property damage liability per occurrence. Tenant agrees to purchase such insurance from an admitted insurer with a Best's rating of A or better. Tenant shall furnish the District with a certificate of such insurance naming the District, and its supervisors, staff, employees, representatives, and agents as additional insureds. The policy shall provide that coverage may not be terminated without thirty (30) days prior written notice to the District. In the event Tenant causes work to be performed on the Premises, as may be authorized under Section 5 of this Lease, Tenant will secure worker's compensation insurance for all contractors, subcontractors or vendors that do not provide valid certificates of insurance or properly executed waivers. Tenant does hereby waive any and all rights of recovery against the District and the District's supervisors, staff, employees, representatives, and agents, on account of loss or damage occasioned to Tenant or its property, or the property of others under its control, to the extent that such loss or damage is insured against under any applicable insurance policy, and provided that such loss is not due to the negligent or intentional acts of the District and the District's supervisors, staff, employees, representatives, and agents.

11. **PROHIBITION AGAINST LIENS.** Even though Tenant may have the right to alter the Premises as set forth in Section 5 of this Lease, nothing contained in this Lease creates a right in the Tenant to permit any construction or mechanic liens to encumber the Premises. The Parties acknowledge that the District, as a local unit of special-purpose government, is not subject to the lien provisions of Chapter 713, Florida Statutes. That said, the District expressly prohibits the imposition or creation of any lien and nothing contained herein should be deemed to constitute consent by the District to such lien on the fee simple title to the Premises. Any lien, to the extent such lien may be imposed under Florida law and without acknowledging that such right may or may not exist, shall only apply to Tenant's leasehold interest, and not to the fee simple interest of District. In the event a lien is filed, within thirty (30) days following the imposition of any such lien, Tenant shall cause such lien to be released of record by payment. District shall have, in addition to all other remedies provided herein and by law, the right, but not obligation, to cause the same to be released by such means as it shall deem proper, including payment of the claim giving rise to such lien. All such sums paid by the District and all expenses incurred by it in connection therewith, including reasonable attorney's fees and costs, shall be payable to the District by Tenant on demand.

12. **INDEMNIFICATION.** Tenant agrees to indemnify and hold harmless the District and its supervisors, staff, employees, representatives, and agents from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with any negligence or willful misconduct by Tenant with respect to the Amenity Center, except to the extent arising out of the negligence or willful misconduct of the District, including litigation or any appellate

proceedings with respect thereto. The District agrees to indemnify and hold harmless Tenant and its officers, directors, members, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with any negligence or willful misconduct by the District with respect to the Amenity Center, except to the extent arising out of the negligence or willful misconduct of Tenant, including litigation or any appellate proceedings with respect thereto. Tenant further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liabilities contained in section 768.28, Florida Statutes, or other law.

13. **NOTICES.** Any notice that either Party may or is required to give may be by personal delivery or by Certified U.S. Mail, or overnight delivery, to Tenant or District at the addresses first above written, or to such other place(s) as either Party may inform the other in writing.

14. **TERMINATION.** Either Party may terminate this Lease immediately with cause or without cause upon sixty (60) days prior written notice. Any termination by the District, or any termination by the Tenant without cause, shall not result in any liability to the terminating Party, provided however that rent is paid through the date of termination and all other terms of this Lease are complied with. Upon the termination of the Lease either through this section or the expiration of the term of the Lease, Tenant shall surrender the Premises to the District in clean condition and free of material defects, ordinary wear and tear excepted. Further, the District in its sole discretion may elect to retain any furnishings, furniture or equipment installed or any trade fixtures affixed to the Premises by the Tenant, or may require the Tenant to restore the Premises to their original condition as of the Move-In Date and remove any such furnishings, furniture, equipment, or trade fixtures.

15. **ABANDONMENT.** If at any time during the term of this Lease Tenant abandons the Premises or any part thereof, the District may, at the District's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. If District's right of reentry is exercised following abandonment of the Premises by Tenant, then District shall consider any furnishings, furniture, equipment, trade fixtures, and personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case District may dispose of all such property in any manner District shall deem proper and District is hereby relieved of all liability for doing so.

16. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenantable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between the District and Tenant up to the time of such injury or destruction of the Premises, with Tenant paying rentals up to such date and the District refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenantable, the District shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that the District exercises its right to repair such untenantable portion, the rental shall abate in the proportion that the injured parts bear to the whole Premises, and such part so injured

shall be restored by the District as speedily as practicable, after which the full rent shall recommence and the Lease continue according to its terms.

