



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting March 4, 2026

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

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

Zoom Meeting ID 238 853 4634

Passcode 862015

Teams Dial in number: 321-754-9488

Phone conference ID: 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**

3/3/2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **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

3. Discussion of Court Fencing

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 December 8 and January 12, 2026, 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 ProposalTab 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



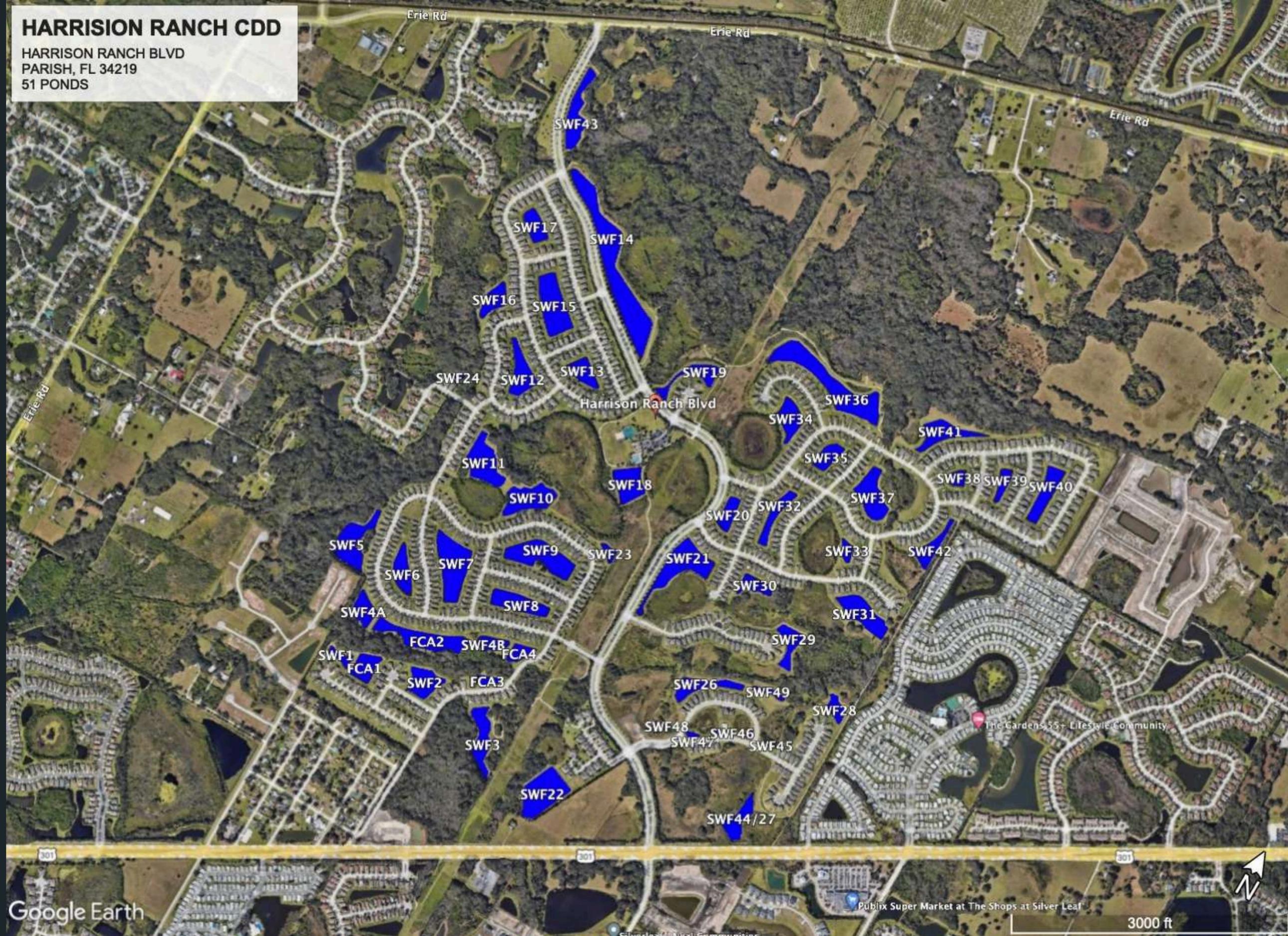
MONTHLY REPORT

FEBRUARY, 2026



HARRISON RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS

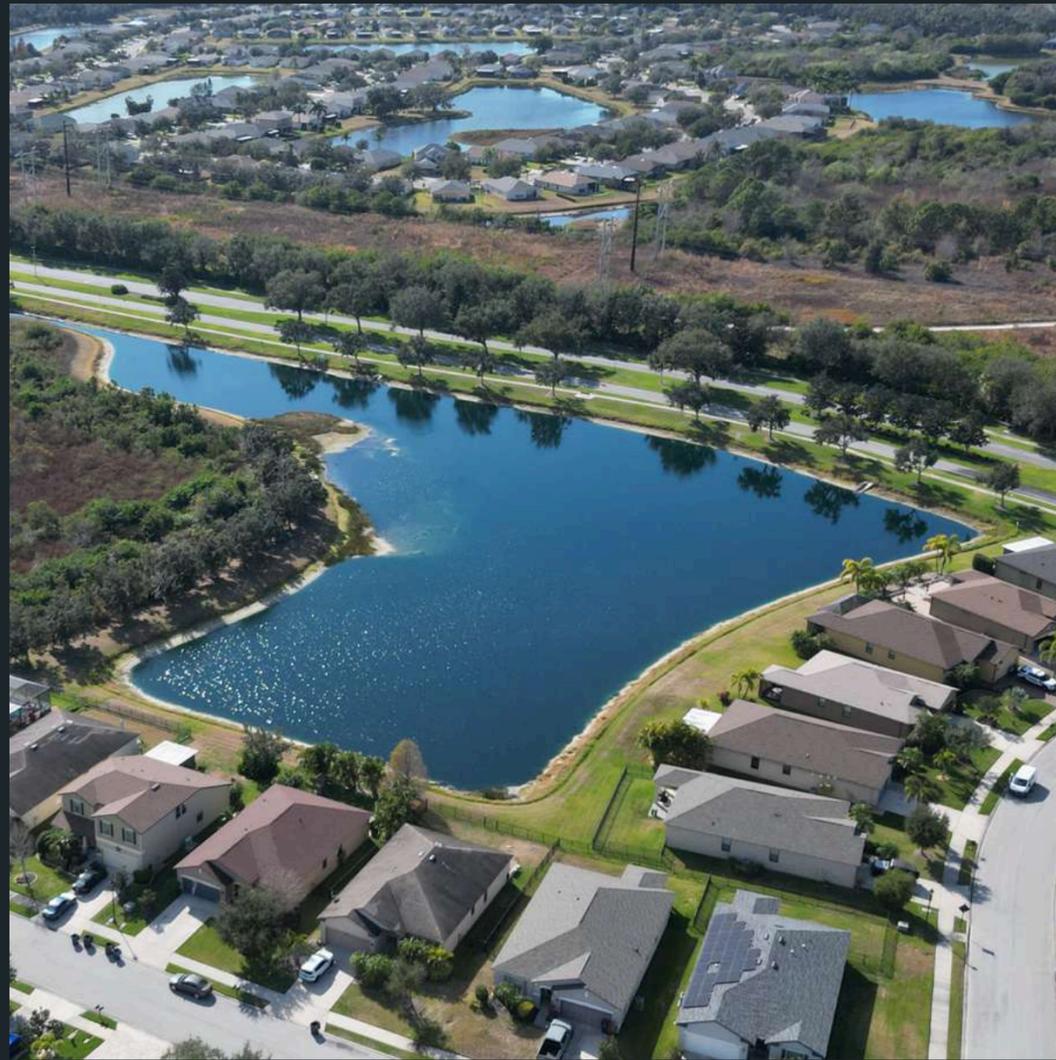


SUMMARY:

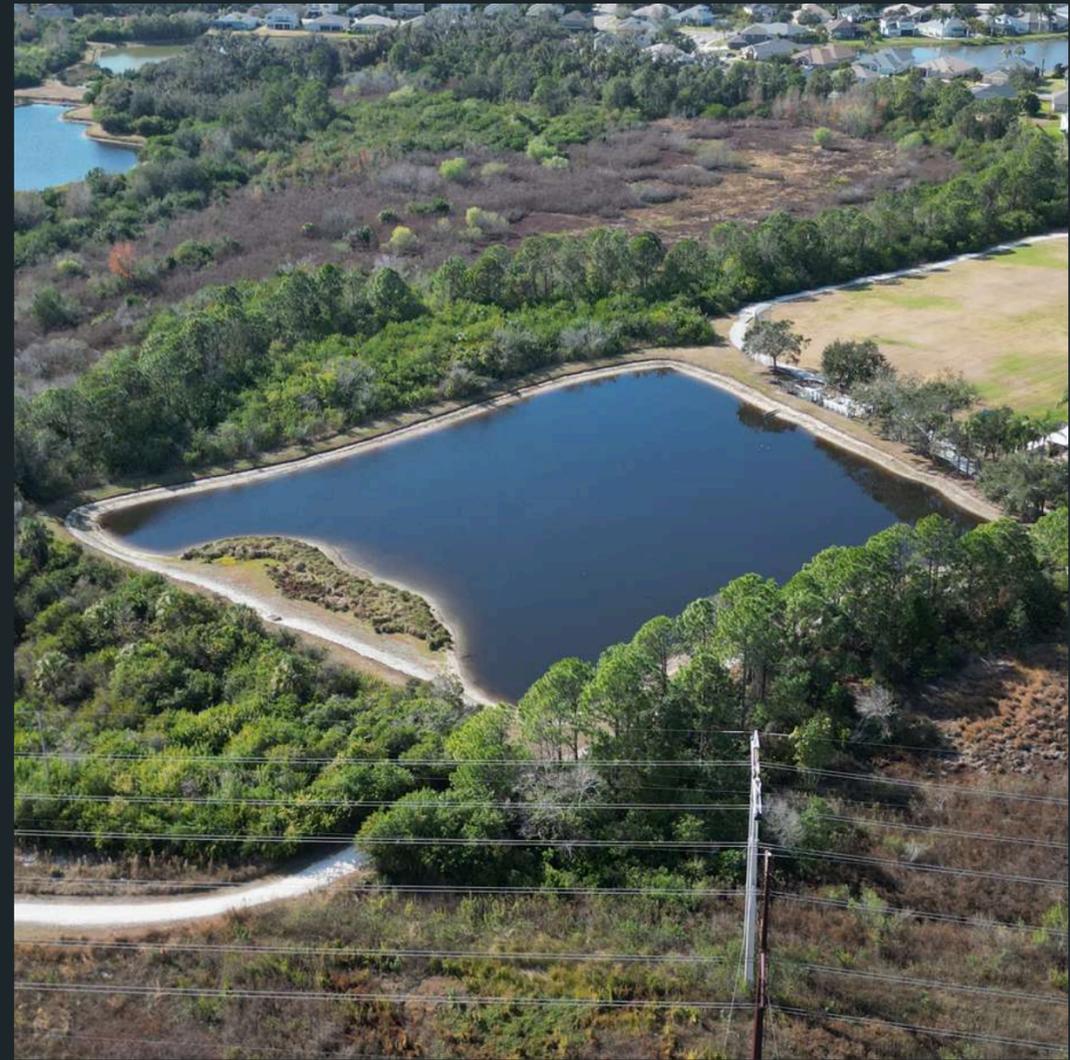
Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm 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.



