



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
July 1, 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: 616 343 66#

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**

6/24/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Wednesday, July 1, 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
 - 1. Consideration of Sitex Proposals Tab 2
- B. Juniper Landscape Maintenance Proposal Tab 3
- C. District Counsel
- D. District Engineer
- E. Clubhouse Manager Report Tab 4
- F. District Manager Report Tab 5
 - 1. Discussion of Payment for Damage to Fitness Center Wall

4. BUSINESS ADMINISTRATION

- A. Review of Financial Report for May 2026 Tab 6
- B. Consideration of Operations and Maintenance Expenditures for April 2026 Tab 7
- C. Consideration of the Board of Supervisors' Meeting Minutes Held on June 3, 2026, Tab 8
- D. Consideration of Updated Community Programming Agreement..... Tab 9
- E. Consideration of Resolution 2026-09, Adopting Amendment to Amenity Rules..... Tab 10
- F. Consideration of Holiday Lighting Proposal Tab 11

5. BUSINESS ITEMS

- A. Consideration of Meter Cost Reimbursement Tab 12
- B. Consideration of Cleaning Proposal..... Tab 13
- C. Discussion of Tennis Court Resurfacing Tab 14

- D. Closed Security Session Tab 15
In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, this portion of the meeting will be closed to the public, as it relates to confidential and exempt details of the District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer. The public will be asked to leave the room during this discussion and will be invited to return when the closed session is complete.

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



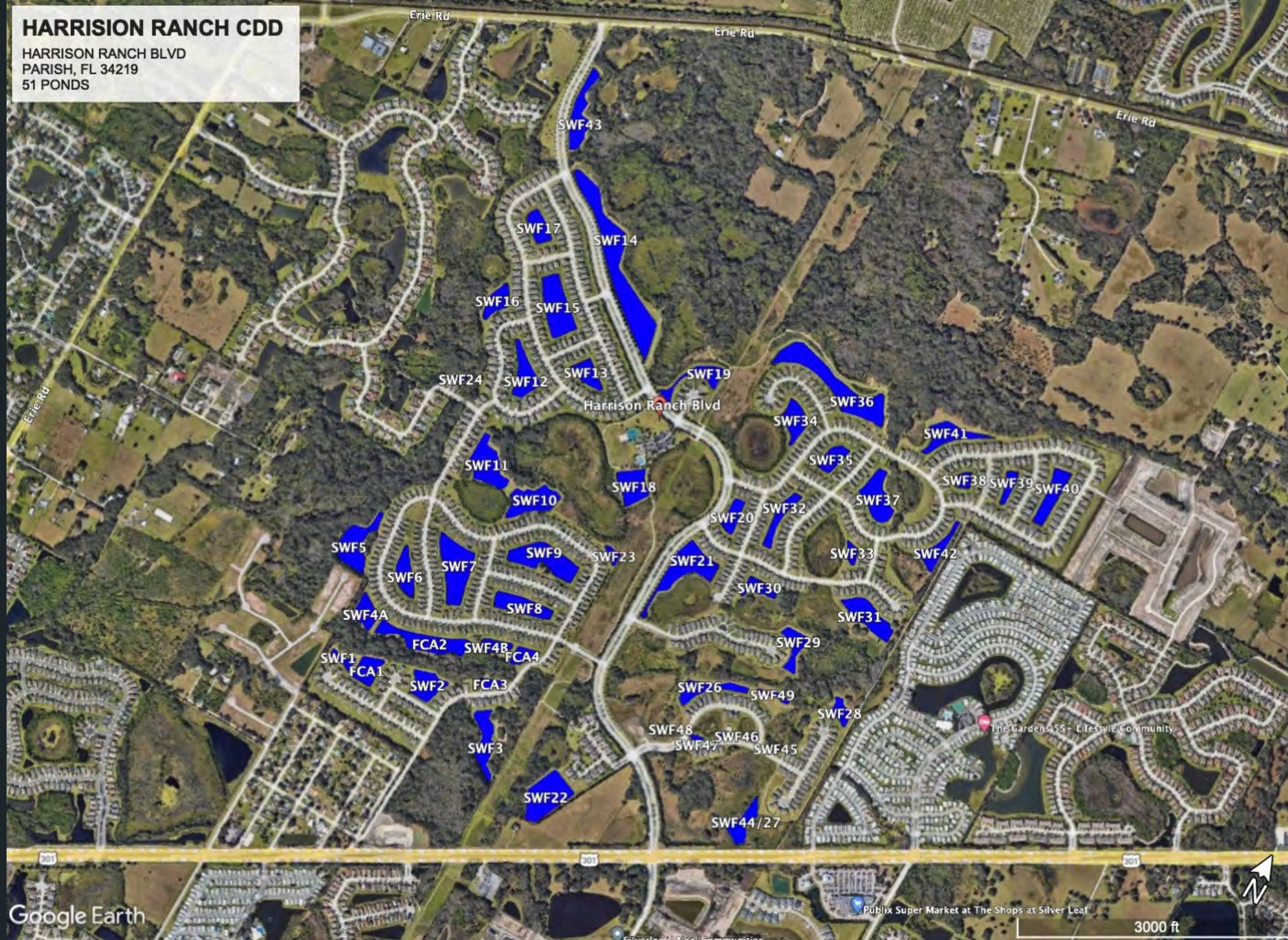
MONTHLY REPORT

JUNE, 2026



HARRISON RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #SWF30 Treated for Shoreline Vegetation.



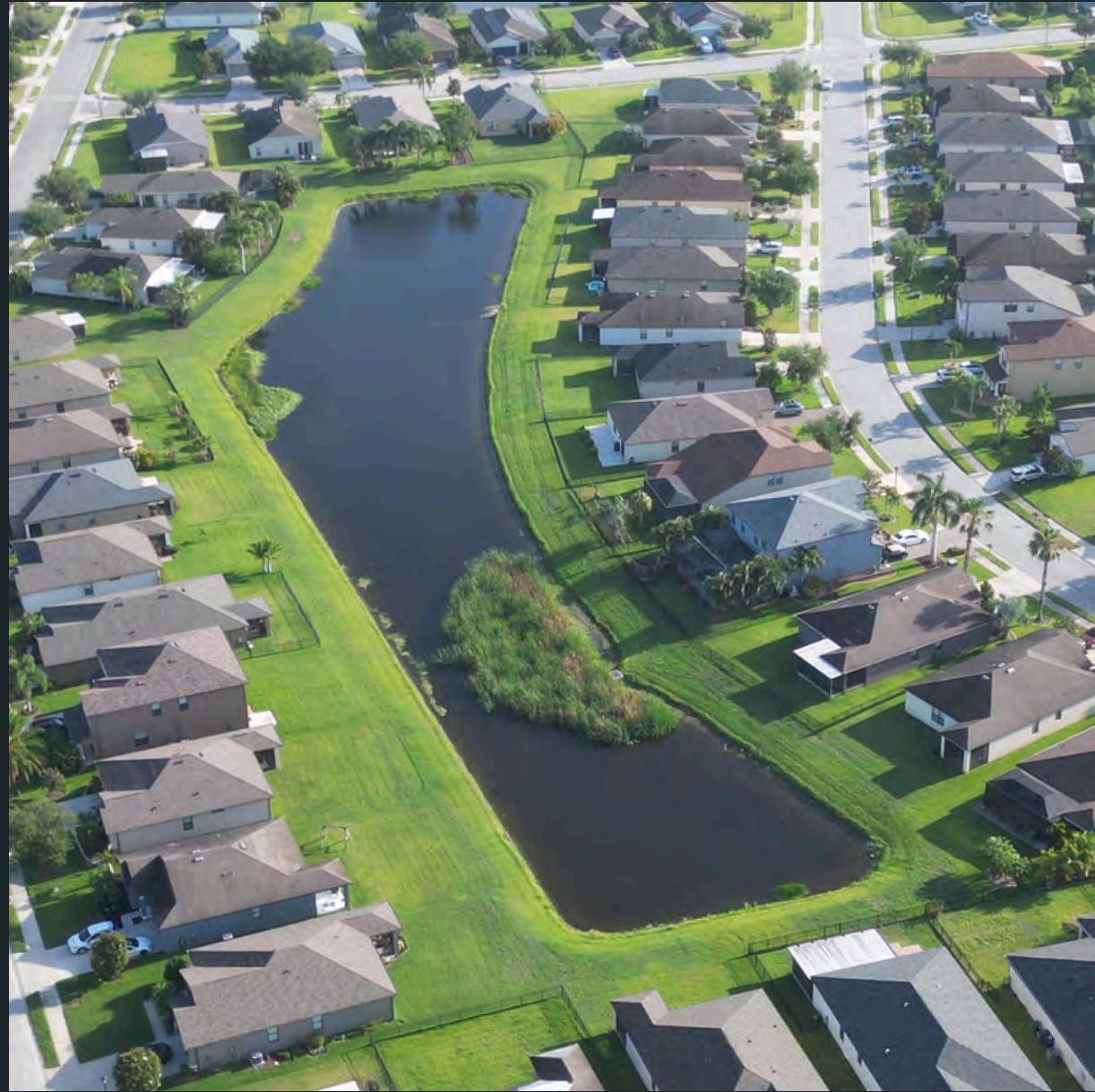
Pond #SWF34 Treated for Shoreline Vegetation.



Pond #SWF20 Treated for Algae and Shoreline Vegetation.



Pond #SWF23 Treated for Shoreline Vegetation.



Pond #SWF32 Treated for Shoreline Vegetation.



Pond #SFW26 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF7 Treated for Shoreline Vegetation.



Pond #SWF9 Treated for Shoreline Vegetation.



Pond #SWF21 Treated for Algae and Shoreline Vegetation.



Pond #SWF16 Treated for Algae and Shoreline Vegetation.



Pond #SWF11 Treated for Shoreline vegetation.



Pond #SWF10 Treated for Shoreline Vegetation.



Pond #SWF12 Treated for Shoreline Vegetation.



Pond #SWF24 Treated for Shoreline Vegetation.



Pond #SWF15 Treated for Shoreline Vegetation.

Tab 2



Mailing: P.O.Box 917 Parrish, FL 34219
 Physical: 11719 31st Ter E palmetto, FL 34221

813.564.2322
 www.sitexaquatics.com

Fish Stocking Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Harrison Ranch CDD hereafter called "customer"

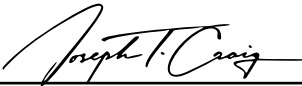
Customer: Harrison Ranch CDD
 C/O: Rizzetta & Company
 Contact: Mr. Matt O’Nolan
 Address: 9428 Camden Field Pkwy Riverview, FL 33578
 Email: monolan@rizzetta.com
 Phone: 813.533.2950

The Following bid is for the Purchase & introduction of Blue Gill fish to various pond banks located at the Harrison Ranch community located in Parrish, Florida.

Service	Cost
Pond #35, 37-40 1"-3" Bluegill (aprox 400 fish per pond)	\$4,000.00
Installation	Included
Total Cost	\$4,000.00

Payment due within 30 days of invoice receipt. overdue accounts may accrue a service charge. 50% deposit due upon signing of agreement & to secure scheduling. 50% balance due within 30days of completion.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

			04/02/2026
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.



Mailing: P.O.Box 917 Parrish, FL 34219
 Physical: 11719 31st Ter E Palmetto, FL 34221

813.564.2322
 www.sitexaquatics.com

Planting Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Harrison Ranch CDD hereafter called "customer"

Customer: Harrison Ranch CDD
 C/O: Rizzetta & Company
 Contact: Mr. Matt O’Nolan
 Address: 9428 Camden Field Pkwy Riverview, FL 33578
 Email: monolan@rizzetta.com
 Phone: 813.533.2950

The Following bid is for the Plant installation to various pond banks located at the Harrison Ranch community located in Parrish, Florida.

Service	Cost
Pond swf6- 1266 bare root plants (Gulf coast Spikerush) 12-18"	\$2,532.00
Pond swf10- 1623 bare root plants (Gulf coast Spikerush) 12-18"	\$3,246.00
Pond swf11- 1673 bare root plants (Gulf coast Spikerush) 12-18"	\$3,346.00
Pond fca1- 1032 bare root plants (Gulf coast Spikerush) 12-18"	\$2,064.00
Pond fca2- 2444 bare root plants (Gulf coast Spikerush) 12-18"	\$4,888.00
Pond fca3- 642 bare root plants (Gulf coast Spikerush) 12-18"	\$1,284.00
Pond fca4- 828 bare root plants (Gulf coast Spikerush) 12-18"	\$1,656.00
Pond swf2- 1226 bare root plants (Gulf coast Spikerush) 12-18"	\$2,452.00
Pond swf4b- 822 bare root plants ((Gulf coast Spikerush) 12-18"	\$1,644.00
Installation	Included
Total Cost	\$23,112.00

Payment due within 30 days of invoice receipt. overdue accounts may accrue a service charge. 50% deposit due upon signing of agreement & to secure scheduling. 50% balance due within 30days of completion.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Page 1 of 2  04/02/2026

Accepted By _____ Date _____ President, Sitex Aquatics llc. Date _____

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

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It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

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Sitex shall maintain the following insurance coverage and limits:

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- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

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This Agreement shall be governed by the laws of the state of Florida.