17. **NO THIRD PARTY BENEFICIARIES.** This Lease is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Lease expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Lease or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

18. **DEFAULT.** In the event Tenant shall fail to perform any covenant, term, or provision of this Lease within five (5) days after written notice, District shall have every remedy available at law or in equity under the law, provided however, any action by Tenant which shall endanger the public health, safety, or welfare shall be grounds for immediate termination of this Lease. In the event the District shall fail to perform any covenant, term, or provision of this Lease within five (5) days after written notice or shall interfere with Tenant's rights under this Lease, Tenant shall have every remedy available at law or in equity under the law against the District.

19. **RADON DISCLOSURE.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

20. **ENTIRE AGREEMENT.** The terms and conditions of this Lease are the entire agreement and understanding of the parties. Tenant acknowledges that it has read this Lease and understands its provisions and agrees its occupancy of the Premises is subject to the terms of this Lease.

21. **ASSIGNMENT.** This Lease may not be assigned without the prior written consent of the Parties. Any such purported assignment without the prior written consent of the Parties shall be void.

22. **CONTROLLING LAW AND VENUE.** This Lease shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Manatee County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Lease.

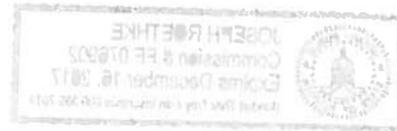
23. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Lease shall not affect the validity or enforceability of the remaining portions of this Lease, or any part of this Lease not held to be invalid or unenforceable.

24. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Lease may be made only by an instrument in writing which is executed by both the Parties.

25. **BINDING EFFECT.** This Lease and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

26. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Lease, and that the respective Parties have complied with all the requirements of law, and have full power and authority to comply with the terms and provisions of this instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, the District and Tenant have caused this Lease to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

John Moneyheffer  
(Print Name) JOHN MONEYHEFFER

By: [Signature]  
Name Printed: Allen P-Converse  
Title: Vice Chair

Judith Lammer  
(Print Name) JUDITH LAMMER

STATE OF FL )  
COUNTY OF Manatee )

The foregoing instrument was acknowledged before me this 9 day of March, 2015, by Allen Converse, Vice Chair of the **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district established under Chapter 190 of the Florida Statutes. He/she is personally known to me or has produced \_\_\_\_\_ as identification, and \_\_\_ did /  did not take an oath.



[Signature]  
Notary Public  
My Commission Expires: 12/16/17

[SIGNATURE PAGE TO LEASE AGREEMENT]

HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC.

Joseph Roethke  
(Print Name) Joseph Roethke

By: [Signature]  
Name Printed: Carlos Gregory  
Title: PRESIDENT

Renee DeLaCruz  
(Print Name) Renee DeLaCruz

STATE OF Florida )  
COUNTY OF Manatee )

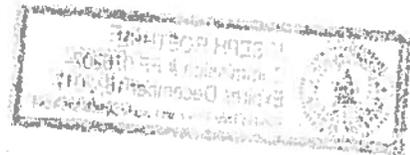
The foregoing instrument was acknowledged before me this 14 day of September, 2015, by Carlos Gregory, President of **HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC.**, a Florida non profit corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification, and \_\_\_\_\_ did / \_\_\_\_\_ did not take an oath.