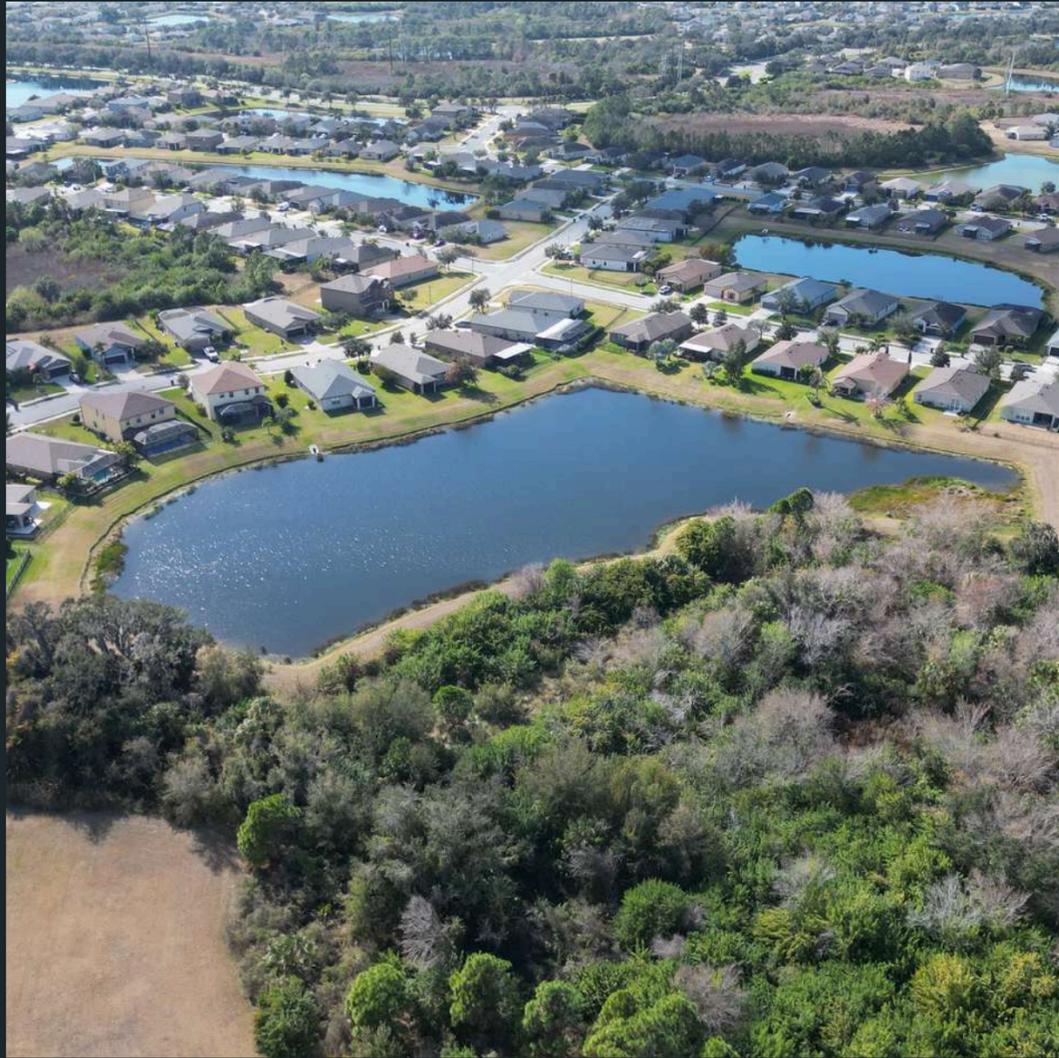
Pond #SWF30 Treated for Shoreline Vegetation.



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.



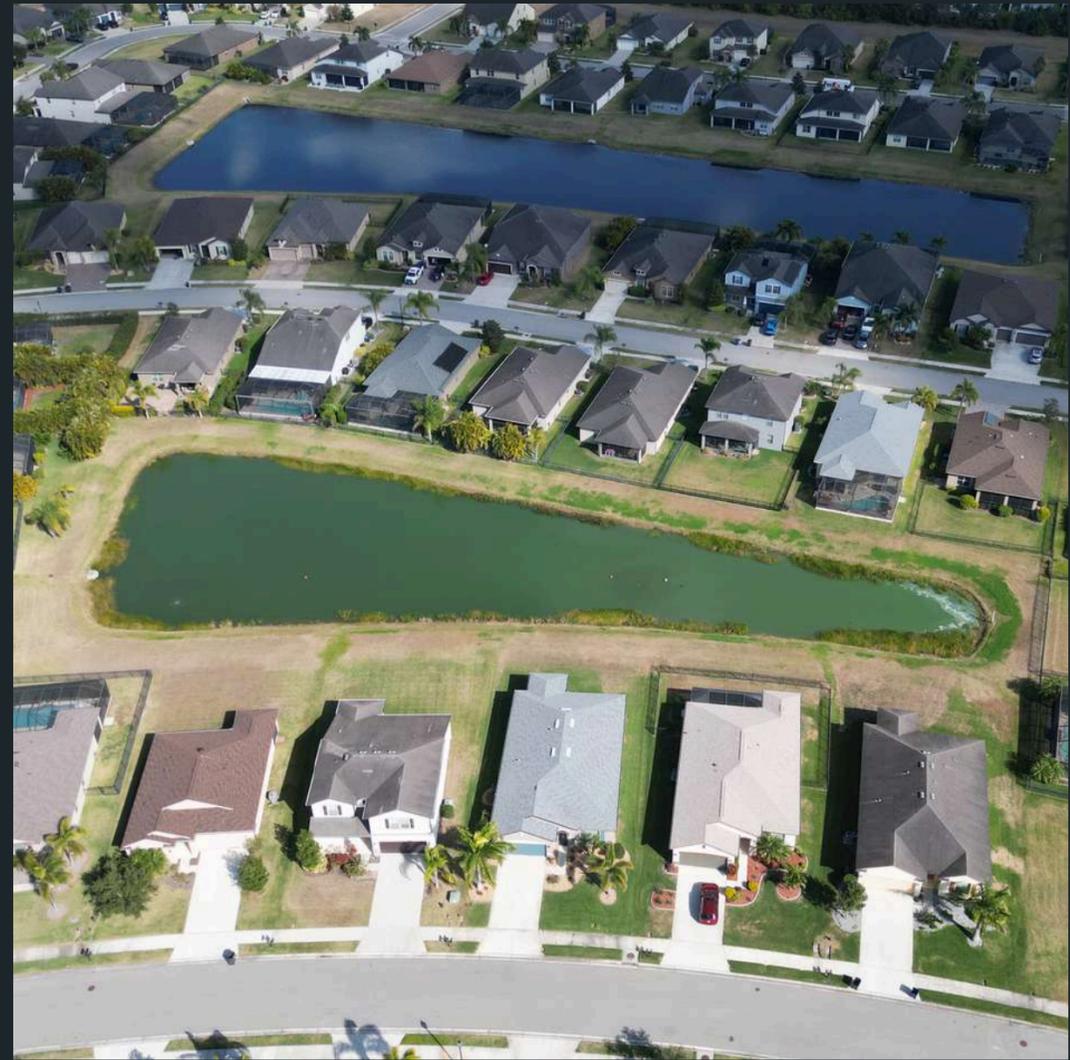
Pond #SWF31 Treated for Shoreline Vegetation.



Pond #SWF38 Treated for Shoreline Vegetation.