Tab 3



Proposal

Proposal No.: 400145
Proposed Date: 06/17/26

PROPERTY:	FOR:
Harrison Ranch CDD Matt O’Nolan 5575 Harrison Ranch Parrish, FL 34219	Shell Path ReVamp

Scope of Work

This quote includes the installation of shell in all areas where washouts have occurred, as well as in locations where the black tarp is currently visible.

Lime rock will be installed at all trailheads to create a clean, stable, and accessible walking surface for trail users. In addition, lime rock will be placed at each bridge along the trail to help eliminate potential trip hazards and improve overall safety.

REVISED 6/17/2026

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Shell Path ReVamp					
Mulch, Rock, Soil					\$14,400.00
Crushed Shell (Installed) - To fill in all low/washout areas	30.00	01CY	\$215.00	\$6,450.00	
#57 Stone 'Lime Rock' (Installed) - For all Trail Heads and Bridges	30.00	01CY	\$265.00	\$7,950.00	
Fuel Surcharge 5.0%					\$720.00
Fuel Surcharge	14400.00	EA	\$0.05	\$720.00	
				Total:	\$15,120.00

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

Standard Warranty: 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.

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

Tab 4

MANAGER'S REPORT for JULY 1, 2026

- The annual sprinkler inspection, fire alarm inspection, and required five-year internal fire line piping inspection are scheduled for Wednesday, July 22, beginning at approximately 8:00 a.m. Residents may notice contractors working throughout the clubhouse and common areas during this time.
- All BBQ grills have been removed from the playground area. The removal was completed due to the deteriorated condition of the grills and ongoing maintenance concerns. Staff will continue to evaluate future replacement options if directed by the Board.
- A lock has been installed on the dumpster enclosure. Since its installation, there have been no reported incidents of unauthorized dumping over the past two weeks. This has helped reduce unnecessary disposal costs and improve the overall appearance of the area.
- The ADA pool lift was temporarily out of service due to a faulty control switch. The switch has been replaced, and the lift is once again operational.
- During the repair process, it was also discovered that the ADA pool lift's crane arm was damaged and required replacement. The replacement cost for the crane arm was \$1,950.00.
- I have been working with Juniper Landscaping regarding ongoing irrigation concerns throughout the property. Juniper recently sent their entire irrigation technical team to conduct a comprehensive review of the system. Their evaluation focused on identifying deficiencies in water coverage, troubleshooting zone performance, and determining what modifications will be necessary to provide adequate irrigation to landscape beds and plant material. We are awaiting their recommendations and proposed solutions.
- New pool furniture has been ordered; however, shipment is not currently scheduled until July 15. Due to the delivery timeline, the furniture is not expected to arrive before the July Splash event.
- Harris is continuing to work on the street sign replacement project. Currently, there is no update regarding the installation schedule.
- Attendance at the Father's Day event was lower than expected. While 50 residents submitted RSVPs, only 21 attendees ultimately participated. Staff will continue to evaluate event planning and RSVP tracking methods to improve attendance forecasting for future events.

Rentals for the month of June

Rentals	8 @	200	\$1,600
Access Cards	0	\$0	\$0
Special Meeting	4 @	\$200	\$800
Deposit	8 @	\$300	\$2,400
Sub-Total			\$4,800
Refunded			\$2,400
Process Fee			\$240.25
Total			\$2,159.75

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 5th, 2026
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District
Manager's
Report

July 1st

2026

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<u>FINANCIAL SUMMARY</u>		<u>05/31/2026</u>
General Fund Cash & Investment Balance:		\$1,265,231
Reserve Fund Cash & Investment Balance:		\$533,886
Debt Service Fund Investment Balance:		\$138,027
Total Cash and Investment Balances:		\$1,937,144
General Fund Expense Variance:	\$98,842	Under Budget

Tab 6



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet
As of 05/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	415,619	(62,458)	6,091	359,253	0	0
Investments	849,612	596,344	138,027	1,583,982	0	0
Accounts Receivable	13,471	0	2,026	15,498	0	0
Prepaid Expenses	1,073	0	0	1,072	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	146,144
Amount To Be Provided Debt Service	0	0	0	0	0	2,578,856
Total Assets	1,292,767	533,886	146,144	1,972,797	14,420,190	2,725,000
Liabilities						
Accounts Payable	78,010	0	0	78,010	0	0
Accrued Expenses	22,600	0	0	22,600	0	0
Due To Other	5,041	0	0	5,041	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,725,000
Total Liabilities	105,651	0	0	105,651	0	2,725,000
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	671,591	(20,593)	6,535	657,533	0	0
Total Fund Equity & Other Credits	1,187,116	533,886	146,144	1,867,146	14,420,190	0
Total Liabilities & Fund Equity	1,292,767	533,886	146,144	1,972,797	14,420,190	2,725,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Month Ending 05/31/2026 MTD Actual	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	10,000	6,667	2,626	17,646	10,979
Special Assessments					
Tax Roll	1,695,395	1,695,395	555	1,715,907	20,512
Other Misc. Revenues					
Clubhouse Rentals	5,000	3,333	3,700	11,543	8,211
Community Activity Revenue	4,000	2,667	0	0	(2,667)
Events & Sponsorships	3,000	2,000	0	0	(2,000)
Key/Access/Transponder Revenue	1,000	666	0	281	(386)
Lease Revenue	1,200	800	657	4,746	3,946
Miscellaneous Revenue	3,000	2,000	9	206	(1,794)
Vendor Rebates	0	0	0	1	1
Total Revenues	1,722,595	1,713,528	7,547	1,750,330	36,802
Expenditures					
Legislative					
Supervisor Fees	14,000	9,333	800	6,200	3,133
Total Legislative	14,000	9,333	800	6,200	3,133
Financial & Administrative					
Accounting Services	22,067	14,711	1,839	14,711	0
Administrative Services	6,398	4,266	533	4,265	0
Assessment Roll	5,793	5,793	0	6,393	(600)
Auditing Services	3,800	3,800	0	0	3,800
Bank Fees	300	200	134	692	(492)
District Engineer	25,000	16,666	488	14,750	1,917
District Management	29,716	19,811	2,476	19,811	0
Dues, Licenses & Fees	2,700	2,700	250	1,508	1,192
Financial & Revenue Collections	5,793	3,862	483	3,862	0
Legal Advertising	1,000	667	55	720	(53)
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	2,758	200	2,369	390
Total Financial & Administrative	115,311	83,840	6,458	76,351	7,490
Legal Counsel					
District Counsel	33,500	22,334	3,738	36,857	(14,524)
Total Legal Counsel	33,500	22,334	3,738	36,857	(14,524)
Electric Utility Services					
Utility - Recreation Facilities	38,500	25,666	2,467	22,054	3,613
Utility - Street Lights	40,000	26,667	2,080	19,826	6,840
Utility Services	5,500	3,667	412	3,294	373
Total Electric Utility Services	84,000	56,000	4,959	45,174	10,826
Water-Sewer Combination Services					
Utility Services	45,500	30,333	7,108	34,013	(3,680)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Month Ending 05/31/2026 MTD Actual	Year To Date 05/31/2026 YTD Actual	YTD Variance
Total Water-Sewer Combination Services	45,500	30,333	7,108	34,013	(3,680)
Stormwater Control					
Aerator Maintenance	2,500	1,667	0	900	766
Aquatic Maintenance	70,800	47,200	5,664	45,312	1,888
Aquatic Plant Replacement	25,000	16,666	0	0	16,667
Catfish Removal	2,152	1,435	0	0	1,435
Fish Stocking	4,000	2,666	0	0	2,666
Lake/Pond Bank Maintenance & Repair	100,000	66,667	0	26,170	40,497
Midge Fly Treatments	20,526	13,684	0	0	13,684
Total Stormwater Control	224,978	149,985	5,664	72,382	77,603
Other Physical Environment					
Conservation & Weir Maintenance Contract	10,000	6,667	0	0	6,667
Entry & Walls Maintenance & Repair	1,500	1,000	0	0	1,000
Fire Ant Treatment	10,197	6,798	0	0	6,798
General Liability & Property Insurance	40,659	40,659	0	36,439	4,220
Holiday Decorations	22,500	22,500	0	21,555	945
Irrigation Maintenance	43,200	28,800	0	4,101	24,698
Irrigation Repair	33,500	22,333	1,941	23,368	(1,033)
Landscape - Annuals/Flowers	20,000	13,333	6,969	13,606	(274)
Landscape - Fertilizer	47,915	31,944	5,330	43,396	(11,453)
Landscape - Mulch	55,000	36,666	0	52,000	(15,333)
Landscape - Pest Control	10,509	7,006	0	4,354	2,653
Landscape Maintenance	337,288	224,859	31,528	243,651	(18,793)
Landscape Replacement Plants, Shrubs, Tr	20,000	13,333	1,102	10,012	3,321
Trail/Bike Path Maintenance	15,000	10,000	0	0	10,000
Tree Trimming Services	15,000	10,000	0	0	10,000
Total Other Physical Environment	682,268	475,898	46,870	452,482	23,416
Road & Street Facilities					
Parking Lot Repair & Maintenance	500	334	0	0	333
Sidewalk Maintenance & Repair	2,500	1,666	0	800	867
Street Light/Decorative Light Maintenance	85,000	56,667	6,278	60,384	(3,717)
Street Sign Repair & Replacement	2,000	1,333	0	0	1,333
Total Road & Street Facilities	90,000	60,000	6,278	61,184	(1,184)
Parks & Recreation					
Access Control Maintenance & Repair	2,000	1,333	2,345	2,986	(1,652)
Athletic Court/Field/Playground Maintenance	3,000	2,000	900	6,751	(4,752)
Clubhouse Facility Janitorial Supplies	1,700	1,134	105	851	282
Clubhouse Janitorial Services	10,400	6,933	2,350	21,150	(14,216)
Clubhouse Maintenance & Repair	10,000	6,667	1,062	19,412	(12,746)
Clubhouse Programs/Events	40,000	26,666	1,696	20,190	6,477
Computer Support, Maintenance & Repair	500	334	0	0	334
Employee - Salaries	221,209	147,472	15,050	132,678	14,794
Facility A/C & Heating Maintenance &	1,400	934	0	2,429	(1,495)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Month Ending 05/31/2026 MTD Actual	Year To Date 05/31/2026 YTD Actual	YTD Variance
Rep					
Fitness Equipment Maintenance & Repair	2,400	1,600	175	525	1,075
Furniture Repair & Replacement	1,200	800	0	0	800
Interior Clubhouse Maintenance & Repairs	2,000	2,000	0	2,344	(345)
Management Contract	13,200	8,800	0	0	8,800
Office Supplies	1,000	666	0	589	79
Pest Control	700	467	0	300	166
Playground Equipment & Maintenance	1,000	667	0	0	667
Pool Furniture Replacement	1,500	1,000	0	0	1,000
Pool Repairs	10,000	6,666	3,412	11,354	(4,688)
Pool Service Contract	52,800	35,200	5,280	36,080	(880)
Security & Fire Monitoring Services	1,500	1,500	0	7,785	(6,285)
Security System Monitoring Services & Ma	12,879	8,586	0	5,516	3,070
Telephone, Internet, Cable	12,000	8,000	1,170	9,707	(1,706)
Tennis Court Maintenance & Supplies	1,250	834	0	0	833
Wildlife Management Services	14,400	9,600	1,200	9,600	0
Total Parks & Recreation	418,038	279,859	34,745	290,247	(10,388)
Contingency					
Miscellaneous Contingency	15,000	10,000	0	3,850	6,150
Total Contingency	15,000	10,000	0	3,850	6,150
Total Expenditures	1,722,595	1,177,582	116,620	1,078,740	98,842
Total Excess of Revenues Over(Under) Expenditures	0	535,946	(109,073)	671,590	135,644
Fund Balance, Beginning of Period	0	0	1,296,189	515,526	515,525
Total Fund Balance, End of Period	0	535,946	1,187,116	1,187,116	651,169