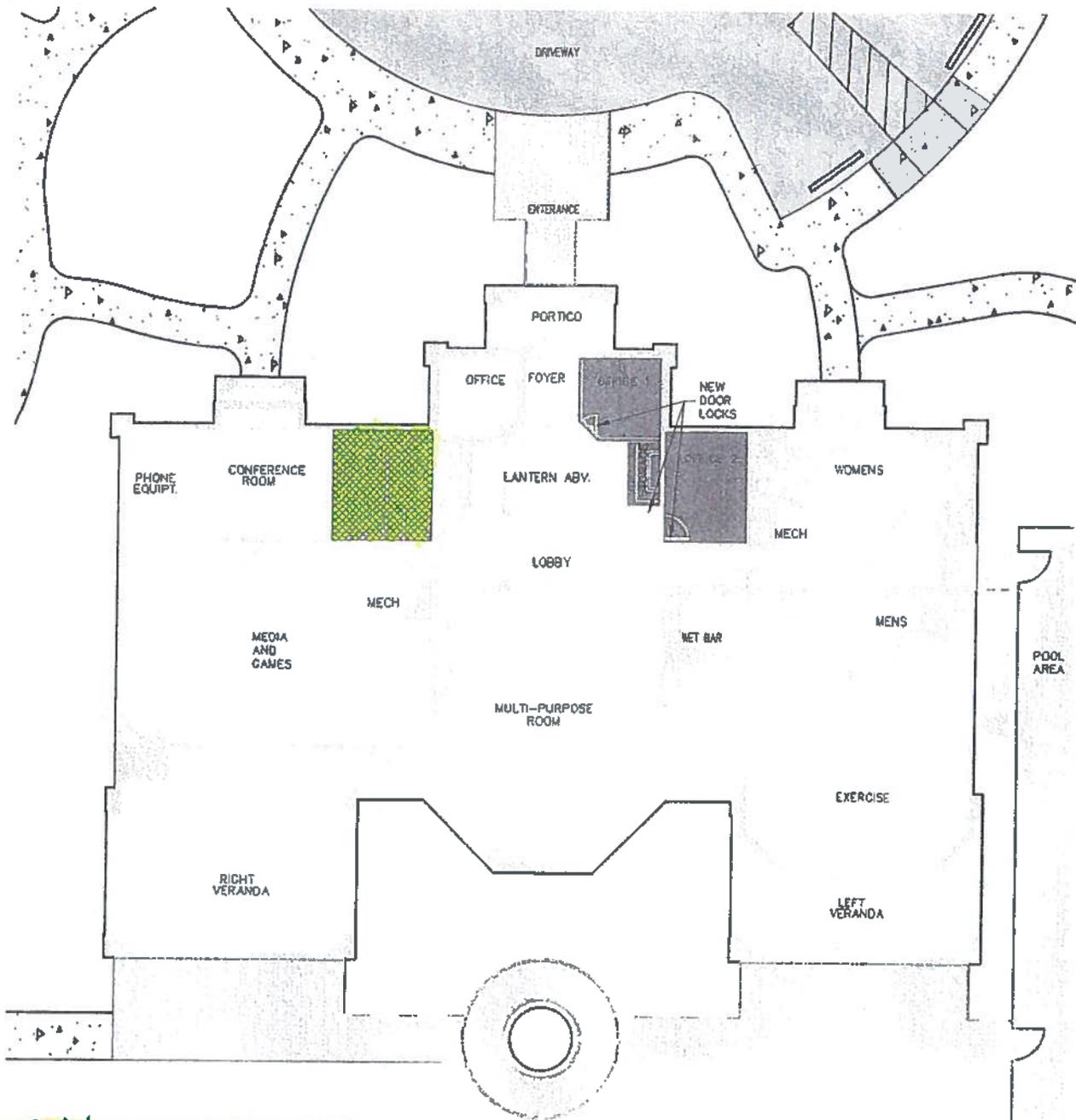


Joseph Roethke  
Notary Public  
My Commission Expires: 12/16/17

**EXHIBIT A**

**The Premises**





P=20'

**HOA/CDD MANAGERS OFFICE**  
 NO permanent improvements installed  
 ADDED: Desk + chair  
 Fix CABINETS  
 Window Blinds

| LEASED OFFICES           | AREA          |
|--------------------------|---------------|
| OFFICE 1                 | 100 SF        |
| OFFICE 2                 | 150 SF        |
| STORAGE CLOSET           | 30 SF         |
| <b>TOTAL LEASED AREA</b> | <b>280 SF</b> |

LEASED SPACE AREA  
 LIBRARY RENOVATIONS

Tue, 08 Feb 2011 - 8:30am  
 W:\Aood\Harrison\Eng\REC CENTER\harrison rec EB.DWG

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**EXHIBIT A**  
 FOR  
**HARRISON RANCH AMENITY CENTER**  
 LOCATED IN  
 SECTIONS 26, 35 & 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



**Exhibit B**

**The Renovations in the HOA/CDD Manager's Office**

**No permanent improvements installed**

**Added the following:**

**Desk, Chair, Filing Cabinets, Window Blinds**

Tab 15

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
COURTESY AMENITY RENTAL AGREEMENT**

Name of Applicant: \_\_\_\_\_ Today's Date: \_\_\_\_\_

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

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Rental Area:  Game Room,  Main Clubhouse,  Veranda/Field

Intended Use: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Time: \_\_\_\_\_ to \_\_\_\_\_ Estimated Attendance: \_\_\_\_\_