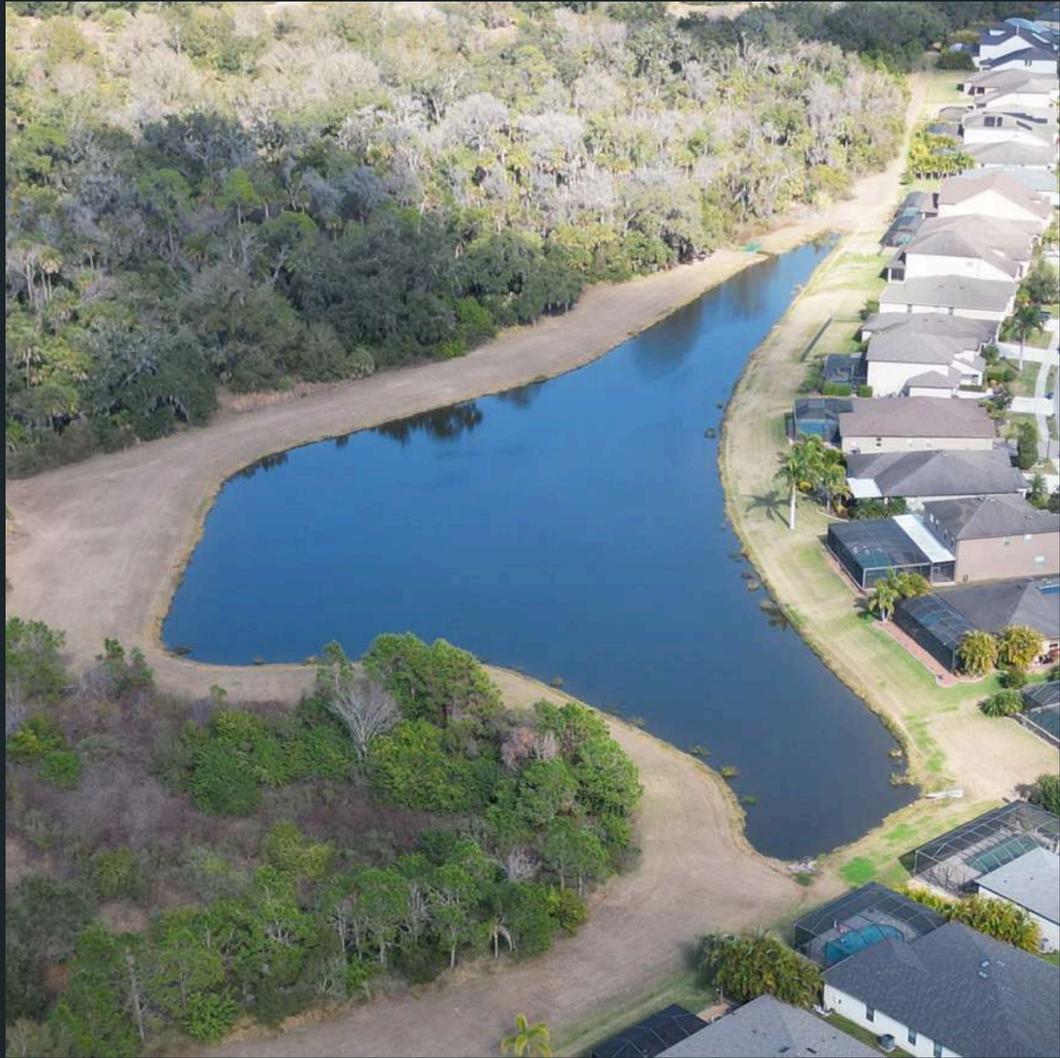
Pond #SWF39 Treated for Shoreline Vegetation.



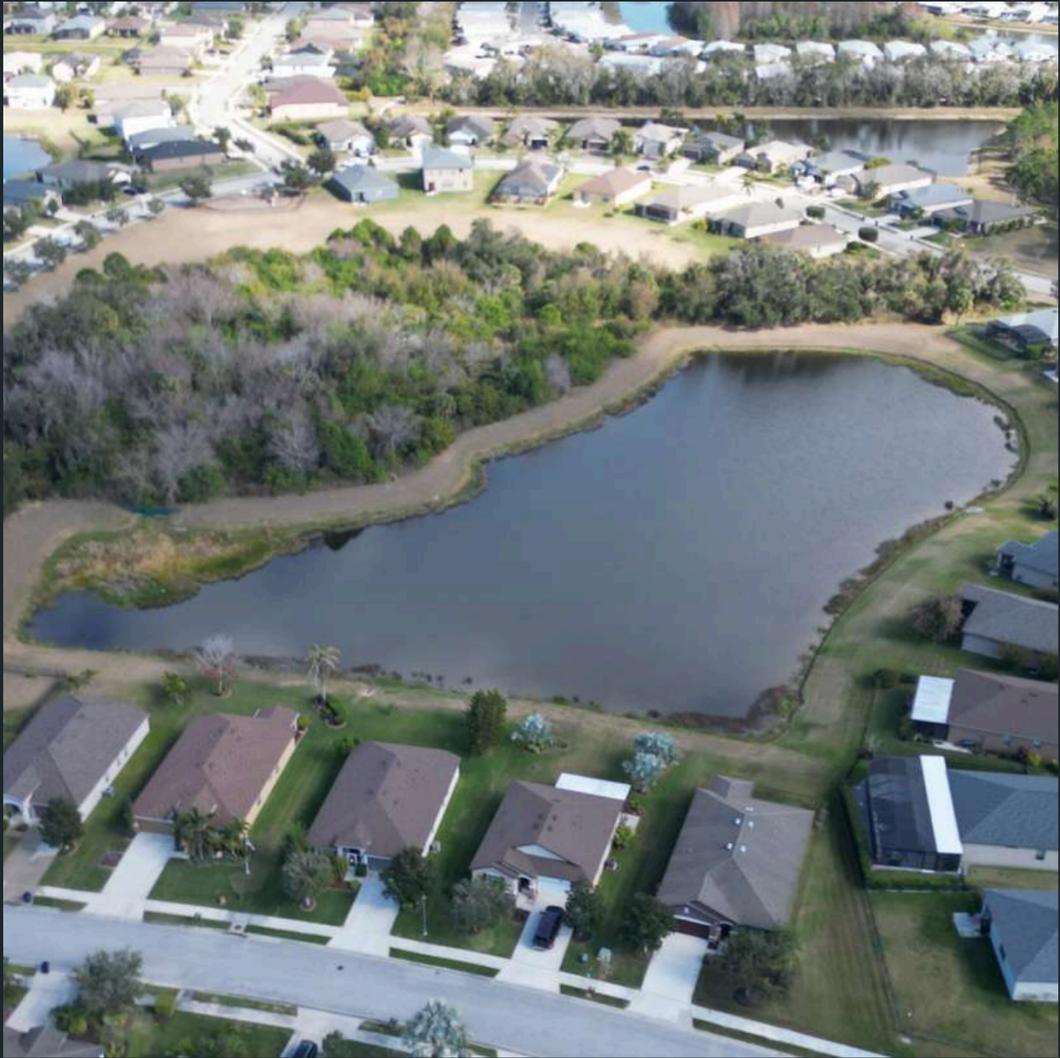
Pond #SWF40 Treated for Algae and Shoreline Vegetation.



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

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



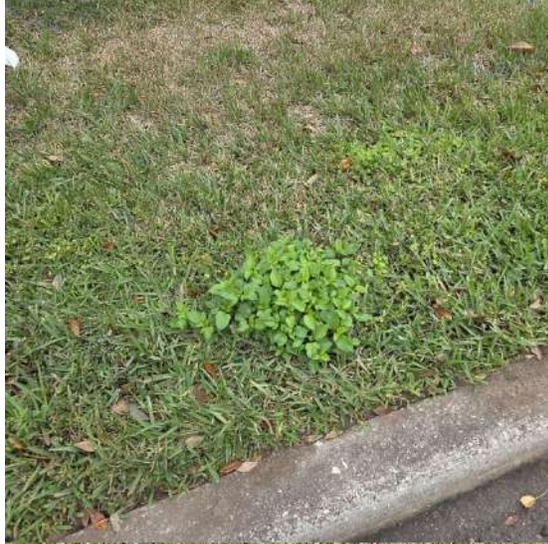
7 TURF WEED CONTROL – TURF AREAS 4

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

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





Juniper

Proposal

Proposal No.: 361104

Proposed Date: 01/26/26

PROPERTY:	FOR:
Harrison Ranch CDD Matt O’Nolan 5575 Harrison Ranch 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
Trail report materials					
Mulch, Rock, Soil					\$40,591.50
Crushed Shell, 01 Cubic Yard - 01CYRock	50.00	01CY	\$178.75	\$8,937.50	
57 Stone , 01 Cubic Yard, #57 - 01CYRock	133.00	01CY	\$238.00	\$31,654.00	
				Total:	\$40,591.50

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 Matt O’Nolan 5575 Harrison Ranch Parrish, FL 34219	entry to parking lot tips

Install blue daze to parking lot entry tips.

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

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.

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



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
			\$792.53

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
		\$0.00
		\$792.53

Sale	\$792.53
Sales Tax	\$0.00
Total	\$792.53

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 Matt O’Nolan 5575 Harrison Ranch 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
Dead tree removals					
Site Prep					\$10,284.43
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	
Irrigation Renovation					\$100.00
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
Misc Irrigation Parts	1.00	EA	\$25.00	\$25.00	
Total:				\$10,384.43	

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.