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Month Ending 05/31/2026 <u>MTD Actual</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,853	15,696	15,696
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	<u>122,818</u>	<u>122,818</u>	<u>1,853</u>	<u>138,514</u>	<u>15,696</u>
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	0	159,106	(36,288)
Total Contingency	<u>122,818</u>	<u>122,818</u>	<u>0</u>	<u>159,106</u>	<u>(36,288)</u>
Total Expenditures	<u>122,818</u>	<u>122,818</u>	<u>0</u>	<u>159,106</u>	<u>(36,288)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>1,853</u>	<u>(20,592)</u>	<u>(20,592)</u>
penditures					
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>532,033</u>	<u>554,478</u>	<u>554,478</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>533,886</u>	<u>533,886</u>	<u>533,886</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Month Ending 05/31/2026 <u>MTD Actual</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	983	5,053	5,053
Special Assessments					
Prepayments	0	0	0	6,334	6,334
Tax Roll	282,515	282,515	86	285,008	2,493
Total Revenues	<u>282,515</u>	<u>282,515</u>	<u>1,069</u>	<u>296,395</u>	<u>13,880</u>
Expenditures					
Debt Service					
Interest	92,515	92,515	47,369	94,859	(2,344)
Principal	190,000	190,000	190,000	195,000	(5,000)
Total Debt Service	<u>282,515</u>	<u>282,515</u>	<u>237,369</u>	<u>289,859</u>	<u>(7,344)</u>
Total Expenditures	<u>282,515</u>	<u>282,515</u>	<u>237,369</u>	<u>289,859</u>	<u>(7,344)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(236,300)</u>	<u>6,536</u>	<u>6,536</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>382,444</u>	<u>139,608</u>	<u>139,608</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>146,144</u>	<u>146,144</u>	<u>146,144</u>

Harrison Ranch CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Yield</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 188,235
FL CLASS General	Average Monthly Yield	3.70%	661,377
Total General Fund Investments			\$ 849,612
Valley National Bank	Governmental Checking/ICS	4.00%	\$ 47,984
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	3.70%	548,360
Total Reserve Fund Investments			\$ 596,344
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	\$ 100,145
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%	9,634
Total Debt Service Fund Investments			\$ 138,027

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 05/01/2026 to 05/31/2026**

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	13,071.46
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						13,471.46
362, 2434						
362-200	362 Debt Service Fund S2017	Manatee County Tax Collector	AR00002914	12110	10/01/2025	2,026.33
Sum for 362, 2434						2,026.33
Sum for 362						15,497.79
Sum Total						15,497.79

See Notes to Unaudited Financial Statements

**Harrison Ranch Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432					
362 General Fund	05/01/2026	Complete IT Corp	20076	Mobile Pass Creation 05/26	510.00
362 General Fund	05/01/2026	Complete IT Corp	20079	Key Fob 05/26	700.00
362 General Fund	05/01/2026	Complete IT Corp	20105	Access Key Pass 05/26	370.00
362 General Fund	05/01/2026	Cooper Pools Inc.	1669	Pool Repair 05/26	149.99
362 General Fund	05/01/2026	Cooper Pools Inc.	1685	Pool Repair & Maintenance 05/26	2,248.96
362 General Fund	05/01/2026	Cooper Pools Inc.	1688	Pool Repair 05/26	1,013.15
362 General Fund	05/01/2026	FitRev, Inc.	38879	Fitness Equipment Maintenance 05/26	175.00
362 General Fund	05/01/2026	Florida Department of Health in Manatee County	41-BID-8537828	Pool Permit 05/26	250.00
362 General Fund	05/01/2026	Florida Power & Light Company	7148020378-051426	Utilities 05/26	33.65
362 General Fund	05/01/2026	Florida Power & Light Company	3125579270-051426	Utilities 05/26	45.26
362 General Fund	05/01/2026	Florida Power & Light Company	2384337065-051426	Utilities 05/26	52.53
362 General Fund	05/01/2026	Florida Power & Light Company	7787191514-051426	Electric Utilities 05/26	33.17
362 General Fund	05/01/2026	Florida Power & Light Company	7860478036-051426	Utilities 05/26	64.22
362 General Fund	05/01/2026	Florida Power & Light Company	7528420461-051426	Utilities 05/26	45.26
362 General Fund	05/01/2026	Florida Power & Light Company	7372536180-051426	Utilities 05/26	1,345.52
362 General Fund	05/01/2026	Florida Power & Light Company	6957629360-051426	Utilities 05/26	44.08
362 General Fund	05/01/2026	Florida Power & Light Company	6796061205-051426	Utilities 05/26	55.66
362 General Fund	05/01/2026	Florida Power & Light Company	5938121463-051426	Electric Utilities 05/26	1,681.66
362 General Fund	05/01/2026	Florida Power & Light Company	4629857030-0526	Utilities 05/26	74.12
362 General Fund	05/01/2026	Florida Power & Light Company	5672086294-0526	Utilities 05/26	44.21
362 General Fund	05/01/2026	Florida Power & Light Company	4612819252-0526	5838 100th Utilities 05/26	39.48
362 General Fund	05/01/2026	Florida Power & Light Company	3628099109-0526	5755 Harrison Utilities 05/26	35.59
362 General Fund	05/01/2026	Florida Power & Light Company	3003727066-0526	11131 58th Utilities 05/26	33.93
362 General Fund	05/01/2026	Florida Power & Light Company	3079737064-0526	5808 110th Ave 05/26	32.61
362 General Fund	05/01/2026	Florida Power & Light Company	2968369252-0526	10015 58th Utilities 05/26	33.51
362 General Fund	05/01/2026	Florida Power & Light Company	29678-78196-0526	10202 57th Utilities 05/26	35.35
362 General Fund	05/01/2026	Florida Power & Light Company	2909055432-051426	Electric Utilities 05/26	32.61
362 General Fund	05/01/2026	Florida Power & Light Company	2102316292-0526	9908 59th Utilities 05/26	39.15
362 General Fund	05/01/2026	Florida Power & Light Company	2302548272-0526	5755 Harrison Ranch 05/26	34.37
362 General Fund	05/01/2026	Florida Power & Light Company	1412345298-0526	Utilities 05/26	84.64
362 General Fund	05/01/2026	Florida Power & Light Company	1003450200-0526	9881 50th Utilities 05/26	35.97
362 General Fund	05/01/2026	Florida Power & Light Company	0546288259-0526	Utilities 05/26	69.55
362 General Fund	05/01/2026	Florida Power & Light Company	0536528037-0526	Utilities 05/26	42.78
362 General Fund	05/01/2026	Florida Power & Light Company	0286579362-0526	Utilities 05/26	79.05
362 General Fund	05/01/2026	Florida Power & Light Company	3854929274-051426	Electric Utilities 05/26	34.86

**Harrison Ranch Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362 General Fund	05/01/2026	Florida Power & Light Company	7656888273-051426	Electrical Utilities 05/26	578.31
362 General Fund	05/01/2026	Florida Power & Light Company	7995070468-051426	Utilities 05/26	136.64
362 General Fund	05/01/2026	Florida Power & Light Company	7767860393-051226	Electric Utilities 05/26	22.66
362 General Fund	05/01/2026	Florida Power & Light Company	9627349039-051426	Utilities 05/26	37.92
362 General Fund	05/01/2026	Frontier Communications of FL	94177630950907195-050726	Internet 5755 Harrison Ranch Blvd 05/26	735.51
362 General Fund	05/01/2026	H&Y Fence	38431	Gate Repair 01/26	900.37
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	399072	Irrigation Repairs 06/26	1,148.24
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	397221	Removal of Debris 05/26	1,102.50
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	397092	Annuals Flowers 05/26	6,969.38
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	399073	Irrigation Repairs 05/26	792.53
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	396059	Maintenance Contract 05/26	31,528.09
362 General Fund	05/01/2026	Juniper Landscaping of Florida, LLC	398239	Fertilizer 05/26	5,329.75
362 General Fund	05/01/2026	Kilinski Van Wyk, PLLC	14915	Legal Counsel 04/26	3,738.92
362 General Fund	05/01/2026	Manatee County Utilities Department	100136017-060126	Utility Charge 05/26	28.01
362 General Fund	05/01/2026	Manatee County Utilities Department	100136072-0326	5755 Harrison Ranch Utilities 03/26	3,192.46
362 General Fund	05/01/2026	Manatee County Utilities Department	100136072-0426	Utility Services 04/26	2,881.94
362 General Fund	05/01/2026	Manatee County Utilities Department	100136468-052926	10402 55th Lane East 05/26	3.28
362 General Fund	05/01/2026	Manatee County Utilities Department	100136410-052926	10704 58th Ave E-Reclaimed 05/26	1.76
362 General Fund	05/01/2026	Manatee County Utilities Department	100135961-052926	5755 Harrison Ranch Blvd-Fire Hydrant 05/26	999.32
362 General Fund	05/01/2026	Marlin Business Bank	42010133	Copystar Copier - Account # 1613410 05/26	412.76
362 General Fund	05/01/2026	Owens Electric, Inc.	40097457	April Inspection& Repairs 04/26	5,054.44
362 General Fund	05/01/2026	Owens Electric, Inc.	41081275	May Inspection 05/26	1,222.80
362 General Fund	05/01/2026	Rizzetta & Company, Inc.	INV0000110112	Cell Phone 05/26	50.00
362 General Fund	05/01/2026	Schappacher Engineering, LLC	3034	Engineering Services 04/26	1,225.00
362 General Fund	05/01/2026	Schappacher Engineering, LLC	3046	Engineering Services 05/26	262.50
362 General Fund	05/01/2026	The Observer Group, Inc.	26-00858M	Legal Advertising 05/26	54.69
Sum for 362, 2432					78,009.67
Sum for 362					78,009.67
Sum Total					78,009.67

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
May 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
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 – Payments for Invoice #FY25-26 (AR00002914) totaling \$13,071.46 was received in June 2026.
6. Debt Service Fund 200 – Payments for Invoice #FY25-26 (AR00002914) totaling \$2,026.33 was received in June 2026.

Tab 7

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$157,667.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Backflow Testing	300520	24024	Backflow Preventer Test 04/25	\$ 50.00
Charter Communications	042226-01	2144984031826	Cable Services -Gym 03/26	\$ 99.56
Cooper Pools Inc.	300510	1416	Pool Repairs 03/26	\$ 1,123.28
Cooper Pools Inc.	300510	1417	Pool Repairs 03/26	\$ 3,070.89
Cooper Pools Inc.	300510	2026-1276	Monthly Pool Services 04/26	\$ 4,430.00
DEX Imaging, LLC	300521	AR15167704	Connectivity Agreement 04/26	\$ 22.00
Florida Department of Revenue	042226-03	5180156682206-042126	Sales Tax 03/26	\$ 6.86
Florida Power & Light Company	042326-02	7990928017-041626	FPL Summary 79909-28017 04/26	\$ 5,280.35
Florida Reserve Study and Appraisal, Inc.	300525	04172026	Reserve Study 04/26	\$ 3,800.00
Frontier Communications of FL	040126-01	9417763095090719-5	Internet 5755 Harrison Ranch Blvd 03/26	\$ 736.08
James T. Ritchey	300528	JR020426	Board of Supervisors Meeting 02/04/2026	\$ 200.00
Julianne Giella	042826-02	JG020426	Board of Supervisors Meeting 02/04/2026	\$ 200.00
Juniper Landscaping of Florida, LLC	300522	389597	Irrigation Repairs 03/26	\$ 740.65
Juniper Landscaping of Florida, LLC	300522	390737	Maintenance Contract 04/26	\$ 31,528.09
Kilinski Van Wyk, PLLC	300526	14690	Legal Services 03/26	\$ 3,567.25

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lancelot Industries LLC	300517	101-100-26903	Basketball Repair 03/26	\$ 2,500.00
Landscape Maintenance Professionals, Inc.	300511	362611-1	Tree Removal - Magnolia Landing Blvd. 11/25	\$ 500.00
Manatee County Sheriff's Office False Alarm Reduction Unit	300523	582338	False Alarm Violation 04/03/2026	\$ 100.00
Manatee County Sheriff's Office False Alarm Reduction Unit	300523	582358	False Alarm Violation 04/04/2026	\$ 100.00
Manatee County Sheriff's Office False Alarm Reduction Unit	300523	582360	False Alarm Violation 04/04/2026	\$ 200.00
Manatee County Sheriff's Office False Alarm Reduction Unit	300527	582664	False Alarm Violation 04/17/2026	\$ 200.00
Manatee County Utilities Department	042226-02	100135961-033126	5755 Harrison Ranch Blvd-Fire Hydrant 03/26	\$ 959.17
Manatee County Utilities Department	042326-01	100136017-040126	Utility Charge 03/26	\$ 28.01
Manatee County Utilities Department	042226-02	100136410-033126	10704 58th Ave E-Reclaimed 03/26	\$ 1.76
Manatee County Utilities Department	042226-02	100136468-033126	10402 55th Ln E	\$ 14.27
Marlin Business Bank	040226-01	41730801	Copystar Copier - Account # 1613410 03/26	\$ 389.34
Owens Electric, Inc.	300524	40095699	March Inspection& Repairs 04/26	\$ 4,646.04
Pure Green Lawn and Pest Services	300516	040926-362	Pest Control Service 02/26	\$ 100.77
Rizz Co., LLC	300512	119344	Monthly Cleaning Services 04/26	\$ 2,350.00
Rizzetta & Company, Inc.	300509	INV0000108054	Accounting Services 04/26	\$ 5,531.17
Rizzetta & Company, Inc.	300508	INV0000108166	Personnel Reimbursement 03/26	\$ 6,116.43