Organization/Club Name (if applicable): \_\_\_\_\_

***Indemnification:***

I agree to indemnify, defend and hold harmless the District, Harrison Ranch Homeowners' Association, Inc., and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, and if alcohol is present, arising out of, or in connection with the, the consumption or provision of alcohol. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Rules (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising my minor children and guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other law.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

***Acknowledgements (please initial by each):***

1. \_\_\_\_ There is a maximum capacity of \_\_\_\_ persons for the Clubhouse. Patrons must inform their guests that once the scheduled event is completed, all guests are requested to exit.
2. \_\_\_\_ The rental duration includes set-up and post-event clean up and applies to all guests in attendance. Standard Guest policy applies outside the scheduled rental time and to all other District amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
3. \_\_\_\_ The interior and exterior of the Amenities are under closed circuit television surveillance.
4. \_\_\_\_ Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District is required.
5. \_\_\_\_ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
6. \_\_\_\_ I have reviewed, fully understand, and agree to abide by, the Amenity Rules.
7. \_\_\_\_ I understand that at the conclusion of my rental period, I am responsible for the following clean-up tasks:
  - a. Remove all garbage, place in dumpster, and replace garbage liners;
  - b. Remove all decorations, event displays, and materials;
  - c. Return all furniture and other items to their original position;
  - d. Stack chairs in stacks of ten (10);
  - e. Fold all folding tables and place in hallway;
  - f. Wipe off counters, table tops, and the sink area;
  - g. Clean out and wipe down the refrigerator as well as any cabinets and other appliances used;
  - h. Lock all doors after the last guest leaves; and
  - i. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the Amenity Manager.

***Alcohol:***

Will alcohol be served/consumed? Check one:  Yes, served;  Yes, BYOB;  No

If you answered "yes" for either served or BYOB alcohol above, please initial below:

1. \_\_\_\_ I understand that if I intend to serve or sell alcohol, I must hire a licensed and insured vendor of alcoholic beverages, and must provide proof of this to the Amenity Manager prior to the event.

2. \_\_\_ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District's property.
3. \_\_\_ If event liability insurance coverage is required, the Harrison Ranch CDD is to be named on the policy as an additional insured party as follows: Harrison Ranch Community Development District and its supervisors, District Manager, Amenity Manager, agents, officers, staff, and contractors.
4. \_\_\_ I have reviewed and agree to comply with the insurance requirements below:

|                  | <b>BYOB</b>  | <b>Served/Sold</b>   |
|------------------|--|--|
| <b>Permitted</b> | Yes  | Yes, but only if a licensed bartender/caterer is hired   |
| <b>Insurance</b> | Homeowner's Insurance Rider/Endorsement providing special event coverage | Event liability insurance: <ul style="list-style-type: none"> <li>• \$250,000 Property Damage;</li> <li>• \$1,000,000 Personal Injury,</li> <li>• Alcohol Rider</li> <li>• District named as additional insured</li> </ul> |

**District Use Only:**

Deposit Amount: \$ N/A (courtesy rental) \_\_\_\_\_ Check # N/A \_\_\_\_\_ Date: N/A \_\_\_\_\_  
Rental Fee Amount: \$ N/A (courtesy rental) \_\_\_\_\_ Check #: N/A \_\_\_\_\_ Date: N/A \_\_\_\_\_  
Insurance Certificate Provided: Yes \_\_\_ / N/A \_\_\_ Proof of Licensed and Insured Alcohol Vendor Provided: Yes \_\_\_ / N/A \_\_\_  
Bounce House/Outside Vendor Insurance Certificate Provided: Yes \_\_\_ / N/A \_\_\_  
Amenity Manager Staff Initials: \_\_\_\_\_

Tab 16

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED ANNUAL MEETING DATES AND TIME FOR FISCAL YEAR 2026 MEETING DATES; RATIFYING STAFF ACTIONS; 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 within the Manatee County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule on a publicly accessible website or in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, at a duly noticed meeting of the Board, the Board directed the District Manager and District staff to revise the meeting dates and time for the Fiscal Year 2026 Board meetings; and

**WHEREAS**, the District Manager and District staff have taken the necessary steps to revise the meeting dates and time for Fiscal Year 2026 board meetings and fulfilled the necessary noticing requirements in accordance with the above-referenced statute; and