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

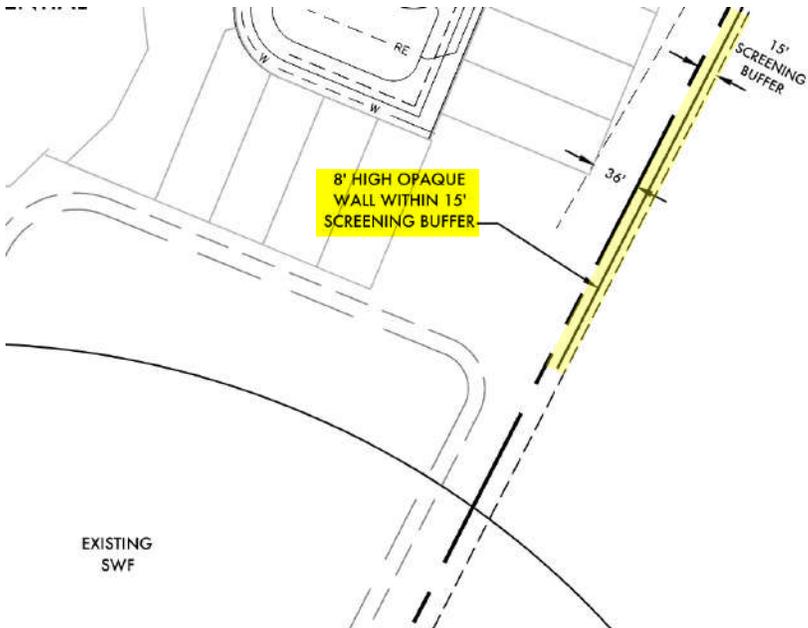
Signature - Representative

Date

Tab 3



Recent Aerial Image



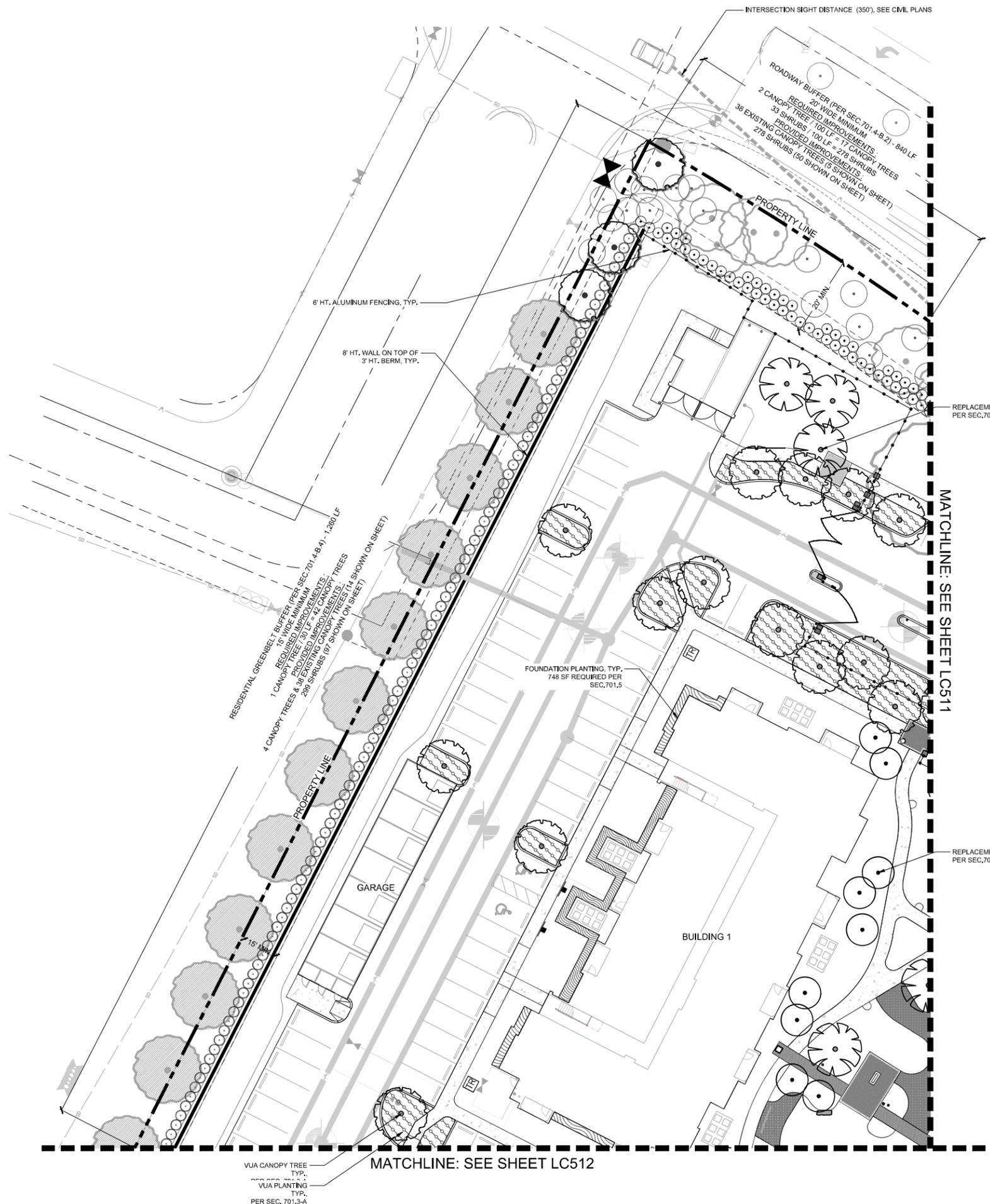
PID# 726400559
ZONING: PD-MU
FLU: ROR

Final Approved Plans by County Commission

North Wall along The Eddy

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

Tab 4

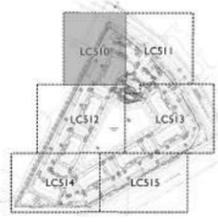


PLANT LEGEND

- 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.

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

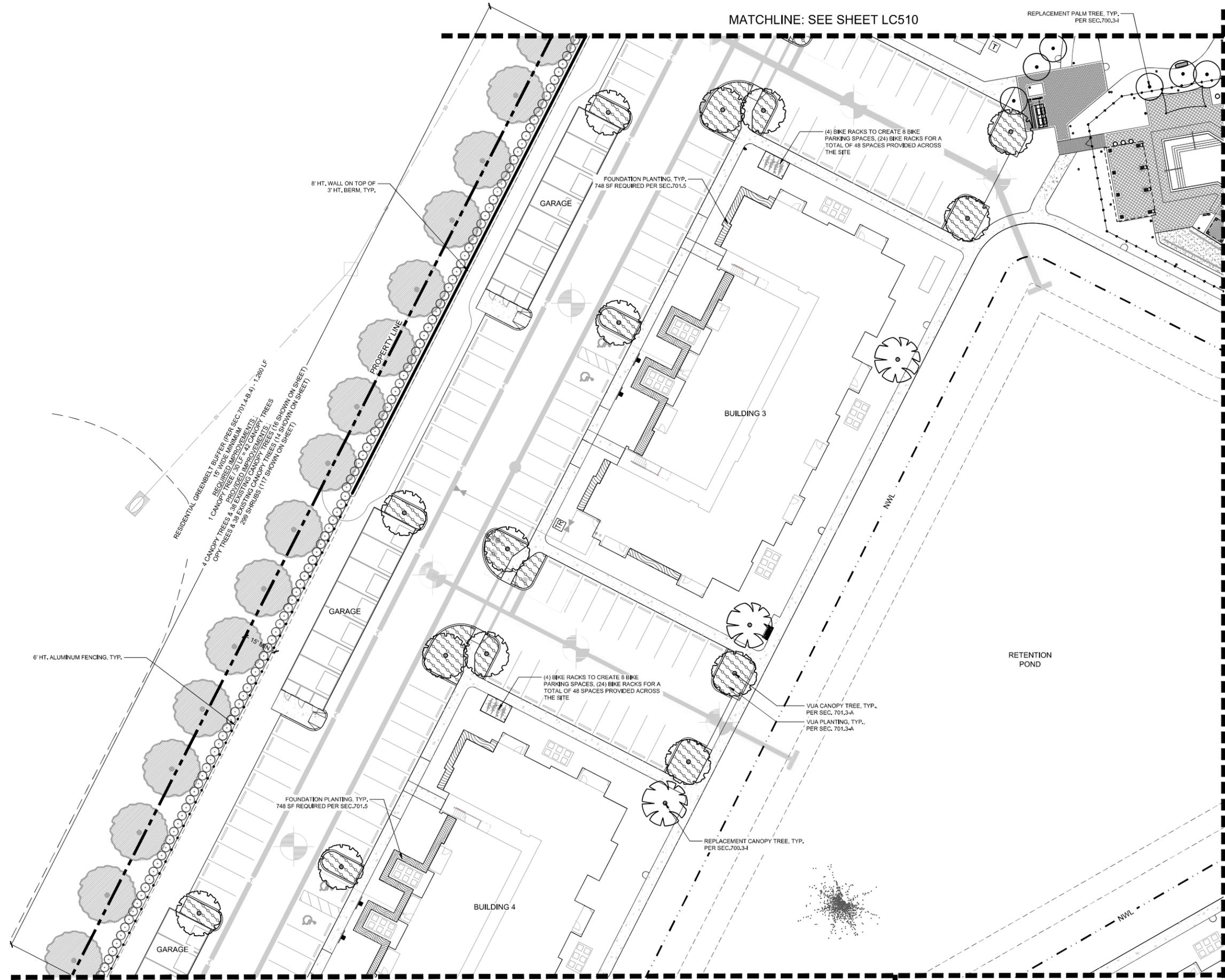
THE EDDY AT HARRISON RANCH
MANATEE COUNTY

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

CODE LANDSCAPE PLANS
CODE LANDSCAPE PLAN

ISSUED FOR PERMIT

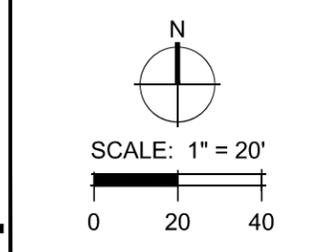
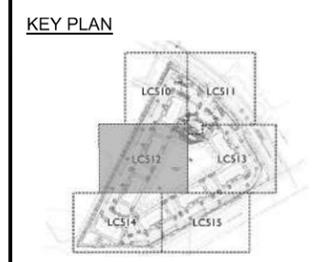
Sheet Number:
LC510



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

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 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