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300518	INV0000108207	Cell Phone 03/26	\$ 60.00
Rizzetta & Company, Inc.	300519	INV0000108228	Personnel Reimbursement 04/26	\$ 8,340.99
Schappacher Engineering, LLC	300513	3022	Engineering Services 03/26	\$ 437.50
Sitex Aquatics, LLC	300514	10958-b	Monthly Lake Maintenance 04/26	\$ 5,664.00
Sitex Aquatics, LLC	300514	10971-b	Quarterly Aeration Maintenance 04/26	\$ 300.00
Susan Walterick	042826-01	SW020426	Board of Supervisors Meeting 02/04/2026	\$ 200.00
Thomas Benton	300529	TB020426	Board of Supervisors Meeting 02/04/2026	\$ 200.00
Triple D Fencing	300515	3855	Repairs 04/26	\$ 1,250.00
Valley National Bank	042726-01	CC033126-362	Credit Card Expenses 03/26	\$ 2,728.10
Victor G Colombo	300530	VC020426	Board of Supervisors Meeting 02/04/2026	\$ 200.00
Wilson Roofing and Renovations	300002	INV0204	Roofing 04/26	<u>\$ 59,695.00</u>
Total Report				<u>\$ 157,667.56</u>

April 18, 2026
Invoice Number: 2144984041826
Account Number: **8337 12 013 2144984**
Security Code:
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Auto Pay Notice

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

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Exclusive loyalty offer: get Business Internet Premier for \$20 per month for one year, plus an Unlimited Mobile line and Advanced WiFi free for one year. Call 1-855-368-5375 today.



Summary *Service from 04/18/26 through 05/17/26 details on following pages*

Previous Balance	99.56
Payments Received -Thank You!	-99.56
Remaining Balance	\$0.00
Spectrum Business™ TV	60.00
Other Charges	31.00
Taxes, Fees and Charges	8.56
Current Charges	\$99.56
<i>YOUR AUTO PAY WILL BE PROCESSED 05/05/26</i>	
Total Due by Auto Pay	\$99.56

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 18 04192026 NNNNNNNN 01 995835

Harrison Ranch
rosette and company
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

April 18, 2026
Harrison Ranch

Invoice Number: 2144984041826
Account Number: 8337 12 013 2144984
Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Total Due by Auto Pay **\$99.56**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Harrison Ranch
 Invoice Number: 2144984041826
 Account Number: 8337 12 013 2144984
 Security Code:

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 18 04192026 NNNNNNNN 01 995835

Charge Details

Previous Balance		99.56
EFT Payment	04/05	-99.56
Remaining Balance		\$0.00

Payments received after 04/18/26 will appear on your next bill.

Service from 04/18/26 through 05/17/26

Spectrum Business™ TV

Spectrum Business TV	45.00
Spectrum Receiver	15.00
	\$60.00

Spectrum Business™ TV Total \$60.00

Other Charges

Broadcast TV Surcharge	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$31.00

Taxes, Fees and Charges

State and Local Sales Tax	1.05
Communications Services Tax	7.51
Taxes, Fees and Charges Total	\$8.56

Current Charges \$99.56
Total Due by Auto Pay \$99.56

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

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

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

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

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



Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.





Harrison Ranch
Invoice Number: 2144984041826
Account Number: 8337 12 013 2144984
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 18 04192026 NNNNNNNN 01 995835

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.





Invoice Number: Harrison Ranch
Account Number: 2144984041826
Security Code: 8337 12 013 2144984

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 18 04192026 NNNNNNNN 01 995835



Get fast, reliable Fiber-Powered Spectrum Business Internet

Spectrum Internet® is powered by fiber and connected to the premises by coaxial lines.

500 Mbps Fiber-Powered Business Internet

\$20

/mo. for one year when bundled with your current service

- ✓ **FREE** unlimited mobile line and Advanced WiFi for one year
- ✓ **FREE** modem, email addresses, domain name and Security Suite software
- ✓ Fast download speeds and no data caps

Call 1-855-560-0230. Offer good through 7/1/26.

Spectrum has been named #1 in Customer Satisfaction for Small Business Internet Service

For J.D. Power 2025 award information, visit jdpower.com/awards.

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. Taxes and fees extra in select states. A monthly \$10 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay and a monthly \$5 fee will be applied to all customer accounts not enrolled in paperless billing. **INTERNET:** Speeds based on download speed on wired connection. Actual speeds (including wireless) vary and are not guaranteed. **J.D. POWER:** Spectrum Business received the highest score among small businesses in the J.D. Power 2025 U.S. Business Internet Satisfaction Study, which measures customers' satisfaction with their business internet data and voice service provider. Visit jdpower.com/awards for more details. **ADVANCED WIFI:** Advanced WiFi does not prevent all forms of identity or data theft. **INCLUDED UNLIMITED MOBILE LINE** is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Mobile devices excluded from offer. Offer applies to new Mobile customers without any outstanding obligation to Charter. Must be ordered on the same day as Internet purchase. Standard rates apply after promo period or if qualifying services not maintained. Offer cannot be applied to existing lines on customer account. Existing mobile customers must add two or more new lines to get promotional line discount. Tablets not eligible for promotion. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. Auto Pay and subscription to Business Internet required. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2026 Charter Communications, all rights reserved. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout.



Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1416

Invoice Date: 3/31/2026

Due Date: 4/30/2026

Bill To: Harrison Ranch

Harrison Ranch 3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 5755 Harrison Ranch Blvd, Parrish

Item	Description	Qty	Rate	Amount
10HP EQ Series Impeller	10HP EQ Series Impeller	1.00	\$836.19	\$836.19
Installation & Removal	Installation & Removal	1.00	\$180.00	\$180.00
C/EQ Series Shaft Seal	C/EQ Series Shaft Seal	1.00	\$107.09	\$107.09

Subtotal: \$1,123.28

Tax: \$0.00

Total: \$1,123.28

Amount Due: \$1,123.28

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1417

Invoice Date: 3/31/2026

Due Date: 4/30/2026

Bill To: Harrison Ranch

Harrison Ranch 3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 5755 Harrison Ranch Blvd, Parrish

Item	Description	Qty	Rate	Amount
EQ Series Seal Plate	EQ Series Seal Plate	1.00	\$1,710.42	\$1,710.42
EQ Series Diffuser Oring	EQ Series Diffuser Oring	1.00	\$39.30	\$39.30
7.5HP - 10HP EQ Series Diffuser	7.5HP - 10HP EQ Series Diffuser	1.00	\$1,206.10	\$1,206.10
EQ Series Seal Plate Oring	EQ Series Seal Plate Oring	1.00	\$115.07	\$115.07

Subtotal: \$3,070.89

Tax: \$0.00

Total: \$3,070.89

Amount Due: \$3,070.89

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
ephyrhills, FL 33541 3551

info@cooperpoolsinc.com
+1 (844) 766 5256



Cleaning Commercial Acct:Rizzetta & Company:Harrison Ranch

Bill to

Harrison Ranch
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to

Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

Invoice details

Invoice no.: 2026 1276
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/25/2026	Scum Gutter Grate	Scum Gutter Grate	2	\$15.00	\$30.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance April 2026	1	\$4,400.00	\$4,400.00

Total **\$4,430.00**

Ways to pay



[View and pay](#)



CONTRACT INVOICE

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

Invoice Number: AR15167704
 Invoice Date: 4/16/2026

Bill To: Harrison Ranch Community Development District
 5755 Harrison Ranch Blvd
 Parrish, FL 34219-4401
 US

Customer: Harrison Ranch Community Development District
 5755 Harrison Ranch Blvd
 Parrish, FL 34219-4401

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HARRISONRANCH-GBS	Due Upon Receipt	4/16/2026	\$22.00	\$22.00
Invoice Remarks				

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

Summary:

Contract base rate charge for this billing period	\$0.00
Contract overage charge for the 03/21/2026 to 4/20/2026 overage period	\$0.00 **
Remote Diagnostic, Connectivity Agreement	\$22.00
	\$22.00

**See overage details below

Detail:

Equipment included under this contract

5755 Harrison Ranch Blvd
 clubhouse

Kyocera/Kyocera TASKalfa 308ci

Number	Serial Number	Base Adj.	Location
760409	RNH0Y01224	\$0.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219-4401 clubhouse

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	92,895	93,373	478	2,500	0	\$0.066100	\$0.00
B/W	B/W	37,909	38,428	519	1,000	0	\$0.011000	\$0.00
								\$0.00

Did you know you can place your supply order online?
 Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$22.66 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$22.00
Tax:	\$0.00
Invoice Total	\$22.00
Balance Due:	\$22.00



Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920002122409	Submitted Date	Tuesday, 04/21/2026
Status	IN PROCESS	Submitted Time	02:54 PM

Payment Information

Taxpayer Name	HARRISON RANCH COMMUNITY DEVELOPMENT DIS	Debit Date	Wednesday, 04/22/2026
Document Type	Tax or Fee Payment	Filing Period End Date	03/31/2026
Amount Paid	\$6.86		
Payment Amount	\$6.86		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:51-8015668220-6	03/31/2026	\$6.86



Summary Bill Statement
Statement Date: Apr 16, 2026
Master Account #: 79909-28017
Total Number of Subordinates: 35

CURRENT BILL

\$5,280.35

TOTAL AMOUNT YOU OWE

May 7, 2026

NEW CHARGES DUE BY

HARRISON RANCH CDD

SUMMARY BILL

Total kWh	44,902
Total accounts billed	35
Total accounts not billed	0

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

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

Customer Service:
Outside Florida:

Summary Bill Coordinator
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



/ 27

9012799092801735308250000

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

SUMMARY BILL MASTER
79909-28017

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL Summary Bill
P.O. BOX 524013
MIAMI, FL 33152-4013

79909-28017	\$5,280.35	May 7, 2026	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

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



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

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
02865-79362	4605 HARRISON RANCH BLVD # MAIN ENTRANCE	AC13668	2026-04-14 29	468 / 0	\$75.39	
05365-28037	9918 100TH DR E # LTS	ACD9904	2026-04-14 29	283 / 0	\$51.35	
05462-88259	9782 50TH STREET CIR E # LTS	AC13499	2026-04-14 29	427 / 0	\$70.07	
10034-50200	9881 50TH STREET CIR E # LTS	AC13677	2026-04-14 29	113 / 0	\$36.15	
14123-45298	5756 99TH AVENUE CIR E # LTS	AC13476	2026-04-14 29	556 / 0	\$86.84	
21023-16292	9908 59TH ST E # LTS	AC13475	2026-04-14 29	177 / 0	\$39.20	
23025-48272	5755 HARRISON RANCH BLVD # PERIMETER LIG	AE05816	2026-04-14 29	76 / 0	\$34.40	
23843-37065	11049 58TH STREET CIR E	ACD5445	2026-04-14 29	280 / 0	\$50.97	
29090-55432	10402 55TH LN E # SIGN	ACD4023	2026-04-14 29	36 / 0	\$32.50	
29678-78196	10202 57TH CT E	ACD0427	2026-04-14 29	102 / 0	\$35.65	
29683-69252	10016 58TH ST E	AC13541	2026-04-14 29	60 / 0	\$33.65	
30037-27066	11131 58TH STREET CIR E #UNIT 1	ACD5378	2026-04-14 29	0 / 0	\$30.80	
30797-37064	5808 110TH AVE E	ACD1469	2026-04-14 29	0 / 0	\$30.80	
31255-79270	10515 48TH CT E # ENTRANCE	AC45138	2026-04-14 29	236 / 0	\$45.26	
36260-99109	5755 HARRISON RANCH BLVD # IRR	KLJ3465	2026-04-14 29	2 / 0	\$30.89	
38549-29274	9935 52ND ST E # LTS	AC13500	2026-04-14 29	90 / 0	\$35.07	
46128-19252	5838 100TH AVE E # LTS	AC13544	2026-04-14 29	190 / 0	\$39.81	
46298-57030	9712 46TH CT E # LTS	AC73195	2026-04-14 29	481 / 0	\$77.10	
56720-86294	9737 50TH STREET CIR E # LTS	AC13496	2026-04-14 29	239 / 0	\$45.64	
59381-21463	5755 HARRISON RANCH BLVD # POOL	KLL6997	2026-04-14 29	16567 / 48	\$1,848.65	
67960-61205	5323 98TH AVE E # LTS	AC13472	2026-04-14 29	330 / 0	\$57.49	
69576-29360	9805 47TH ST E # LTS	ACD5317	2026-04-14 29	236 / 0	\$45.26	
71480-20378	5026 HARRISON RANCH BLVD # ENTRANCE	AC13495	2026-04-14 29	61 / 0	\$33.69	
73725-36180	STREET LIGHTS # HARRISON RNC		2026-04-14 29	16832 / 0	\$1,345.52	
75284-20461	5821 100TH AVE E # LTS	AC45137	2026-04-14 29	248 / 0	\$46.81	