**WHEREAS**, the Board desires to ratify all the actions taken by the District Manager and District staff in revising the meeting dates and time of the Fiscal Year 2026 Board meetings in accordance with Section 189.015, *Florida Statutes* and desires to adopt the amended Fiscal Year 2026 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2026 amended annual meeting schedule for Fiscal Year 2026, attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** The actions of the District Manager and District staff in revising the meeting dates and time for Fiscal Year 2026 Board meetings in accordance with Section 189.015, *Florida Statutes*, are hereby ratified and approved.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF MARCH 2026.**

ATTEST:

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Amended Fiscal Year 2025 Annual Meeting Schedule

**Exhibit A:**

Regular meetings of the Board of Supervisors of the Harrison Ranch Community Development District will be held at the **Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, at 6:30 p.m.** on the following dates:

March 4, 2026  
April 1, 2026  
May 6, 2026  
June 3, 2026  
July 1, 2026  
August 5, 2026  
September 2, 2026

Tab 17

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE MANATEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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;

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Manatee County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

| <u>Seat Number</u> | <u>Supervisor</u> | <u>Term Expiration Date</u> |
|--------------------|-------------------|-----------------------------|
| 1                  | Susan Walterick   | November 2026               |
| 2                  | Julianne Giella   | November 2026               |
| 3                  | Victor Colombo    | November 2026               |
| 4                  | James Ritchey     | November 2028               |
| 5                  | Tom Benton        | November 2028               |

**2. GENERAL ELECTION SEATS.** Seat 1, Seat 2, and Seat 3, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per

meeting for their attendance; up to a maximum of \$4,800 per year.

**5. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**7. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**8. 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.

**9. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of March 2026

ATTEST:

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harrison Ranch Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Boulevard W., Bradenton, Florida 34205. The Supervisor of elections may be contacted by phone at (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Harrison Ranch Community Development District has three (3) seats up for election through the general election process, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

**Publish on or before 05/25/2026**

Tab 18



**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<br><b>Harrison Ranch</b>                                    |       | TODAY'S DATE<br><b>2/1/2026</b>                                  | DATE OF PLANS/PAGE #'S<br><b>N/A</b> |
| PHONE NUMBER<br><b>941-448-7747</b>   | Email | JOB NAME<br><b>Harrison Ranch Clubhouse Tennis Court Cabanas</b> |                                      |
| ADDRESS, CITY, STATE, ZIP<br><b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b> |       | JOB LOCATION<br><b>Parrish, FL</b>                               |                                      |

**\*\*Proposal includes the replacement of tennis court cabana roof to match clubhouse roof.\*\***

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 roofs.
- Install additional nailers on top and bottom eaves to support new roof.
- 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.**

**195 MPH ENGINEERED.**

- Clean up and haul away all resulting debris. Dump fees included in bid price.
- 20 year warranty provided by contractor, 45 year material warranty by manufacturer.
- The installation of your new roof according to the city and the manufacturer's recommended procedures. Roof will meet or exceed all local building codes.
- All necessary permits are included in this bid.
- Wilson Roofing carries all necessary insurance and will provide a Certificate of insurance upon request.

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

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

**Two thousand three hundred seventy.** dollars ( **\$2370.00** )

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<br><b>Harrison Ranch</b>                                    |       | TODAY'S DATE<br><b>2/1/2026</b>                          | DATE OF PLANS/PAGE #'S<br><b>N/A</b> |
| PHONE NUMBER<br><b>941-448-7747</b>   | Email | JOB NAME<br><b>Harrison Ranch Clubhouse Pool Cabanas</b> |                                      |
| ADDRESS, CITY, STATE, ZIP<br><b>5755 Harrison Ranch Blvd., Parrish, FL, 34219</b> |       | JOB LOCATION<br><b>Parrish, FL</b>                       |                                      |

**\*\*Proposal includes the replacement of both pool cabana roofs to match clubhouse roof.\*\***

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 roofs.
- Install additional nailers on top and bottom eaves to support new roof.
- 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.**

**195 MPH ENGINEERED.**

- Clean up and haul away all resulting debris. Dump fees included in bid price.
- 20 year warranty provided by contractor, 45 year material warranty by manufacturer.
- The installation of your new roof according to the city and the manufacturer's recommended procedures. Roof will meet or exceed all local building codes.
- All necessary permits are included in this bid.
- Wilson Roofing carries all necessary insurance and will provide a Certificate of insurance upon request.

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

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

**Six thousand seven hundred eighty.** dollars ( **\$6780.00** )

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 \_\_\_\_\_

Note: this proposal may be withdrawn by us  
if not accepted within **120** days.