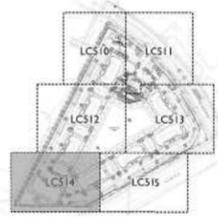
PLANT LEGEND

- 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

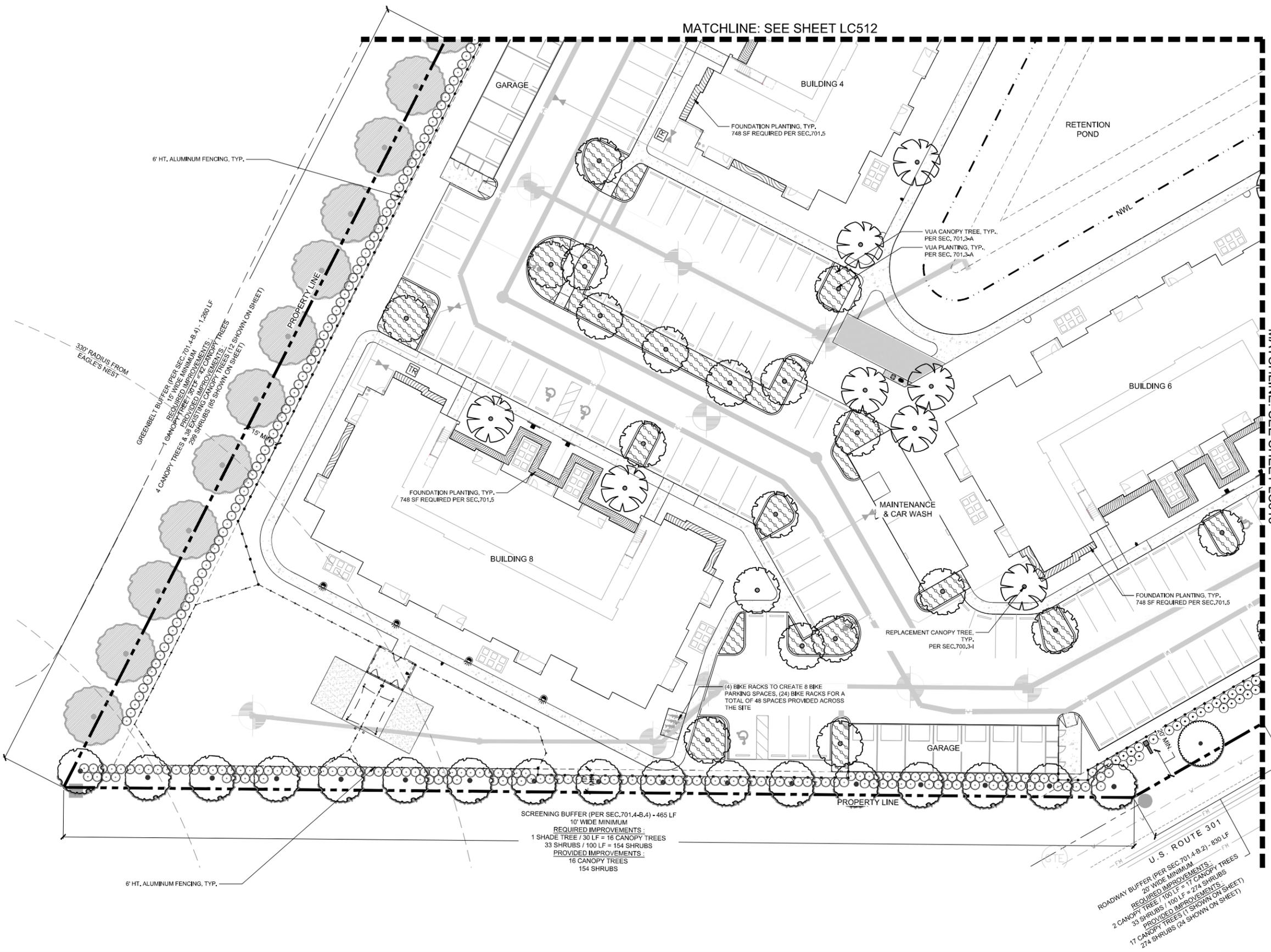


SCALE: 1" = 20'



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
Deposit	7	\$2100	\$2100
Total	-----	-----	\$3815
Refunded	-----	-----	\$2250

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
Deposit	9	\$300	\$2550
Total			\$4625
Refunded		\$2750	\$1875

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

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) • Apply Degreaser to Paver Surfaces to loosen surface oils and dirt • Pressure Wash Pavers with High Pressure Disc Surface Cleaner to clean pavers and remove weeds in Paver Joints • Apply Sodium Hypochlorite to kill algae and organic growth and to brighten pavers • Install Clean Paver Sand to Paver joints and wet-sand to stabilize pavers • Seal Pavers with water based Urethane Sealer in a two coat process: 1st Coat is a Penetrating Coat to seal deep within the Paver 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
	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.					
	All on-property sidewalks that are concrete. Does not include roadside as is county managed. See image for included areas. (BLUE)					
2	Fence Soft-Wash	1630.00	\$0.75	\$0.00	No Tax	\$1,222.50
	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.					
	This is the price for both sides of the 815ft long fence. See image for included areas (RED)					
3	Playground Area Sidewalk + Bench Pad Washing	960.00	\$0.20	\$0.00	No Tax	\$192.00
	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.					
	All concrete sidewalk's inside of the playground area, including under the picnic tables concrete pad's. See image for included areas. (PURPLE)					

#	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
					Grand Total (\$)	\$3,732.90

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
					Grand Total (\$)	\$3,573.90

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

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
TOTAL	\$11,993.00

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 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. *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 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. *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 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. *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
Services subtotal:			\$11,993.00

Subtotal	\$11,993.00
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Total	\$11,993.00
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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****

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****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.

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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.

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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****

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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).

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***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.

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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.

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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****

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****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).

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***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.

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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****

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Proposal / Contract Accepted

X_____

Thank you, Lancelot Industries LLC

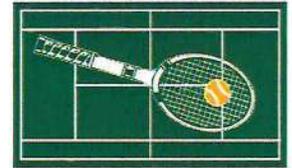
372 SW Paar Drive

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>
<u>TOTAL</u>	<u>\$214,155.00</u>

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:

_____ DATE: _____
George Todd, Jr., President

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 5755 Harrison Ranch Blvd, 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	
<p>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.</p> <p>The contractor agrees to perform the following services:</p> <ol style="list-style-type: none"> 1. Surface Preparation <ul style="list-style-type: none"> - Pressure clean- if needed. - Flood the court to identify low areas. - Patch all depressions over 1/8" after 1 hour of sun drying - Grind down any ridges as necessary. - Fill all existing cracks prior to resurfacing. <p>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.</p> <ol style="list-style-type: none"> 2. Coating Application <ul style="list-style-type: none"> - Apply one (1) coat of primer -Concrete Courts Only - Apply one (1) or two (2) coats of Acrylic Resurface. - Apply two (2) coats of color of your choice. <p>View available color options here:</p>				
Thank you for choosing AAA Court Surfaces, LLC. Page 1 We appreciate your business and look forward to working with you.		Total Labor & Materials		



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Estimate-Contract

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



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Estimate-Contract

The Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd, 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: 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"> - Provide unobstructed access for all equipment and materials. - Provide reasonable access to bathroom facilities for all on-site workers for the duration of the project - Provide clean water source with spicket within a reasonable distance. - Turn off all sprinkler systems during resurfacing process. - 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. - AAACS reserves the right to use the onsite dumpster for disposal of materials and debris generated during court installation. <p>Court Use Disclaimer: 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"> - 50% deposit due upon contract signing. - Remaining balance due upon job completion. - 5% late fee applied if payment isn't made within 10 days of completion. 				
Thank you for choosing AAA Court Surfaces, LLC. Page 3 We appreciate your business and look forward to working with you.		Total Labor & Materials		



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Estimate-Contract

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

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
General Fund Expense Variance:	\$24 Under Budget

Tab 9



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet
As of 08/31/2025
(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

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

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Month Ending 08/31/2025 <u>MTD Actual</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
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 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Month Ending 08/31/2025 <u>MTD Actual</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	2,068	18,488	18,488
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	<u>122,818</u>	<u>122,818</u>	<u>2,068</u>	<u>141,306</u>	<u>18,488</u>
Expenditures					
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>
Total Expenditures	<u>122,818</u>	<u>122,818</u>	<u>0</u>	<u>30,365</u>	<u>92,453</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>2,068</u>	<u>110,941</u>	<u>110,941</u>
penditures					
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>559,215</u>	<u>450,342</u>	<u>450,342</u>
Total Fund Balance, End of Period	<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 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Month Ending 08/31/2025 <u>MTD Actual</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	439	6,418	6,418
Special Assessments					
Tax Roll	282,515	282,515	0	286,291	3,776
Total Revenues	<u>282,515</u>	<u>282,515</u>	<u>439</u>	<u>292,709</u>	<u>10,194</u>
Expenditures					
Debt Service					
Interest	102,515	102,515	0	100,750	1,765
Principal	180,000	180,000	0	180,000	0
Total Debt Service	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>280,750</u>	<u>1,765</u>
Total Expenditures	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>280,750</u>	<u>1,765</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>439</u>	<u>11,959</u>	<u>11,959</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>131,939</u>	<u>120,419</u>	<u>120,419</u>
Total Fund Balance, End of Period	<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> <u>August 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 377,735
FL CLASS General	Average Monthly Yield 4.3466%	4.35%	132,868
Total General Fund Investments			<u>\$ 510,603</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 1,236
FL CLASS Enhanced Cash Reserve	Average Monthly Yield 4.3466%	4.35%	560,047
Total Reserve Fund Investments			<u>\$ 561,283</u>
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	\$ 102,621
US Bank Series 2017 Reserve	First American Treasury Obligation Fund Class Y	4.00%	28,248
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Y	4.00%	1,509
Total Debt Service Fund Investments			<u>\$ 132,378</u>

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

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

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432					
362 General Fund	08/26/2025	FitRev, Inc.	35848	Fitness Equipment Maintenance 08/25	787.78
362 General Fund	08/07/2025	Frontier Florida, LLC	941-776-3095-090719	5755 Harrison Ranch Blvd 08/25	644.65
362 General Fund	08/22/2025	Landscape Maintenance Professionals, Inc.	351696	Irrigation Repairs 08/25	705.00
362 General Fund	08/19/2025	Manatee County Utilities Department	100136468	07/25 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
Sum for 362, 2432					9,799.87
Sum for 362					9,799.87
Sum Total					9,799.87

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

Balance Sheet

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



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
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
Assets						
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
Total Assets	2,094,156	679,325	423,247	3,196,729	14,420,190	2,920,000
Liabilities						
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
Total Liabilities	34,940	0	0	34,940	0	2,920,000
Fund Equity & Other Credits						
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
Total Fund Equity & Other Credits	2,059,216	679,325	423,247	3,161,789	14,420,190	0
Total Liabilities & Fund Equity	2,094,156	679,325	423,247	3,196,729	14,420,190	2,920,000