Continue on next page



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

Account Number	Service Address	Meter No.	Read Date/ Svc Days	kWh / Max kWd	Amount Due	Remarks
76568-88273	5755 HARRISON RANCH BLVD	KLL6998	2026-04-14 29	3925 / 0	\$524.73	
77678-60393	STREET LIGHTS # HARRISON RCH		2026-04-10 29	300 / 0	\$22.66	
77871-91514	10609 48TH ST E	ACD3197	2026-04-14 29	52 / 0	\$33.26	
78604-78036	5009 99TH AVE E # LTS	AC13479	2026-04-14 29	379 / 0	\$63.84	
79950-70468	5755 HARRISON RANCH BLVD # LANDSCAPE	KL83325	2026-04-14 29	955 / 0	\$138.71	
80171-39109	5735 99TH AVENUE CIR E # LTS	AC13473	2026-04-14 29	136 / 0	\$37.25	
93846-48250	5769 99TH AVENUE CIR E # LTS	AC13474	2026-04-14 29	360 / 0	\$61.37	
95166-90204	5221 100TH DR E # LTS	AC13542	2026-04-14 29	363 / 0	\$61.75	
96273-49039	4728 100TH DR E # LTS	AC13606	2026-04-14 29	157 / 0	\$38.26	
97013-08257	5012 100TH DR E # LTS	ACD1823	2026-04-14 29	185 / 0	\$39.56	
TOTAL AMOUNT OF BILL					\$5,280.35	

INVOICE

FROM:

Florida Reserve Study and Appraisal, Inc.
 12407 N. Florida Avenue
 Tampa, FL 33612

Telephone Number: 813-932-1588 Fax Number: 813-388-4189

INVOICE NUMBER

04172026

DATE

04/17/2026

REFERENCE

Internal Order #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

Harrison Ranch CDD
 c/o Rizzetta and Company

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Client: Harrison Ranch CDD
 Property Address: 5755 Harrison Ranch Dr
 City: Parrish
 County: Manatee State: Florida Zip: 34219
 Legal Description:

FEES

AMOUNT

Reserve Study for Harrison Ranch CDD 3,800.00

Please make check payable to Florida Reserve Study and Appraisal, Inc.
 EIN # 46-1213408

SUBTOTAL 3,800.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

TOTAL DUE \$ 3,800.00



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

Billing Date:
Mar 07, 2026

PIN:

Billing Period:
Mar 07 - Apr 06, 2026

Hi HARRISON RANCH CDD OFFICE,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$736.08
Payment received by Mar 07, thank you	-\$736.08

Service summary

	Previous month	Current month
Bundle	\$661.33	\$661.33
Other	\$4.50	\$4.50
Taxes and Fees	\$70.25	\$70.25
Total services	\$736.08	\$736.08
Total balance		\$736.08

Total balance
\$736.08
Auto Pay is scheduled
Mar 31



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



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

6790 0107 DY RP 07 03092026 NNNNNNNN 01 001295 0006

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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



77300294177630950907190000000000000000736085



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

Billing Date:
Mar 07, 2026

PIN:

Billing Period:
Mar 07 - Apr 06, 2026

WAYS TO PAY YOUR BILL



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PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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Bundle

Monthly Charges

Table with 3 columns: Service ID, Description, Amount. Includes FiberOptic Internet 300 Dynamic IP (\$341.96), OneVoice Nationwide (\$279.98), and various OneVoice and Federal charges.

Bundle Total \$661.33



Other Charges

Monthly Charges

Table with 3 columns: Service ID, Description, Amount. Includes Printed Bill Fee (\$4.50).

Other Charges Total \$4.50



Taxes and Fees

Table with 3 columns: Description, Amount. Includes FCA Long Distance - Federal USF Surcharge (\$24.44), Federal USF Recovery Charge (\$9.18), Federal Excise Tax (\$0.74), Federal Taxes (\$34.36), and State Taxes (\$35.89).

Taxes and Fees Total \$70.25

Total current month charges \$736.08

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$388.22 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.





HARRISON RANCH CDD OFFICE

Account Number:

941-776-3095-090719-5

PIN:

Billing Date:

Mar 07, 2026

Billing Period:

Mar 07 - Apr 06, 2026



Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 389597

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
RYAN EBERLY	

Item	Qty/UOM	Rate	Ext. Price	Amount
#391009 - Irrigation Repair for Commons between Normande and Harrison Ranch				\$740.65

Lateral Components - 03/26/2026

Irrigation Tech Labor	8.00HR	\$75.00	\$600.00	
Spears PVC Expansion Repair Coupling 2-1/2 in. Spigot x Socket SLIP FIX	1.00EA	\$77.79	\$77.79	
Sch 40 PVC Coupling 2-1/2 in. Socket	1.00EA	\$6.82	\$6.82	
Sch 40 PVC Coupling 2 in. Socket	1.00EA	\$3.07	\$3.07	
Sch 40 PVC Coupling 1-1/4 in. Socket	1.00EA	\$1.89	\$1.89	
Sch 40 PVC 45 Degree Elbow 2-1/2 in. Socket	1.00EA	\$15.81	\$15.81	

Fuel Surcharge 5% - 03/26/2026

Grand Total **\$740.65**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,102.40	\$0.00	\$0.00	\$0.00	\$500.00

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

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

Thank you for allowing us to serve you.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 390737

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

Date	Due Date
04/01/26	5/1/2026
Account Owner	PO#
RYAN EBERLY	

Item	Amount
#369033 - Harrison Ranch CDD 2025/2026 Maintenance Contract April 2026	\$31,528.09

Grand Total **\$31,528.09**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$36,630.49	\$0.00	\$0.00	\$0.00	\$500.00

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

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

Thank you for allowing us to serve you.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

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

INVOICE

Invoice # 14690
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,567.25) - (\$0.00) = \$3,567.25

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/04/2026	Travel to and attend Board meeting.	5.00	\$355.00	\$1,775.00
Expense	KB	03/04/2026	Travel: Mileage - LG.	90.00	\$0.725	\$65.25
Service	LG	03/05/2026	Advise regarding meeting procedures; confer with O'Nolan regarding documentation for landscape acquisition; provide information regarding suspension procedures; prepare assignment of landscape contract; review and revise security system and access control system agreement.	1.60	\$355.00	\$568.00
Service	PC	03/05/2026	Draft security services agreement.	1.00	\$300.00	\$300.00
Service	PC	03/06/2026	Correspond with District Manager regarding security services agreement; Draft agreement for basketball court repair services; Draft agreement for pressure washing services; Draft addendum to roof replacement agreement.	1.70	\$300.00	\$510.00

Service	SD	03/19/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.50	\$185.00	\$92.50
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$300.00	\$90.00
Service	PC	03/26/2026	Draft revisions to security service agreement with Complete IT and correspond with District Manager regarding the same.	0.20	\$300.00	\$60.00
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$355.00	\$35.50
Service	LG	03/30/2026	Review information regarding proposed raised crosswalks on Harrison Ranch Blvd.	0.20	\$355.00	\$71.00
					Total	\$3,567.25

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

Please pay within 30 days.

Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

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

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

Invoice

Invoice # 101-100-26903

Date March 9, 2026

ATTN: Tom Donato

JOB: Harrison Ranch

5755 Harrison Ranch Blvd. 34219

Description- 100% for basketball repair

Overall Total due now \$2,500.00

Please send all payment to below address ACH or Wire transfer.

Thank you,

Lancelot Industries LLC

372 SW Paar Drive

Port St. Lucie Fl 34953

772-634-4474/772-618-3682

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 362611

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

Date	Due Date
10/20/25	11/19/2025
Account Owner	PO#
RYAN EBERLY	

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

#365081 - Remove leaning magnolia along blvd

Remove leaning magnolia tree along the blvd that has fallen into another tree.

Landscape Material - 10/18/2025

Tree Removal - Med (include stump)	1.00CT	\$500.00	\$500.00
------------------------------------	--------	----------	----------

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

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$28,110.63	\$1,580.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
 (877) 567-7761



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

HARRISON RANCH CLUBHOUSE (PULTE HOMES)
3434 COLWELL AVENUE STE 200
TAMPA, FL 33614

Alarmed Location
50136
HARRISON RANCH CLUBHOUSE (PULTE HOMES)
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

4/14/2026

Re: Notification of 7 False Alarm Activation

On 4/3/2026 at 9:51 PM, the Manatee County sheriff's Department responded to the address shown above for your 7th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$100.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (50136). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail to the address listed above.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Manatee County Government contracted with CryWolf, from CentralSquare Technologies. CryWolf provides administrative and online services related to security alarm permits, on behalf of the Manatee County False Alarm Reduction Program. For additional questions, please contact 833-998-9070.

Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 4/12/2026

Invoice #: 582338

Billed To:

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2604031046	4/3/2026	9:51 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$100.00	\$0.00		Due Upon Receipt

Violation Description:

Violation Location: 5755 HARRISON RANCH

Alarm Count: 7

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	50136
Invoice #	582338
Outstanding:	\$400.00

Remit To: Manatee County False Alarm Reduction Program

PO Box 109261

Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

HARRISON RANCH CLUBHOUSE (PULTE HOMES)
3434 COLWELL AVENUE STE 200
TAMPA, FL 33614

Alarmed Location
50136
HARRISON RANCH CLUBHOUSE (PULTE HOMES)
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

4/14/2026

Re: Notification of 8 False Alarm Activation

On 4/4/2026 at 9:44 PM, the Manatee County sheriff's Department responded to the address shown above for your 8th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$100.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://crywolfservices./manateecountyfl> . To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (50136). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail to the address listed above.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 4/12/2026

Invoice #: 582358

Billed To:

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2604040984	4/4/2026	9:44 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$100.00	\$100.00		Due Upon Receipt

Violation Description:

Violation Location: 5755 HARRISON RANCH

Alarm Count: 8

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	50136
Invoice #	582358
Outstanding:	\$400.00

Remit To: Mantee County False Alarm Reduction Program

PO Box 109261

Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

HARRISON RANCH CLUBHOUSE (PULTE HOMES)
3434 COLWELL AVENUE STE 200
TAMPA, FL 33614

Alarmed Location
50136
HARRISON RANCH CLUBHOUSE (PULTE HOMES)
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

4/14/2026

Re: Notification of 7 False Alarm Activation

On 4/3/2026 at 9:51 PM, the Manatee County sheriff's Department responded to the address shown above for your 7th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$100.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

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1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 4/12/2026

Invoice #: 582360

Billed To:

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2604040973	4/4/2026	9:29 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$200.00	\$200.00		Due Upon Receipt

Violation Description:

Violation Location: 5755 HARRISON RANCH

Alarm Count: 9

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	50136
Invoice #	582360
Outstanding:	\$400.00

Remit To: Mantee County False Alarm Reduction Program

PO Box 109261

Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

HARRISON RANCH CLUBHOUSE (PULTE HOMES)
3434 COLWELL AVENUE STE 200
TAMPA, FL 33614

Alarmed Location
50136
HARRISON RANCH CLUBHOUSE (PULTE HOMES)
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

4/24/2026

Re: Notification of 10 False Alarm Activation

On 4/17/2026 at 9:38 PM, the Manatee County sheriff's Department responded to the address shown above for your 10th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$200.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

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1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail to the address listed above.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 4/22/2026

Invoice #: 582664

Billed To:

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2604171077	4/17/2026	9:38 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$200.00	\$400.00		Due Upon Receipt

Violation Description:

Violation Location: 5755 HARRISON RANCH

Alarm Count: 10

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

HARRISON RANCH CLUBHOUSE (PULTE HOMES)

3434 COLWELL AVENUE STE 200

TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	50136
Invoice #	582664
Outstanding:	\$600.00

Remit To: Mantee County False Alarm Reduction Program

PO Box 109261

Atlanta, Ga 30384

MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due \$959.17

Please Pay By 21-Apr-2026

Account Number 100135961

Auto-pay is scheduled for 21-Apr-2026

Account Summary

Previous Amount Due	\$984.02
Payments Received	-\$984.02
Balance Forward	\$0.00
Contract Charges	\$959.17
Total Amount Due	\$959.17