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

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of  
Acceptance \_\_\_\_\_

Tab 19



# Clubhouse Camera System with Nighttime Monitoring

Prepared for: Harrison Ranch CDD

***Created by:*** Thomas Giella | CEO of Complete I.T. Corp

***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)

***Phone:*** (813) 444-4355 Ext 203



- Your Technology Professionals -  
Sales, Training, & Support

Hi Harrison Ranch CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



## Networks Infrastructure (Wi-Fi)

**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



## Camera Systems (CCTV)

**Up To 4K Resolution. Night Vision. Digital. PTZ.**

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



## Access Control Systems (ACS)

**Cloud Based. Secure. Affordable. Easy To Use.**

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



## Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

# Eagle Eye Cloud Video Management System



### CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



### TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



### CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



### OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



### AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

# Smart Video Surveillance





# Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

# The Eagle Eye Cloud VMS Equips You With:

## True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

## Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

## Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





## Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

## Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

# FAQ Sheet – Nighttime Monitoring

## 1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

## 2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

## 3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

## 4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

## 5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

# Nighttime Monitoring

## 6. Cancellation

**Q** What if the trespasser leaves before police arrive?

**A** If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

## 7. Report

**Q** Will we receive a report of the incident?

**A** Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

## 8. Customization

**Q** Can this process be customized?

**A** Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.

## Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T..
- Map on previous page depicts if optional section approved for replacing all cameras and adding 3 additional cameras.

| Description  | Price      |
|--|------------|
| Clubhouse Camera Solution - Takeover current cameras <ul style="list-style-type: none"> <li>• Takeover Cameras                             <ul style="list-style-type: none"> <li>• (8) Interior Cameras</li> <li>• (8) Exterior Cameras</li> <li>• If camera doesn't factory reset, new replacement camera is \$250</li> </ul> </li> <li>• Installation of EEN POE Switch</li> <li>• (3) AXIS PA Horn Speaker &amp; (1) In Ceiling                             <ul style="list-style-type: none"> <li>• Allows automated closing announcements at night time for the pool</li> <li>• Allows onsite staff to talk through the camera system</li> <li>• New CAT6 for new PAs</li> </ul> </li> <li>• CMVR 420 recorder</li> <li>• Labor</li> </ul> | \$9,418.00 |
| <input type="checkbox"/> Optional - Replace all cameras and add cameras to courts <ul style="list-style-type: none"> <li>• Total number of cameras                             <ul style="list-style-type: none"> <li>• (8) EEN interior cameras</li> <li>• (10) EEN Turret cameras with Starlight</li> </ul> </li> <li>• Black aluminum 4x4 post for courts</li> <li>• Ethernet cable for 3 new cameras</li> <li>• Replace point to point wireless with CAT6. Burial conduit from clubhouse to new courts pole.</li> <li>• New POE Switch</li> <li>• Labor</li> </ul>   | \$9,847.00 |
| <input type="checkbox"/> Optional - Ditek Surge Protection for CAT6 cameras and PA <ul style="list-style-type: none"> </ul>  | \$3,947.00 |

**Estimated Project Total     \$9,418.00**

### Monthly:

| Description  | Price   | QTY |
|--|---------|-----|
| Eagle Eye VMS PR1 30 Days Cloud Recording Monthly <ul style="list-style-type: none"> <li>• Minimum 30 Days onsite and 30-days backup preview stream cloud recording</li> </ul> | \$9.50  | 16  |
| EEN Intercom PA  | \$20.00 | 4   |

|  |          |   |
|--|----------|---|
| Nighttime Monitoring   | \$100.00 | 5 |
| <ul style="list-style-type: none"><li>• 2 cameras for pool</li><li>• 1 camera for patio</li><li>• 1 camera mounted to building facing courts</li><li>• 1 interior camera</li></ul> |          |   |

**Estimated Monthly License    \$732.00**

## Payment and Service Agreement Terms

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## **8. Support Request Methods**

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- Calling (813) 444-4355
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Complete I.T.  
SERVICE & SOLUTIONS

# Access Control System

Prepared for: Harrison Ranch CDD

***Created by:*** Thomas Giella

***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)

***Phone:*** (813) 444-4355



- Your Technology Professionals -  
Sales, Training, & Support

Hi Harrison Ranch CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



## Networks Infrastructure (Wi-Fi)

**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



## Camera Systems (CCTV)

**Up To 4K Resolution. Night Vision. Digital. PTZ.**

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



## Access Control Systems (ACS)

**Cloud Based. Secure. Affordable. Easy To Use.**

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



## Brivo Access

Manage facility access, improve security responsiveness and gain actionable insight into your security data.