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 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Month Ending 10/31/2025 <u>MTD Actual</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
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)
Total Revenues	<u>1,722,595</u>	<u>1,697,662</u>	<u>1,707,574</u>	<u>1,707,574</u>	<u>9,912</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	1,167	600	600	567
Total Legislative	<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
Total Financial & Administrative	<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)
Total Legal Counsel	<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
Total Electric Utility Services	<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
Total Water-Sewer Combination Services	<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 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Month Ending 10/31/2025 <u>MTD Actual</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Stormwater Control					
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
Total Stormwater Control	224,978	18,748	5,964	5,964	12,784
Other Physical Environment					
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
Total Other Physical Environment	682,268	103,502	76,032	76,032	27,470
Road & Street Facilities					
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
Total Road & Street Facilities	90,000	7,500	7,252	7,252	248
Parks & Recreation					
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 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Month Ending 10/31/2025 <u>MTD Actual</u>	Year To Date 10/31/2025 <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
Total Parks & Recreation	<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
Total Contingency	<u>15,000</u>	<u>1,250</u>	<u>0</u>	<u>0</u>	<u>1,250</u>
Total Expenditures	<u>1,722,595</u>	<u>208,761</u>	<u>163,883</u>	<u>163,883</u>	<u>44,878</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,488,901</u>	<u>1,543,691</u>	<u>1,543,691</u>	<u>54,790</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>515,525</u>	<u>515,525</u>	<u>515,526</u>
Total Fund Balance, End of Period	<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 09/30/2026 <small>Annual Budget</small>	Through 10/31/2025 <small>YTD Budget</small>	Month Ending 10/31/2025 <small>MTD Actual</small>	Year To Date 10/31/2025 <small>YTD Actual</small>	<small>YTD Variance</small>
Revenues					
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
Total Revenues	<u>122,818</u>	<u>122,818</u>	<u>124,846</u>	<u>124,846</u>	<u>2,028</u>
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	0	0	122,818
Total Contingency	122,818	122,818	0	0	122,818
Total Expenditures	<u>122,818</u>	<u>122,818</u>	<u>0</u>	<u>0</u>	<u>122,818</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>124,846</u>	<u>124,846</u>	<u>124,846</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>554,479</u>	<u>554,479</u>	<u>554,479</u>
Total Fund Balance, End of Period	<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 09/30/2026 <u>Annual Budget</u>	Through 10/31/2025 <u>YTD Budget</u>	Month Ending 10/31/2025 <u>MTD Actual</u>	Year To Date 10/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	428	428	428
Special Assessments					
Tax Roll	282,515	282,515	283,211	283,211	696
Total Revenues	<u>282,515</u>	<u>282,515</u>	<u>283,639</u>	<u>283,639</u>	<u>1,124</u>
Expenditures					
Debt Service					
Interest	92,515	92,515	0	0	92,515
Principal	190,000	190,000	0	0	190,000
Total Debt Service	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>0</u>	<u>282,515</u>
Total Expenditures	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>0</u>	<u>282,515</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>283,639</u>	<u>283,639</u>	<u>283,639</u>
penditures					
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>139,608</u>	<u>139,608</u>	<u>139,608</u>
Total Fund Balance, End of Period	<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> <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
Total General Fund Investments			<u>\$ 313,373</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 1,244
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	4.23%	564,054
Total Reserve Fund Investments			<u>\$ 565,298</u>
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
Total Debt Service Fund Investments			<u>\$ 140,037</u>

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

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

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
362, 2432						
362-001	362 General Fund	Manatee County 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
Sum for 362, 2432						1,695,596.37
362, 2433						
362-005	362 Reserve Fund	Manatee County Tax Collector	AR00002914	12110	10/01/2025	122,818.00
Sum for 362, 2433						122,818.00
362, 2434						
362-200	362 Debt Service Fund S2017	Manatee County Tax Collector	AR00002914	12110	10/01/2025	281,857.48
Sum for 362, 2434						281,857.48
Sum for 362						2,100,271.85
Sum Total						2,100,271.85

See Notes to Unaudited Financial Statements

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

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

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

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
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
Assets						
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
Total Assets	2,042,504	681,184	377,366	3,101,054	14,420,190	2,920,000
Liabilities						
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
Total Liabilities	214,457	0	0	214,457	0	2,920,000
Fund Equity & Other Credits						
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
Total Fund Equity & Other Credits	1,828,047	681,184	377,366	2,886,597	14,420,190	0
Total Liabilities & Fund Equity	2,042,504	681,184	377,366	3,101,054	14,420,190	2,920,000

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 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Month Ending 11/30/2025 <u>MTD Actual</u>	Year To Date 11/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
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)
Total Revenues	<u>1,722,595</u>	<u>1,699,928</u>	<u>10,161</u>	<u>1,717,735</u>	<u>17,807</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	2,333	800	1,400	933
Total Legislative	<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
Total Financial & Administrative	<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)
Total Legal Counsel	<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)
Total Electric Utility Services	<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)
Total Water-Sewer Combination Services	<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 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Month Ending 11/30/2025 <u>MTD Actual</u>	Year To Date 11/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Stormwater Control					
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
Total Stormwater Control	<u>224,978</u>	<u>37,496</u>	<u>31,834</u>	<u>37,798</u>	<u>(301)</u>
Other Physical Environment					
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
Total Other Physical Environment	<u>682,268</u>	<u>156,969</u>	<u>135,486</u>	<u>211,517</u>	<u>(54,549)</u>
Road & Street Facilities					
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
Total Road & Street Facilities	<u>90,000</u>	<u>15,000</u>	<u>2,452</u>	<u>9,704</u>	<u>5,296</u>
Parks & Recreation					
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 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Month Ending 11/30/2025 <u>MTD Actual</u>	Year To Date 11/30/2025 <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
Total Parks & Recreation	<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
Total Contingency	<u>15,000</u>	<u>2,500</u>	<u>0</u>	<u>0</u>	<u>2,500</u>
Total Expenditures	<u>1,722,595</u>	<u>346,889</u>	<u>240,638</u>	<u>405,214</u>	<u>(58,325)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,353,039</u>	<u>(230,477)</u>	<u>1,312,521</u>	<u>(40,518)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,058,524</u>	<u>515,526</u>	<u>515,525</u>
Total Fund Balance, End of Period	<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 09/30/2026 <small>Annual Budget</small>	Through 11/30/2025 <small>YTD Budget</small>	Month Ending 11/30/2025 <small>MTD Actual</small>	Year To Date 11/30/2025 <small>YTD Actual</small>	<small>YTD Variance</small>
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,859	3,887	3,887
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	<u>122,818</u>	<u>122,818</u>	<u>1,859</u>	<u>126,705</u>	<u>3,887</u>
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	0	0	122,818
Total Contingency	122,818	122,818	0	0	122,818
Total Expenditures	<u>122,818</u>	<u>122,818</u>	<u>0</u>	<u>0</u>	<u>122,818</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>1,859</u>	<u>126,705</u>	<u>126,705</u>
penditures					
Fund Balance, Beginning of Period	0	0	679,325	554,479	554,479
Total Fund Balance, End of Period	<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 09/30/2026 <small>Annual Budget</small>	Through 11/30/2025 <small>YTD Budget</small>	Month Ending 11/30/2025 <small>MTD Actual</small>	Year To Date 11/30/2025 <small>YTD Actual</small>	<small>YTD Variance</small>
Revenues					
Interest Earnings					
Interest Earnings	0	0	445	873	873
Special Assessments					
Tax Roll	282,515	282,515	1,124	284,335	1,820
Total Revenues	<u>282,515</u>	<u>282,515</u>	<u>1,569</u>	<u>285,208</u>	<u>2,693</u>
Expenditures					
Debt Service					
Interest	92,515	92,515	47,450	47,450	45,065
Principal	190,000	190,000	0	0	190,000
Total Debt Service	<u>282,515</u>	<u>282,515</u>	<u>47,450</u>	<u>47,450</u>	<u>235,065</u>
Total Expenditures	<u>282,515</u>	<u>282,515</u>	<u>47,450</u>	<u>47,450</u>	<u>235,065</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(45,881)</u>	<u>237,758</u>	<u>237,758</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>423,247</u>	<u>139,608</u>	<u>139,608</u>
Total Fund Balance, End of Period	<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> <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
Total General Fund Investments			<u>\$ 214,118</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 1,248
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	4.04%	557,118
Total Reserve Fund Investments			<u>\$ 558,366</u>
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
Total Debt Service Fund Investments			<u>\$ 94,385</u>

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

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

See Notes to Unaudited Financial Statements

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

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

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

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
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
Sum for 362, 2432					198,237.14
Sum for 362					198,237.14
Sum Total					198,237.14

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

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
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
Assets						
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
Total Assets	1,765,375	683,124	377,651	2,826,150	14,420,190	2,920,000
Liabilities						
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
Total Liabilities	35,130	14,850	0	49,980	0	2,920,000
Fund Equity & Other Credits						
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
Total Fund Equity & Other Credits	1,730,245	668,274	377,651	2,776,169	14,420,190	0
Total Liabilities & Fund Equity	1,765,375	683,124	377,651	2,826,150	14,420,190	2,920,000