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334174

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/24	7387	03/23	7708	32.1 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details

Service Period 02/23 - 03/23 (29 Days)

Master Metered Water Commercial (Meter # 61334174) (02/24 - 03/23)		
Water Base Rate	1 month(s) x \$73.58	\$73.58
Master Meter Water Commercial	32.1 kgal x \$2.97	\$95.34
Master Metered Sewer Commercial (02/24 - 03/23)		
Sewer Base Rate	1 month(s) x \$208.02	\$208.02
Master Metered Sewer Commercial	32.1 kgal x \$6.59	\$211.54
Commercial Rented Bins Service (02/23 - 03/22)		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service (02/23 - 03/22)		
Gate Service	1 month(s) x \$45.00	\$45.00
Total New Charges		\$959.17
Total Amount Due		\$959.17

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **89AX8778**



Scan QR code to access our CSS Portal



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

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100135961
BILLING DATE	31-Mar-2026
DUE DATE	21-Apr-2026
TOTAL AMOUNT DUE	\$959.17

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

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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

100135961200000959170000000

MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	\$28.01
Please Pay By	22-Apr-2026
Account Number	100136017

Auto-pay is scheduled for 22-Apr-2026

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

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

Important Information


- SWFWMD has declared a Modified Phase III "Extreme" Water Shortage. From April 3 through July 1, 2026, residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 03/01 - 03/29 (29 Days)	
Unmetered Fireline Service (03/01 - 03/29)			
Unmetered Fireline Base Rate	1 month(s) x \$28.01		\$28.01
Total New Charges			\$28.01
Total Amount Due			\$28.01

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **GQGKLOOI**



Scan QR code to access our CSS Portal

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	5755 HARRISON RANCH BLVD	
	ACCOUNT NUMBER	100136017	
	BILLING DATE	01-Apr-2026	
	DUE DATE	22-Apr-2026	
	TOTAL AMOUNT DUE	\$28.01	
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID Auto-Pay is scheduled	
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD	

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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

100136017Z00000028010000000

MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

HARRISON RANCH CDD
 10704 58TH ST E UNIT RECLM

Amount Due	\$1.76
Please Pay By	21-Apr-2026
Account Number	100136410

Auto-pay is scheduled for 21-Apr-2026

Account Summary	
Previous Amount Due	\$1.40
Payments Received	-\$1.40
Balance Forward	\$0.00
Contract Charges	\$1.76
Total Amount Due	\$1.76

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60662922				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/20	3326	03/22	3341	1.5 kgal

Important Information


- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details		Service Period 02/20 - 03/22 (31 Days)
Individual Residential Commercial Reclaim (Meter # 60662922) (02/20 - 03/22)		
Individual Residential	1.5 kgal x \$1.17	\$1.76
Commercial Reclaim Usage		
Total New Charges		\$1.76
Total Amount Due		\$1.76

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **OVDN7DLU**



Scan QR code to access our CSS Portal



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

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	100136410
BILLING DATE	31-Mar-2026
DUE DATE	21-Apr-2026
TOTAL AMOUNT DUE	\$1.76

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

ADDRESSEE:

AMOUNT PAID
Auto-Pay is scheduled

MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD
 3434 COLWELL AVENUE 200
 TAMPA, FL 33614

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

100136410Z0000000176000000

MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

HARRISON RANCH CDD
10402 55TH LN E

Amount Due	\$14.27
Please Pay By	21-Apr-2026
Account Number	100136468

Auto-pay is scheduled for 21-Apr-2026

Account Summary	
Previous Amount Due	\$23.40
Payments Received	-\$23.40
Balance Forward	\$0.00
Contract Charges	\$14.27
Total Amount Due	\$14.27

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60660521				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/20	25981	03/22	26103	12.2 kgal

Important Information


- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details		Service Period 02/20 - 03/22 (31 Days)
Individual Residential Commercial Reclaim (Meter # 60660521) (02/20 - 03/22)		
Individual Residential	12.2 kgal x \$1.17	\$14.27
Commercial Reclaim Usage		
Total New Charges		\$14.27
Total Amount Due		\$14.27

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **A49DOTYT**



Scan QR code to access our CSS Portal

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	10402 55TH LN E
	ACCOUNT NUMBER	100136468
	BILLING DATE	31-Mar-2026
	DUE DATE	21-Apr-2026
	TOTAL AMOUNT DUE	\$14.27

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

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

100136468Z0000001427000000

Remittance Section

ELECTRONIC SERVICE REQUESTED

INVOICE

Customer Account Number: 1613410
Invoice Number: 41730801
Invoice Date: 03/10/2026
Invoice Due Date: 04/01/2026
Total Due: \$389.34

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
 PO BOX 13604
 PHILADELPHIA, PA 19101-3604



01001004173080120000003893465

For faster processing, please remove the check skirt.

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

Important Messages



Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online

Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED				
1613410	03/10/2026	41730801	04/01/2026	03/01/2026				
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-120 DAYS	PAST DUE 121+ DAYS	TOTAL DUE
401-1613410-002	Copystar CS 308ci Copier sn #RNH0Y01224							
	CONTRACT PAYMENT	\$369.26						\$369.26
	INSURANCE FEES	\$20.08						\$20.08
BALANCE DUE:		\$389.34						\$389.34



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

Invoice 40095699
 Invoice Date 4/9/2026
 Completed Date 4/9/2026
 Payment Term Due Upon Receipt
 Due Date 4/9/2026

Billing Address

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

Job Address

Harrison Ranch
 5755 Harrison Ranch Boulevard
 Parrish, FL 34219 USA

Description of work

Performed March Inspection

Inspected the pathway around the clubhouse for broken bollard fixtures/ broken boxes from previous bollard lights. Found broken box in the middle of the pathway with wires exposed. Traced out the wires to find the hand hole and to remove wires and broken box from pathway.

Pole #15: Found bad lamp and ballast. Retrofit to LED and tested for operation.

Pole #33: Found bad lamp and ballast. Retrofit to LED and tested for operation.

Pole # 82: Found top to be missing and wire exposed to elements disconnected wires and safed off from rain. Wrote up proposal to replace with new fixture. Proposal to be sent separately.

Pole #138: Found bad lamp and ballast. Retrofit to LED and tested for operation.

Pole #299: Found bad lamp and ballast. Retrofit to LED and tested for operation. Found bad fuse and fuse holder in base. Removed and installed new. Made up all connections and the pole is now working.

Found multiple tops that had fallen off due to high winds blowing tree branches. Trimmed tree branches and reattached the tops to poles #118 and #385.

Did an inspection of the ground lights and found two lights in front of the transformer off 48th St E and the main drag not working. We believe it was caused by new landscape being dug in from the storage property. Gathered information for proposal. Proposal to be sent separately.

Found pole #21 to be out while inspecting pole #15. Found bad lamp and ballast. Retrofit to LED and now the pole is working properly.

Found pole #275 to be on 24/7. Replaced photocell and tested for operation.

Service #	Description	Quantity	Your Price	Total
INSPECT Community	Perform inspection of lighting and/or electrical equipment per agreed upon schedule. Provide detailed inspection report.	1.00	\$390.00	\$390.00
BT-Retro-Pole- 400W MOG	250-400W Fixture Retrofit with LED Lamp, MOGUL BASE	5.00	\$525.00	\$2,625.00
1HR LBR 1.20 SVC	1 Labor Hours 2 Technicians	5.00	\$195.00	\$975.00
1HR BT LBR 1.00 (BT)	1 Labor Hours Bucket Truck Technician	2.00	\$225.00	\$450.00
Special Equipment Wire Tracer	Special Equipment - Wire Tracer	1.00	\$125.00	\$125.00
M DEV 180	Photocell button style	1.00	\$48.04	\$48.04
Fuseholder 15A	Fuseholder; In Line, up to 15A and In Line Fuse (0.5A 15A)	1.00	\$33.00	\$33.00

Sub-Total	\$4,646.04
Tax	\$0.00
Total	<u>\$4,646.04</u>
Payment	\$0.00
Balance Due	\$4,646.04

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

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

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

Account Statement	
Account #:	100043
Statement Date:	04/09/2026
Total Amount Due:	100.77
Page 1 of 1	

88-2321512

Date	Invoice #	Description	Amount	Tax	Balance
------	-----------	-------------	--------	-----	---------

Service Address: Harrison Ranch CDD 5755 HARRISON RANCH BLVD, PARRISH, FL 34219-4401

04/09/2026		Finance Charge	0.77	0.00	0.77
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Service Address: Harrison Ranch Clubhouse 5755 HARRISON RANCH BLVD, PARRISH, FL 34219-4401

02/12/2026	20105	Pest Control Service	100.00	0.00	100.77
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Payment Receipt. Please Return with Payment Remittance

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

Account #: 100043 Date: 04/09/2026

Total Due: 100.77

Amount Paid: _____

Check No. _____

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

Your account is 30 days past due. Please remit payment.

Current	Over 30	Over 60	Over 90	Total
0.77	100.00	0.00	0.00	100.77



Invoice

PO Box 20785
Bradenton , FL 34204-0785
(941) 907-3200
billing@cleaningbutlers.com

Cleaning Butlers

Bill to Harrison Ranch CDD
rizzettacddinvoices@avidbill.com
(941) 776-9725 ext: 101
5775 Harrison Ranch Boulevard
Parrish, FL 34219

Ship to 5775 Harrison Ranch Boulevard
Parrish, FL 34219

Sales rep 052

Invoice 119344
Date Apr 1, 2026
Terms Net 30
Due date May 1, 2026
Amount due \$2,350.00

Item name	Quantity	Price	Amount
Common Area Cleaning Services: 3x weekly (billed monthly)	1	\$2,350.00	\$2,350.00
		Subtotal	\$2,350.00
		Total	\$2,350.00
		Paid	\$0.00

Amount due \$2,350.00

Use this link to pay online: <https://app02.us.bill.com/p/cleaningbutlersfl>

Notes

Please be sure to inquire about the floor care & power washing services we offer! Call us today for a free quote!

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

Invoice

Date	Invoice #
4/2/2026	INV0000108054

Bill To:

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

Services for the month of	Terms	Client Number
April	Upon Receipt	00362

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,838.92	\$1,838.92
Administrative Services	1.00	\$533.17	\$533.17
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$482.75	\$482.75
Management Services	1.00	\$2,476.33	\$2,476.33
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,531.17
		Total	\$5,531.17

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

Invoice

Date	Invoice #
3/27/2026	INV0000108166

Bill To:

Harrison Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	Upon Receipt	00062

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,116.43	\$6,116.43
Subtotal			\$6,116.43
Total			\$6,116.43

Amenities
Employee Expenses
3/27/2026

Harrison
Ranch CDD

Employee Expenses

Salaries - Amenity Management	\$4,729.39
Payroll Taxes	393.64
Insurance	
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	934.22
Payroll Expenses - Work Comp	59.18
Total Employee Expenses	6,116.43

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

Invoice

Date	Invoice #
4/1/2026	INV0000108207

Bill To:

Harrison Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	Upon Receipt	00062

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
UPS Notary	10.00	\$1.00	\$10.00
Subtotal			\$60.00
Total			\$60.00

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

Invoice

Date	Invoice #
4/10/2026	INV0000108228

Bill To:

Harrison Ranch CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
April	Upon Receipt	00062

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,100.00	\$1,100.00
Personnel Reimbursement	1.00	\$7,240.99	\$7,240.99
Subtotal			\$8,340.99
Total			\$8,340.99

Amenities
Employee Expenses
4/10/2026

17%
Harrison
Ranch CDD

Employee Expenses

Salaries - Amenity Management	\$5,604.77
Payroll Taxes	453.29
Insurance	
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,112.79
Payroll Expenses - Work Comp	70.14
Total Employee Expenses	7,240.99

Schappacher Engineering LLC

Invoice

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

Date	Invoice #
4/7/2026	3022

Bill To
Harrison Ranch CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
3/4/2026	Coordinate with Public Works director for traffic light at US 301 and discuss land acquisition.	0.25	175.00	43.75
3/5/2026	Coordinate with Manatee County Public Works director and send update to CDD manager regarding signal at US 301.	0.5	175.00	87.50
3/6/2026	Respond to e-mail regarding wall along The Eddy and respond to CDD chairperson on easement encroachment.	0.5	175.00	87.50
3/19/2026	Review e-mail on damage to median along Harrison Ranch Blvd. from truck working on parcels along US 301, coordinate with developer for repairs.	0.5	175.00	87.50
3/24/2026	Coordinate with Manatee County traffic engineer regarding raised crosswalks along Harrison Ranch Blvd. Prepare summary e-mail and send to all board members and to CDD manager to include in upcoming agenda package. Respond to questions from CDD chairperson regarding raised sidewalks.	0.75	175.00	131.25
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$437.50

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564 2322



Bill to

Harrison Ranch CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10958 b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-51 Waterways	1	\$5,664.00	\$5,664.00

Total **\$5,664.00**

Ways to pay

BANK

[View and pay](#)

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564 2322



Bill to

Harrison Ranch CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10971 b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Maintenance	Quarterly Aeration Maintenance-Ponds 38and 40	1	\$300.00	\$300.00

Total **\$300.00**

Ways to pay

BANK

[View and pay](#)

Triple D Fencing

1615 6th St SE Ruskin, FL 33570

Office:352-257-3086

BILL TO

Rizzetta CDD

3434 Colwell Avenue, Suite

200, Tampa, FL 33614

OR

PO Box 32414 Charlotte, NC

28232

INVOICE

Invoice # 3855

Invoice Date

4-1-26

Due Date

4-1-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
Walkthrough Gate Closer			\$250.00
Emergency Tan PVC Repair			\$1,000.00

Subtotal

Tax

TOTAL DUE \$1,250.00

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: *Donald Buzbee*

Thank you!