The proven cloud-based access control solution, Brivo Access delivers a smarter and more powerful way to manage building security.

With robust data analytics, streamlined workflows, identity management integrations, and powerful security features, you can simply protect your people, property and reputation.



### FEATURES & BENEFITS

#### Access Control Visibility

- Gain a complete understanding with the unified view of access events and live video
- Data visualization capability with intuitive user-friendly interface
- Event tracking of door activity and active users with alert settings and reporting features
- Event classification to organize activity by critical action required
- Device status read-out in your access control solution
- User and credential management as well as group access permission management
- Lockdown feature to secure the facility in an emergency
- Live and recorded video capture and indexing

#### Flexibility and Control

- Mobile credentials to modernize your workforce and facility
- Remote and mobile management to control from any device and from anywhere
- Role-based permissions
- Event and user access automation and scheduling
- Automated user access privileges and ability to schedule events
- Identity Access Management to tie user physical security access rights to online access
- Infinite scalability to grow
- Site and door management to set up building access perimeter and interior doors
- Proactively monitor entry points with live video and audio

#### Data Analytics and Insight

- Data Explorer business intelligence tool built into the platform for advanced analytics
- Global View map-centric multi-site display to zoom into individual facilities to assess usage patterns and risks
- Open platform to tap into hundreds of API integrations to expand connectivity and enhance your ecosystem
- Event trend analysis automatically identifies patterns and anomalies in your access data to surface potential issues and confirm if the event is normal or anomalous



## BRIVO SMART READERS

Brivo SmartReaders enables smart, secure and convenient user experiences.

### Security with Style and Functionality

Brivo Smart Readers enable convenient and secure access with a modern sophisticated look. These readers are simple to install for either a single door or an entire property. Brivo Smart Readers support encrypted Brivo mobile credentials, encrypted smart cards (13.56 MHz), or legacy proximity cards (125kHz).



SINGLE GANG



KEYPAD



MULLION

#### APPLICATIONS & BENEFITS

Use your bluetooth-enabled Brivo Smart Reader and the Brivo Mobile Pass app on your phone to open doors—even in locations with no wireless connectivity.

Administrators can conveniently issue or revoke mobile credentials via Brivo Access in moments.

Improve security with encrypted smart cards that offer protection against counterfeiting.

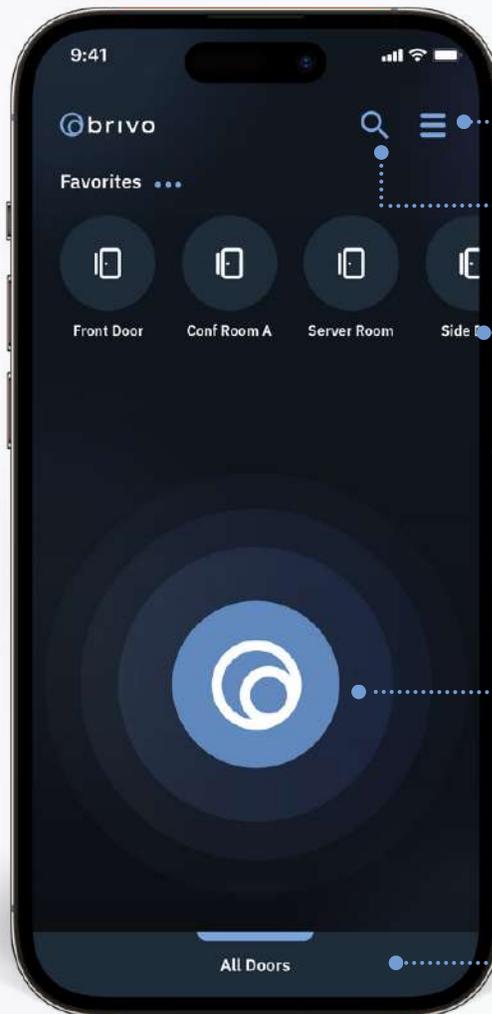
Select from an array of reader options that provide increased flexibility.



# BRIVO MOBILE PASS

An easier, more intuitive unified mobile credential experience for users of Brivo Access and Brivo Smart Home

Brivo Mobile Pass now has a faster, more intuitive user experience for both Android and iOS users. Navigation within the app is simpler as well as searching and favoriting doors.