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 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Month Ending 12/31/2025 <u>MTD Actual</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
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)
Total Revenues	<u>1,722,595</u>	<u>1,702,195</u>	<u>1,402</u>	<u>1,719,137</u>	<u>16,942</u>
Expenditures					
Legislative					
Supervisor Fees	14,000	3,500	1,000	2,400	1,100
Total Legislative	<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
Total Financial & Administrative	<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)
Total Legal Counsel	<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
Total Electric Utility Services	<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)
Total Water-Sewer Combination Services	<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 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Month Ending 12/31/2025 <u>MTD Actual</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Stormwater Control					
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
Total Stormwater Control	<u>224,978</u>	<u>56,244</u>	<u>5,664</u>	<u>43,462</u>	<u>12,782</u>
Other Physical Environment					
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
Total Other Physical Environment	<u>682,268</u>	<u>210,437</u>	<u>33,271</u>	<u>244,789</u>	<u>(34,352)</u>
Road & Street Facilities					
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
Total Road & Street Facilities	<u>90,000</u>	<u>22,500</u>	<u>3,884</u>	<u>13,587</u>	<u>8,912</u>
Parks & Recreation					
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 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Month Ending 12/31/2025 <u>MTD Actual</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
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
Total Parks & Recreation	<u>418,038</u>	<u>107,134</u>	<u>28,653</u>	<u>108,838</u>	<u>(1,703)</u>
Contingency					
Miscellaneous Contingency	15,000	3,750	0	0	3,750
Total Contingency	<u>15,000</u>	<u>3,750</u>	<u>0</u>	<u>0</u>	<u>3,750</u>
Total Expenditures	<u>1,722,595</u>	<u>485,017</u>	<u>99,204</u>	<u>504,418</u>	<u>(19,401)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,217,178</u>	<u>(97,802)</u>	<u>1,214,719</u>	<u>(2,459)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,828,047</u>	<u>515,526</u>	<u>515,526</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,217,178</u>	<u>1,730,245</u>	<u>1,730,245</u>	<u>513,067</u>

362 Reserve Fund

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

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Month Ending 12/31/2025 <u>MTD Actual</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,940	5,827	5,827
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	<u>122,818</u>	<u>122,818</u>	<u>1,940</u>	<u>128,645</u>	<u>5,827</u>
Expenditures					
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>
Total Expenditures	<u>122,818</u>	<u>122,818</u>	<u>14,850</u>	<u>14,850</u>	<u>107,968</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(12,910)</u>	<u>113,795</u>	<u>113,795</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>681,184</u>	<u>554,479</u>	<u>554,479</u>
Total Fund Balance, End of Period	<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 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Month Ending 12/31/2025 <u>MTD Actual</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	285	1,158	1,158
Special Assessments					
Tax Roll	282,515	282,515	0	284,334	1,820
Total Revenues	<u>282,515</u>	<u>282,515</u>	<u>285</u>	<u>285,492</u>	<u>2,978</u>
Expenditures					
Debt Service					
Interest	92,515	92,515	0	47,450	45,064
Principal	190,000	190,000	0	0	190,000
Total Debt Service	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>47,450</u>	<u>235,064</u>
Total Expenditures	<u>282,515</u>	<u>282,515</u>	<u>0</u>	<u>47,450</u>	<u>235,064</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>285</u>	<u>238,042</u>	<u>238,042</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>377,366</u>	<u>139,609</u>	<u>139,609</u>
Total Fund Balance, End of Period	<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> <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
	Total General Fund Investments		\$ 214,773
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 124,160
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	3.89%	558,964
	Total Reserve Fund Investments		\$ 683,124
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
	Total Debt Service Fund Investments		\$ 156,499

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**

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

See Notes to Unaudited Financial Statements

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

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

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 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 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
Total				\$ 123,876.96

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	\$ 4,837.50
Ace Handyman Services	300293	25296358	Repair Drywall Damage - Fitness Room 10/25	\$ 2,263.50
Charter Communications	100725-01	2144984091825 ACH	Cable Services - GYM 09/25	\$ 95.19
Cooper Pools Remodeling & Resurfacing Inc	300265	2025-1157	Monthly Pool Services 09/25	\$ 5,280.00
Cooper Pools Remodeling & 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 09/25	FPL Summary 79909-28017 09/25	\$ 5,983.42
Florida Power & Light Company	300294	FPL Summary 79909-28017 10/25	FPL Summary 79909-28017 10/25	\$ 5,601.79
Frontier Florida, LLC	100325-02	941-776-3095-090719-5 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 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 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 (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
Total				<u>\$ 186,664.20</u>

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 ACH	Sales Tax 10/25	\$ 152.40
Frontier Florida, LLC	110125-01	94177630950907195 10/25 ACH	5755 Harrison Ranch Blvd 10/25	\$ 692.65
James R. Parent Manatee County Sheriff's Office 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>
Total				<u><u>\$ 62,131.54</u></u>

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 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 ACH	Sales Tax 11/25	\$ 150.77
Frontier Florida, LLC	120225-01	94177630950907195 11/25 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, LLC	300337	367279	Fertilizer 10/25	\$ 12,714.25
Juniper Landscaping of Florida, LLC	300337	367429	Monthly Maintenance 11/25	\$ 30,609.84
Juniper Landscaping of Florida, 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 False Alarm Reduction Unit	300348	578428	False Alarm Violation 11/07/25	\$ 25.00
Manatee County Sheriff's Office False Alarm Reduction Unit	300348	578443	False Alarm Violation 11/08/25	\$ 50.00
Manatee County Utilities Department	121825-01	100135961 11/25 ACH	5755 Harrison Ranch Blvd-Fire Hydrant 11/25	\$ 1,742.13
Manatee County Utilities Department	122425-01	100136017 11/25 ACH	5755 Harrison Ranch Blvd 11/25	\$ 28.01
Manatee County Utilities Department	121825-01	100136072 11/25 ACH	5755 Harrison Ranch Blvd-Reclaimed 11/25	\$ 3,202.17
Manatee County Utilities 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>
Total				<u><u>\$ 277,619.71</u></u>

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

Present and constituting a quorum were:

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

Also present were:

Rachel Welborn	District Manager, Rizzetta & Company
Brent Clark	Clubhouse Manager, Rizzetta & Company
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Patrick Collins	District Counsel, Kilinski/Van Wyk (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Todd Bonney	Representative, Juniper Landscaping
Chico Rivera	Amenity Manager, Rizzetta and Company

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 audience comments on safe places to ride bikes, activities for kids, O&M expenditures, HOA charges, and a possible joint meeting with the HOA and CDD.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

The Board requested update on fish kill on pond 42.

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B. Landscape Maintenance Updates

Mr. Bonney a representative from Juniper (LMP) Landscaping presented his report to the Board and responded to questions.

The Board asked for update on ongoing shell path and irrigation projects and requested an inspection of shrubbery by lift stations.

C. District Counsel

Ms. Gentry spoke to the Board about ebikes and bikes following the same laws in addition to a reminder to complete annual ethics training.

Mr. Collins described a request to update the pool hours in the amenity rules.

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors with all in favor approved an update to the Amenity Rules and Policies to reflect current pool hours for the Harrison Ranch Community Development District.

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The Board requested information regarding operational costs for skate/bike parks to aid in decision-making.

D. District Engineer

Mr. Schappacher presented his report and answered Board questions.

The Board requested that the DE return to inspect on the Cross Creek Environmental work around drains.

On a Motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the URS Marine proposal for regrading swale in the amount of \$2750.00 for the Harrison Ranch Community Development District.

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E. Clubhouse Manager Report

Mr. Riveria gave his report to the Board.

The Board requested Mr. Rivera follow up regarding staffing options.

The Board discussed instances of rule violations and vandalism at the amenity clubhouse.

The Board discussed repairs necessary due to vandalism for the Galloway playground fence and bench..

On a Motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved a NTE of \$7500 for Galloway fence gate and bench repairs, for the Harrison Ranch Community Development District.

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The Board requested proposals for bathroom repairs.

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Asst. Secretary

Chair / Vice Chair

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

Also present were:

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

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.

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

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

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

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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.

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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

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:

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

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

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

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

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

Agreed to by Contractor: _____ (Initials)
 Agreed to by District: _____ (Initials)
 Date: _____

Exhibit B
Insurance Certificate (with Endorsements)

Amounts:

<input checked="" type="checkbox"/> General Liability	\$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 1st 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)

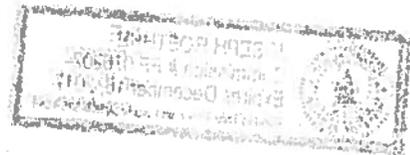
The foregoing instrument was acknowledged before me this 14 day of September, 2015, by Carlos Gregory, President of **HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC.**, a Florida non profit corporation. He/she is personally known to me or has produced _____ as identification, and did / _____ did not take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