CC033126-362

0 HARRISON RANCH CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,167.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,162.51
Payments & Credits	\$2,238.90
Purchases & Other Charges	\$2,804.49
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,728.10

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$2,728.10
Minimum Payment Due	\$2,728.10
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$2,162.51-
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,162.51-
		THOMAS DONATO	TOTAL	\$1,479.13
03/11	03/11	5543286EN5X4W5AF7	LOWES #03453* PARRISH FL MCC: 5200 MERCHANT ZIP: 34219	49.98
03/13	03/13	5543286ER5XT1MJS0	LOWES #03453* PARRISH FL MCC: 5200 MERCHANT ZIP: 34219	12.82
03/16	03/16	5543286EV5YR176JA	SQ *SHARKYS EVENTS AND SARASOTA FL MCC: 7929 MERCHANT ZIP: 34240	170.60
03/17	03/17	5265384EWL TW9YA4R	GIG*PAYMENT FOR BOOKIN 8667884447 MO MCC: 7929 MERCHANT ZIP: 65804	1,045.00
03/24	03/24	0230537F400HFVGYZ	PUBLIX #1152 PARRISH FL MCC: 5411 MERCHANT ZIP: 34219	29.97
03/25	03/25	5548382F50LFRWA7M	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	104.29
03/25	03/25	5754024F4MM8XDFSM	VISTAPRINT 8662074955 MA	53.47

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	
Payment Due Date	April 27, 2026
New Balance	\$2,728.10
Minimum Payment Due	\$2,728.10
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/30	03/30	8230509F9EHNXTLFR	MCC: 2741 MERCHANT ZIP: 02451 POSTERMYWA* TRIAL OVER CARLSBAD CA MCC: 7333 MERCHANT ZIP:	13.00
		ANGELA SAVINON	TOTAL	\$1,248.97
03/04	03/04	8230509EFEHN3FPZ1	AMAZON RETA* B94AY0YM0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	76.39
03/11	03/11	8230509EPEHP0WVQQ	AMAZON RETA* B94AY0YM0 SEATTLE W CREDIT MCC: 5331 MERCHANT ZIP:	76.39-
03/12	03/12	5543286EP5XB79HKW	AMAZON MKTPL*BD2BC2HO2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	94.90
03/12	03/12	8230509EREHMH5NH4	AMAZON MARK* BP2XQ5AB0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	89.82
03/15	03/15	8230509EVEHML98HJ	AMAZON RETA* BP3JK7D40 SEATTLE WA MCC: 5331 MERCHANT ZIP:	209.77
03/18	03/18	8230509EXEHNP8BN5	AMAZON MARK* BD2PN6M31 SEATTLE WA MCC: 5999 MERCHANT ZIP:	123.49
03/19	03/19	8230509EYEHNWYZNV	AMAZON RETA* B58088S52 SEATTLE WA MCC: 5331 MERCHANT ZIP:	176.22
03/19	03/19	8230509EYEHHP166XX	AMAZON MARK* BD1947QC1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	146.97
03/25	03/25	5543286F461M9V6R7	AMAZON MKTPL*B53496MH1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	75.13
03/25	03/25	8230509F4EHMRBSMS	AMAZON MARK* BG17Q66K2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	59.69
03/25	03/25	8230509F4EHN5GZXW	AMAZON MARK* B55DR8VH1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	153.68
03/25	03/25	8230509F5EHMD90N3	AMAZON RETA* BG6NN77U2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	16.99
03/26	03/26	8230509F5EHNQLWAT	AMAZON MARK* BG1HI1UP2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	40.08
03/26	03/26	8230509F6EHMEVV5H	AMAZON MARK* B53AY3SV1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	32.24
03/27	03/27	8230509F6EHNP803K	AMAZON MARK* B57BB07K1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	29.99

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,728.10 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$19.30	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.82	\$0-\$500,000 = 0.25%
New Cashback Balance	\$26.12	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Dec 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

Harrison Ranch CDD

Closing Date

March 31, 2026

Payment Date

April 27, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Clubhouse Janitorial Supplies	Clubhouse Maintenance & Repairs	Clubhouse Programs & Events	Int. Clubhouse Maintenance & Repairs	Office Supplies
Date	Vendor Name	Description	Amount	57200-4707	57200-4705	57200-4731	57200-4723	57200-5101
3/1/2026		Beginning Balance	\$ 2,162.51					
03/11/26	Lowe's	Dumpter shovel	\$ 49.98		\$ 49.98			
03/13/26	Lowe's	Caution Tape for Sidewalk	\$ 12.82		\$ 12.82			
03/16/26	Sharkey's Events	Clubhouse Program Deposit	\$ 170.60			\$ 170.60		
03/17/26	Gigsalad	Clubhouse Program	\$ 1,045.00			\$ 1,045.00		
03/24/26	Publix	Clubhouse Programs	\$ 29.97			\$ 29.97		
03/25/26	Sams Club	Clubhouse Program	\$ 104.29			\$ 104.29		
03/25/26	Vistaprint	Clubhouse Program	\$ 53.47			\$ 53.47		
03/30/26	Posternywa	Clubhouse Program	\$ 13.00			\$ 13.00		
03/04/26	Amazon	Replace Broken Door Nob	\$ 76.39				\$ 76.39	
03/11/26	Amazon	Wrong size returned	\$ (76.39)				\$ (76.39)	
03/12/26	Amazon	Replacement holder	\$ 94.90	\$ 94.90				
03/12/26	Amazon	Replacement wipes	\$ 89.82	\$ 89.82				
03/15/26	Amazon	Change hand wipes Dispensers	\$ 209.77	\$ 209.77				
03/18/26	Amazon	Replace Broken office chair	\$ 123.49					\$ 123.49
03/19/26	Amazon	Replace Alge covered Coffee Maker	\$ 176.22			\$ 176.22		
03/19/26	Amazon	Replace Broken floor signs	\$ 146.97					\$ 146.97
03/25/26	Amazon	Easter Supplies	\$ 75.13			\$ 75.13		
03/25/26	Amazon	Easter Supplies	\$ 59.69			\$ 59.69		
03/25/26	Amazon	Supplies for Easter Hunt	\$ 153.68			\$ 153.68		
03/25/26	Amazon	Janatorial supplies	\$ 16.99	\$ 16.99				
03/26/26	Amazon	Easter Supplies	\$ 40.08			\$ 40.08		
03/26/26	Amazon	Office Supplies	\$ 32.24					\$ 32.24
03/27/26	Amazon	Easter Banner	\$ 29.99			\$ 29.99		
03/25/26		Automatic Payment	\$ (2,162.51)					
03/31/26	TOTAL		\$ 2,728.10	\$ 411.48	\$ 62.80	\$ 1,951.12	\$ -	\$ 302.70
				57200-4707	57200-4705	57200-4731	57200-4723	57200-5101



Final Details for Order #114-2804208-2289029

X

Order Placed: March 3, 2026
Amazon.com order number: 114-2804208-2289029
Order Total: \$76.39

Shipped on March 4, 2026	
Items Ordered	Price
1 of: <i>Master Lock SLCHPG10B Heavy Duty Lever Style, Grade 2 Commercial Passage Door Lock, Oil Rubbed Bronze Finish</i>	\$76.39
Sold by: Amazon.com	
Condition: New	
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$76.39 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 — Total before tax: \$76.39 Sales Tax: \$0.00 —
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$76.39 —

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$76.39 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 —
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$76.39 Estimated Tax: \$0.00 —
	Grand Total: \$76.39 —

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

Your refund is credited



You're all set!

\$76.39 has been credited to your MasterCard. Don't lose your return yet.

Continue shopping

Mar 11



Order placed

Mar 11



Order shipped

Mar 11



Refund issued

Mar 18



Refund credited

Refund \$76.39 Wrong Size Door Knob X

Total refund

Refund subtotal

Total refund

\$76.39 to your MasterCard ending in 4717

03/18/2021

UPS Dropoff Return Instructions



Securely pack your items in a box. Ensure that there are no other tracking labels attached to the package. Place barcode inside the box.



Print and affix the label to the box. Cover up any previous delivery addresses or barcodes without overlapping any adjacent side. Don't have a printer? Find a nearby label kiosk.



Bring your return to any UPS Dropoff location.



Master Lock
SLCHPG10B Heavy
Duty Lever Style,
Grade 2...

Return label



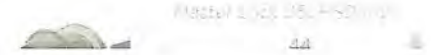
Print label

Share label

Don't have a printer?

Find a nearby label kiosk

Products related to your return



Refund summary

Refund subtotal

Total refund

\$76.39 to your MasterCard ending in 4717





Details for Order #113-0357442-2853015

X

Order Placed: March 11, 2026
Amazon.com order number: 113-0357442-2853015
Order Total: \$94.90

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Monkey Movement Stainless Steel Wall Mount Wipe Dispenser (Round) - Fits Wipes on Rolls - Perfect for Fitness Clubs, Schools/Daycares, Commercial and Residential Facilities</i>	\$94.90
Sold by: The Kindly Co (seller profile)	
Business Price	
Condition: New	
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$94.90 Shipping & Handling: \$0.00 — Total before tax: \$94.90 Sales Tax: \$0.00 —
Shipping Speed: Standard Shipping	Total for This Shipment: \$94.90 —

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$94.90 Shipping & Handling: \$0.00 —
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$94.90 Estimated Tax: \$0.00 — Grand Total: \$94.90

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



Details for Order #113-9148505-0256231

Order Placed: March 11, 2026
Amazon.com order number: 113-9148505-0256231
Order Total: \$89.82

X

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull</i>	\$89.82
<i>Disperser Ideal For Public Use</i>	
Sold by: Innovent Inc (seller profile)	
Business Price	
Condition: New	
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$89.82 Shipping & Handling: \$0.00 Total before tax: \$89.82 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$89.82

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$89.82 Shipping & Handling: \$0.00
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$89.82 Estimated Tax: \$0.00
	Grand Total: \$89.82

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



Details for Order #113-4057325-2692267

X

Order Placed: March 13, 2026
Amazon.com order number: 113-4057325-2692267
Order Total: \$209.77

Not Yet Shipped

Items Ordered	Price
1 of: <i>Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$33.81
4 of: <i>Tork Xpress Paper Towel Dispenser, Black, Single-Dispensing, Compatible with H2 Refills, Space-Saving Design (302028)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$43.99

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

Shipping Speed:
 Consolidated Shipping in fewest deliveries

Payment information

Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$209.77
	Shipping & Handling: \$0.00

Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$209.77
	Estimated Tax: \$0.00

	Grand Total: \$209.77

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



Details for Order #113-3139266-1616209

Order Placed: March 18, 2026
Amazon.com order number: 113-3139266-1616209
Order Total: \$146.97

Not Yet Shipped

Items Ordered	Price
1 of: <i>Golemas Sign Stand for Display, 11lbs Integrated Rod Heavy Duty Pedestal Floor Signage Stand Holder, for Outdoor or Indo or Advertising (8.5 x 11, Black, 3Pack)</i> Sold by: GOLEMAS INC (seller profile) Business Price Condition: New	\$136.99
1 of: <i>Vittanly 4x6 Picture Frame Set of 3, Display Pictures 3.5x5 with Mat or 4x6 without Mat for Wall Mounting or Tabletop, P icture Frames for Wall Decor, Engineered Wood, Black</i> Sold by: Vittanly (seller profile) Business Price Condition: New	\$9.98

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

Shipping Speed:
 Delivery in fewer trips to your address

Payment information

Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$146.97
	Shipping & Handling: \$0.00

Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$146.97
	Estimated Tax: \$0.00