Easily navigate app features

Search doors by name

Rename and favorite frequently used doors

Tap the Magic Button to open the nearest door

Tap to view all available doors

If you have your device settings to auto-update apps, the update will be downloaded to your phone automatically. You will see the change reflected the next time you open Brivo Mobile Pass.

If you do not have auto-update, you will see the update notification on your device and will need to install the updated app.



Download on the App Store

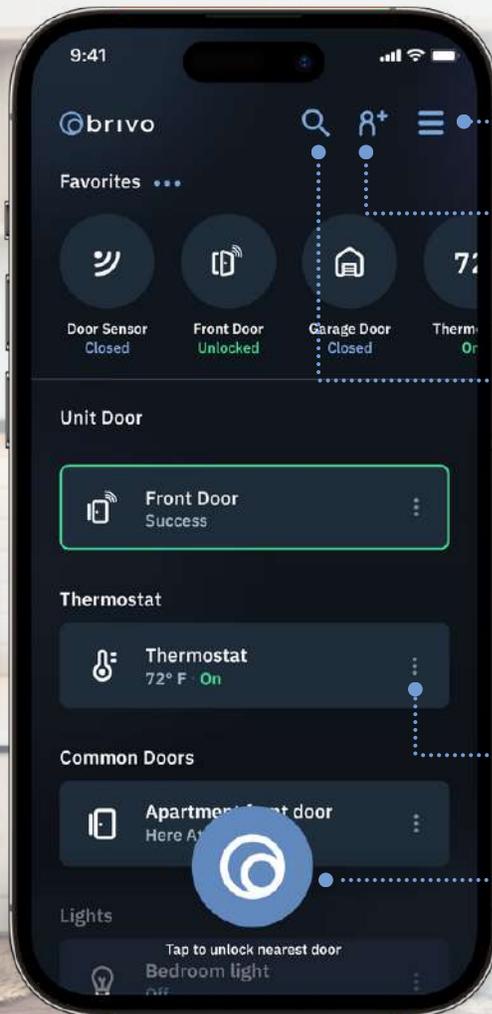
GET IT ON Google Play

Scan the QR code to download the latest version of the Brivo Mobile Pass app

# BRIVO MOBILE PASS

A unified mobile application that includes Brivo Smart Home

Brivo Mobile Pass gives property managers the ability to deliver a better credential experience to their residents that includes access to common doors, unit locks and Smart Home devices.



Easily navigate app features

Easily add and give access to Guests

Search doors by name

Manage and customize doors and devices

Tap the Magic Button to open the nearest door

# Proposal Pricing Overview

## Projects:

| Access Control:   | Price       |
|---|-------------|
| Solution: <ul style="list-style-type: none"><li>• Brivo Control Panels</li><li>• (11) Brivo Readers with bluetooth</li><li>• Power Supply</li><li>• Reuse existing locking hardware and wiring</li><li>• Labor Included</li></ul> | \$12,495.00 |

1,000 Keyfobs - \$3.50 each, 100 keyfobs per box \$0.00

**Estimated Project Total    \$12,495.00**

## Software Licenses:

| Licenses                                 | Price   | QTY |
|--|---------|-----|
| Brivo Access Control (per reader device) | \$18.50 | 11  |
| Brivo Mobile Passes (Quantity 1000)      | \$60.00 | 1   |

**Estimated Monthly License    \$263.50**

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Tab 20



# Estimate

13745 N. Nebraska Ave  
 Tampa, FL 33613  
 Phone: 813.909.7775

| Billing Address  |
|--|
| Harrison Ranch CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave<br>Ste 200<br>Tampa, FL 33614 USA |

| Install Address  |
|--|
| Harrison Ranch Clubhouse<br>5755 Harrison Ranch Blvd<br>Parrish, FL 34219<br>USA |

| Rep | P.O. No. | Date      | Estimate # |
|-----|----------|-----------|------------|
|     |          | 1/16/2026 | 6501       |

| Description   | Qty |
|---|-----|
| Netbox Field Replacement Unit   | 1   |
| Lenel S2-SUSP-EXP1  | 1   |
| OvrC Pro Lifetime License + Gigabit Hub   | 1   |
| Service Labor   | 4   |
| This estimate is to replace the bad controller, renew the license for a year(required) and install an OVRC hub for remote management. |     |

|  |                  |            |
|--|------------------|------------|
|  | <b>Subtotal</b>  | \$4,762.40 |
|  | Sales Tax (0.0%) | \$0.00     |
|  | <b>Total</b>     | \$4,762.40 |

Signature of Acceptance X \_\_\_\_\_