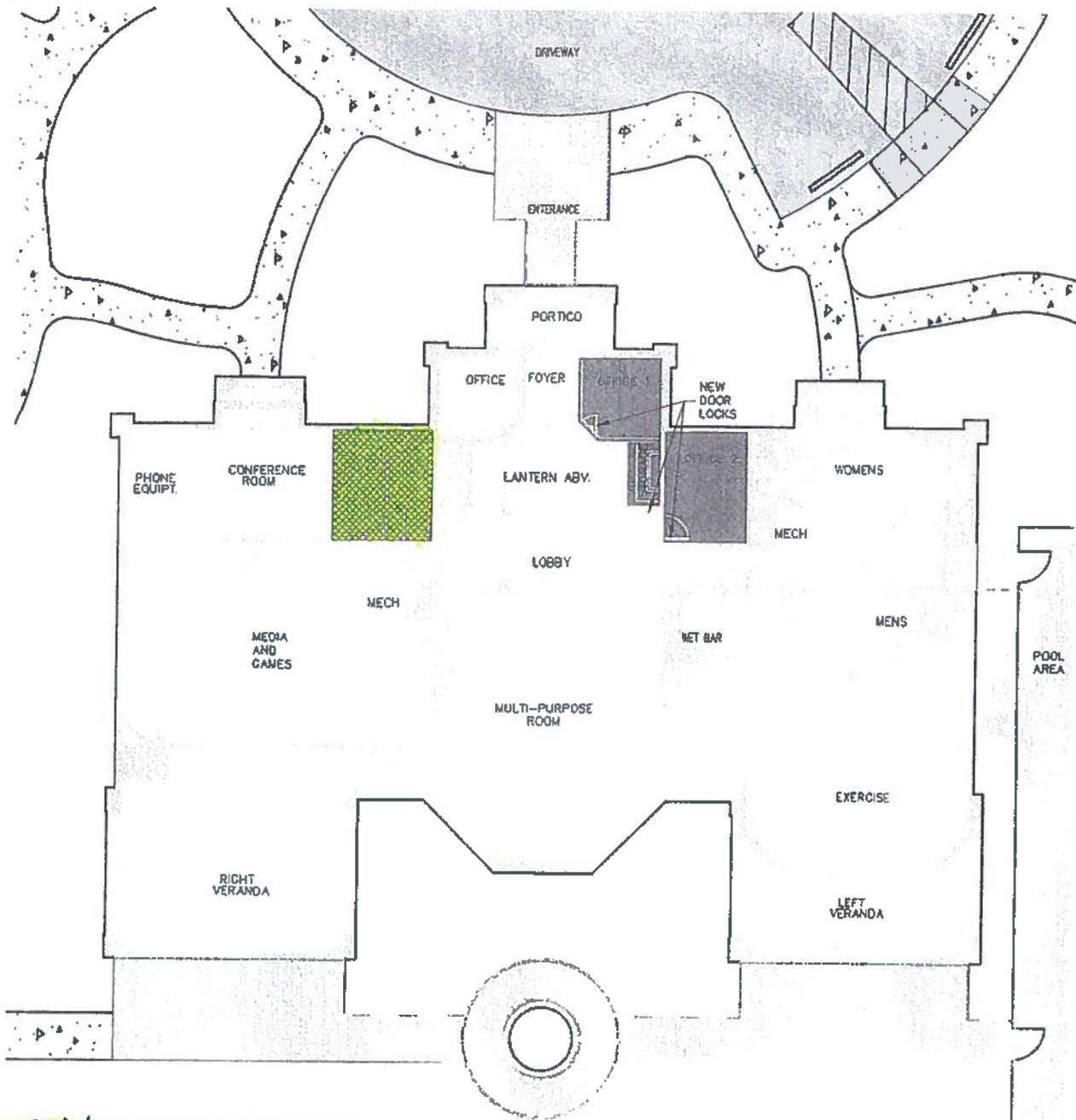


[Signature]
Notary Public
My Commission Expires: 12/16/17

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
TOTAL LEASED AREA	280 SF

LEASED SPACE AREA
 LIBRARY RENOVATIONS

Tue, 08 Feb 2011 - 8:30am
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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:

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

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 4th 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 4th 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. 50th Street, Unit 3i, Tampa, FL, 33619
 813-418-0069
 wilsonrandr@yahoo.com
 Certified Roofing Contractor License # CCC1325780
SINCE 2002

PROPOSAL

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

****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. 50th Street, Unit 3i, Tampa, FL, 33619
 813-418-0069
 wilsonrandr@yahoo.com
 Certified Roofing Contractor License # CCC1325780
SINCE 2002

PROPOSAL

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

****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

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

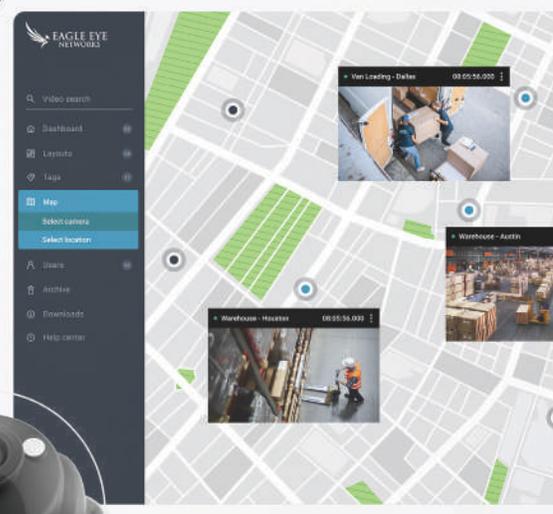
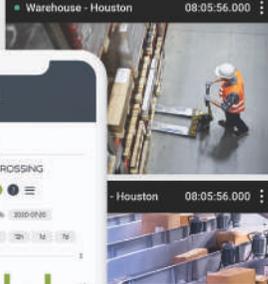
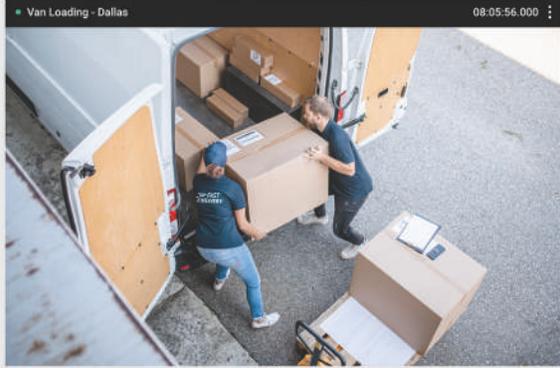


EAGLE EYE NETWORKS

All cameras

John Patterson 08:05:56.000

- Video search
- Dashboard
- Layouts
- All cameras
- Entrances
- Common areas
- Break areas
- High traffic areas
- Line crossing
- People counting
- Dallas
- Austin
- Houston
- Tags
- Map
- Users
- Archive
- Downloads
- Help center





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"> • Takeover Cameras <ul style="list-style-type: none"> • (8) Interior Cameras • (8) Exterior Cameras • If camera doesn't factory reset, new replacement camera is \$250 • Installation of EEN POE Switch • (3) AXIS PA Horn Speaker & (1) In Ceiling <ul style="list-style-type: none"> • Allows automated closing announcements at night time for the pool • Allows onsite staff to talk through the camera system • New CAT6 for new PAs • CMVR 420 recorder • Labor 	\$9,418.00
<input type="checkbox"/> Optional - Replace all cameras and add cameras to courts <ul style="list-style-type: none"> • Total number of cameras <ul style="list-style-type: none"> • (8) EEN interior cameras • (10) EEN Turret cameras with Starlight • Black aluminum 4x4 post for courts • Ethernet cable for 3 new cameras • Replace point to point wireless with CAT6. Burial conduit from clubhouse to new courts pole. • New POE Switch • Labor 	\$9,847.00
<input type="checkbox"/> Optional - Ditek Surge Protection for CAT6 cameras and PA <ul style="list-style-type: none">	\$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"> • Minimum 30 Days onsite and 30-days backup preview stream cloud recording 	\$9.50	16
EEN Intercom PA	\$20.00	4

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

Estimated Monthly License \$732.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.



Complete I.T.
SERVICE & SOLUTIONS

Access Control System

Prepared for: Harrison Ranch CDD

Created by: Thomas Giella

Email: 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.

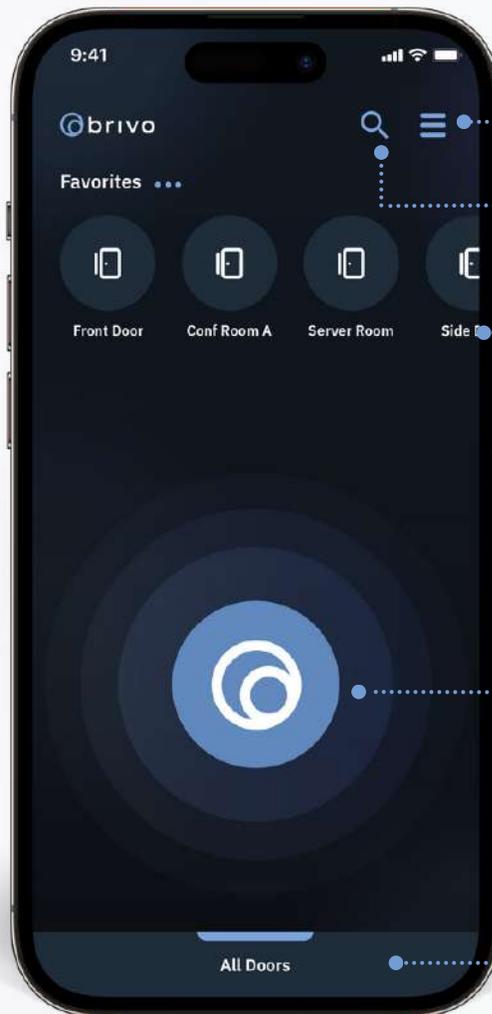
Select from an array of reader options that provide increased flexibility.



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

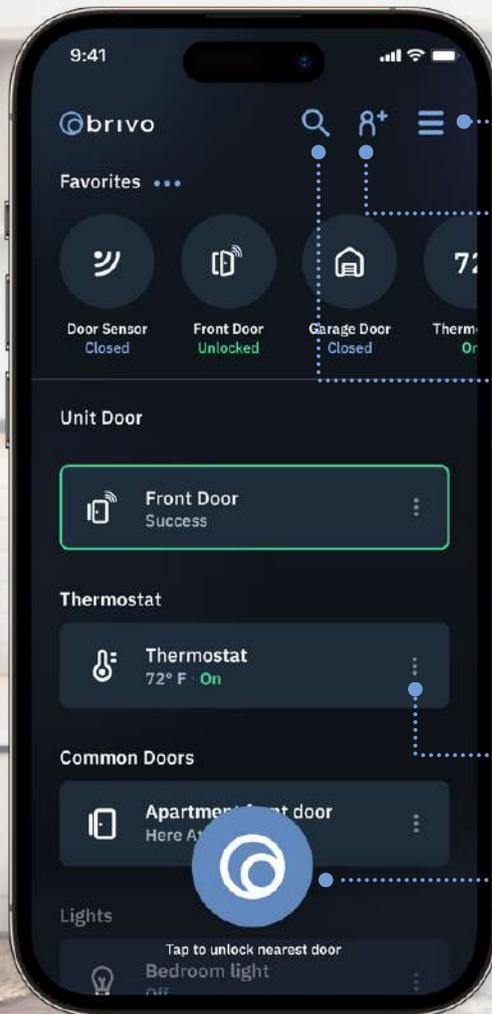
GET IT ON Google Play

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">• Brivo Control Panels• (11) Brivo Readers with bluetooth• Power Supply• Reuse existing locking hardware and wiring• Labor Included	\$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

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Tab 20



Estimate

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

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

Install Address
Harrison Ranch Clubhouse 5755 Harrison Ranch Blvd Parrish, FL 34219 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.	

	Subtotal	\$4,762.40
	Sales Tax (0.0%)	\$0.00
	Total	\$4,762.40

Signature of Acceptance X _____