	Grand Total: \$146.97

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



LEARN MORE AT LOWES.COM/WYLOWESREWARDS

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

- SALE -

SALES#: S34530B4 4801821 TRANS#: 670629453 03-11-26

5497268 KOBALT FGL ALUM SCOOP(-60) 49.98

SUBTOTAL:	49.98
TOTAL TAX:	0.00
INVOICE 74684 TOTAL:	49.98
M/C:	49.98

MC: XXXXXXXXXXXX6127 AMOUNT: 49.98 AUTHCD: 011382
TAP REFID:345316684442 03/11/26 18:11:02
CUSTOMER CODE: 000
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 16 03/11/26 18:11:19
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: XS 5343849 TRANS#: 283521357 03-13-26

150000 : 100FT YELLOW CAUTION 11.98

SUBTOTAL: 11.98

TOTAL TAX: 0.84

INVOICE 82878 TOTAL: 12.82

H/C: 12.82

MC: XXXXXXXXXXXXXXXXXXXX 12.82 AUTHCD: 013712

TAI : 00009878675 03/13/26 14:59:27

CUSTOMER CODE: HA

FUR : 000008001

0000000041010

ORE: 3453 ORIGINAL: 09 03/13/26 14:59:35

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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



Final Details for Order #113-1165452-5996262

Order Placed: March 18, 2026
Amazon.com order number: 113-1165452-5996262
Order Total: \$123.49

Shipped on March 18, 2026	
Items Ordered	Price
1 of: TRALT Office Chair - Ergonomic Desk Chair with Adjustable Lumbar Support, Mesh Computer Chair, Executive Chair for Home Office Comfortable Lumbar Support (Fog Gray) Sold by: TRALT-US (seller profile) Business Price Condition: New	\$123.49
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$123.49 Shipping & Handling: \$0.00 Total before tax: \$123.49 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$123.49

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$123.49 Shipping & Handling: \$0.00
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$123.49 Estimated Tax: \$0.00 Grand Total: \$123.49
Credit Card transactions	MasterCard ending in 4717: March 18, 2026: \$123.49

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



Final Details for Order #113-6886090-7308228

Order Placed: March 18, 2026
Amazon.com order number: 113-6886090-7308228
Order Total: \$176.22

Shipped on March 19, 2026	
Items Ordered	Price
1 of: <i>Keurig K-Duo Hot & Iced Single Serve & Carafe Coffee Maker, MultiStream Technology, 72oz Reservoir (Gen 2)</i> Sold by: Amazon.com Condition: New	\$149.97
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$149.97 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 Total before tax: \$149.97
Shipping Speed: Rush Shipping	Sales Tax: \$0.00
	Total for This Shipment: \$149.97

Shipped on March 19, 2026	
Items Ordered	Price
1 of: <i>Starbucks K-Cup Coffee Pods, Medium Roast Hot or Iced Coffee, Pike Place Roast, 40 Keurig Pods</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$26.25
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$26.25 Shipping & Handling: \$1.50 Free Shipping: -\$1.50 Total before tax: \$26.25
Shipping Speed: Rush Shipping	Sales Tax: \$0.00
	Total for This Shipment: \$26.25

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$176.22 Shipping & Handling: \$2.99 Promotion applied: -\$2.99
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401	Total before tax: \$176.22

United States

Estimated Tax: \$0.00

Grand Total: \$176.22

Credit Card transactions

MasterCard ending in 4717: March 19, 2026: \$176.22

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

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Final Details for Order #113-6621058-4938605

Order Placed: March 24, 2026
Amazon.com order number: 113-6621058-4938605
Order Total: \$153.68

Shipped on March 25, 2026	
Items Ordered	Price
1 of: <i>DecoBrothers K-Cup Holder Drawer for 36 Coffee Pods Storage, Black</i> Sold by and invoiced on behalf of: DecoBros Direct (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Business Price Condition: New	\$23.72
1 of: <i>Squishmallows Original 12in Tulip The Purple Chick in Multicolored - Official Jazwares Plush (Medium-Sized)</i> Sold by and invoiced on behalf of: Amazon.com Condition: New	\$15.99
1 of: <i>L LIKED 4000 Pairs Double Raffle Tickets - 4 Assorted Colors (Blue, Yellow, Red, Green), 1000 Tickets per Roll for Events, Fundraisers & Parties</i> Sold by and invoiced on behalf of: L LIKED (seller profile) Business Price Condition: New	\$22.79
1 of: <i>ADDFIT HOUSE Coffee Bar Organizer for Countertop - Wooden Coffee Caddy with Compartments for Pods, Sugar Packets, and Accessories - Coffee Condiment Station Storage for Home and Office (Black)</i> Sold by and invoiced on behalf of: ADDFIT HOUSE (seller profile) Business Price Condition: New	\$24.50
1 of: <i>LANGXUN 20ft Balloon Arch Kit, Balloon Arch Stand For Birthday Party Wedding Graduation Decorations, Baby Shower Garden Arbors Photo Backdrop Party Supplies, 9ft-H x 10ft-L</i> Sold by and invoiced on behalf of: LANGXUN US (seller profile) Condition: New	\$18.99
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$105.99 Shipping & Handling: \$2.14 Free Shipping: -\$2.14 — Total before tax: \$105.99 Sales Tax: \$0.00 — Total for This Shipment: \$105.99 —
Shipping Speed: Rush Shipping	

Shipped on March 25, 2026	
Items Ordered	Price

1 of: Squishmallows Original 12in Buster The Chocolate-Dipped Green Bunny Holding Chocolate Bunny - Official Jazwares Easter \$15.99
 P
 lush (Medium-Sized)
 Sold by and invoiced on behalf of: Amazon.com
 Condition: New

Shipping Address:	Item(s) Subtotal: \$15.99
Helena Teixeira	Shipping & Handling: \$0.42
5755 HARRISON RANCH BLVD	Free Shipping: -\$0.42
PARRISH, FL 34219-4401	Total before tax: \$15.99
United States	Sales Tax: \$0.00
Shipping Speed:	Total for This Shipment: \$15.99
Rush Shipping	—

Shipped on March 25, 2026

Items Ordered	Price
1 of: Nestle Coffee mate Creamer Singles Variety Pack, Original, Hazelnut, Italian Sweet Creme, Vanilla Caramel Non Dairy, No Refrigeration, 0.375 fl oz Tubs, 200 Count (Pack of 50 Per Flavor)	\$31.70
Sold by and invoiced on behalf of: Amazon.com	
Condition: New	

Shipping Address:	Item(s) Subtotal: \$31.70
Helena Teixeira	Shipping & Handling: \$0.43
5755 HARRISON RANCH BLVD	Free Shipping: -\$0.43
PARRISH, FL 34219-4401	Total before tax: \$31.70
United States	Sales Tax: \$0.00
Shipping Speed:	Total for This Shipment: \$31.70
Rush Shipping	—

Payment information

Payment Method:	Item(s) Subtotal: \$153.68
MasterCard Last digits: 4717	Shipping & Handling: \$2.99
Billing address	Promotion applied: -\$2.99
Helena Teixeira	Total before tax: \$153.68
5755 HARRISON RANCH BLVD	Estimated Tax: \$0.00
PARRISH, FL 34219-4401	Grand Total: \$153.68
United States	—

Credit Card transactions MasterCard ending in 4717: March 25, 2026: \$153.68

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



Final Details for Order #113-7526577-0233041

Order Placed: March 24, 2026
Amazon.com order number: 113-7526577-0233041
Order Total: \$29.99

Shipped on March 27, 2026	
Items Ordered	Price
1 of: SEASONBLOW 8 FT Easter Inflatables Banner Outdoor Decorations LED Lighted Easter Blow Up for Yard Garden Lawn <i>Indoors Ou tdoors Home Holiday</i>	\$29.99
Sold by and invoiced on behalf of: BIGJOYS (seller profile)	
Business Price	
Condition: New	
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 Total before tax: \$29.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$29.99

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$29.99 Estimated Tax: \$0.00 Grand Total: \$29.99
Credit Card transactions	MasterCard ending in 4717: March 27, 2026: \$29.99

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



Final Details for Order #113-9476489-5594657

Order Placed: March 24, 2026
Amazon.com order number: 113-9476489-5594657
Order Total: \$59.69

Shipped on March 24, 2026	
Items Ordered	Price
1 of: Green and Pink Balloon Garland 138Pcs Pastel Green Pink and Purple Balloons Arch Kit with Teapot Foil Balloon for Spring Tea Party Lets Partea Baby Shower Happy Easter Birthday Party Decorations Sold by and invoiced on behalf of: tronlife (seller profile) Business Price Condition: New	\$13.71
1 of: 179pcs Easter Balloon Arch Garland Kit with Pastel Yellow Purple Green Orange Blue Pink Rabbit Carrot Balloons for Baby Shower Birthday Party Decorations Sold by and invoiced on behalf of: viicmoduo (seller profile) Condition: New	\$7.99
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$21.70 Shipping & Handling: \$0.00 Total before tax: \$21.70 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$21.70

Shipped on March 24, 2026	
Items Ordered	Price
1 of: EMART Backdrop Stand 10x7ft(WxH) Photo Studio Adjustable Background Stand Support kit with 2 Crossbars, 8 Clamps, 2 Sand bags and Carry Bag for Parties, Events Decoration, Wedding, Photography Sold by and invoiced on behalf of: EMARTUS (seller profile) Condition: New	\$37.99
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$37.99 Shipping & Handling: \$0.00 Total before tax: \$37.99 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$37.99

Payment information
Payment Method:

MasterCard | Last digits: 4717

Billing address

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

Item(s) Subtotal:	\$59.69
Shipping & Handling:	\$0.00
	—
Total before tax:	\$59.69
Estimated Tax:	\$0.00
	—
Grand Total:	\$59.69

Credit Card transactions

MasterCard ending in 4717: March 24, 2026: \$59.69

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

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Final Details for Order #113-5144394-0115444



Order Placed: March 24, 2026
Amazon.com order number: 113-5144394-0115444
Order Total: \$16.99

Shipped on March 25, 2026	
Items Ordered	Price
1 of: Squishmallows Original 12in Disney Easter Judy Hopps - Official Jazwares Plush (Medium-Sized) Sold by and invoiced on behalf of: Amazon.com Condition: New	\$16.99
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$16.99 Shipping & Handling: \$0.00 Total before tax: \$16.99 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$16.99

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$16.99 Shipping & Handling: \$0.00
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$16.99 Estimated Tax: \$0.00 Grand Total: \$16.99
Credit Card transactions	MasterCard ending in 4717: March 25, 2026: \$16.99

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

Your return request is confirmed



Dropoff: You can drop off your return by Apr 26

Continue shopping

Location: Winn-Dixie at 4445 Sun City Cntr Blvd, 4445 Sun City Cntr Blvd, 4445 Sun City Cntr Blvd, SUN CITY CENTER, FL, 33573

Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution.

Mar 26



Initiated

Drop off

Refund Issued

Refund Credited

Return code

Edit return

Total estimated refund

\$9.98

\$9.98 to your MasterCard ending in 4717

The total refund amount may vary based on Amazon return policy. Learn more

View invoice

Winn-Dixie Return Instructions



No shipping box required

Keep the item in its original manufacturer packaging.



AYKRM 12 colour High visibility viz vest hi vis viz...



Your return QR code

Use the QR code at the store, and return your item

Return code



Bring your return to the selected Winn-Dixie location

Winn-Dixie at 4445 Sun City Cntr Blvd
4445 Sun City Cntr Blvd
4445 Sun City Cntr Blvd
SUN CITY CENTER
FL, 33573 [Store hours](#)
[Change return method](#)

See full instructions

Deals trending on Amazon Business

*Refund
\$9.98
Clubhouse Programs
And Events*



Final Details for Order #113-4773181-8557855

Order Placed: March 25, 2026
Amazon.com order number: 113-4773181-8557855
Order Total: \$40.08

Shipped on March 26, 2026	
Items Ordered	Price
1 of: Aluf Plastics Heavy Duty 55 Gallon Trash Bags - (Value 50 Pack) - 1.5 MIL equivalent Industrial Strength Plastic 35" ; x 55" for 50-55 Gal Cans -Fits Toter, Rubbermaid Brute, Carlisle Bronco etc. Sold by and invoiced on behalf of: Amazon.com Condition: New	\$22.22
1 of: AYKRM orange construction vest (XS-8XL) (Large, Orange) Sold by and invoiced on behalf of: AYKRM SAFETY (seller profile) Seller Credentials: ISO 9001 Business Price Condition: New	\$9.98
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$32.20 Shipping & Handling: \$1.99 Free Shipping: -\$1.99 Total before tax: \$32.20 Sales Tax: \$0.00
Shipping Speed: Rush Shipping	Total for This Shipment: \$32.20

Shipped on March 26, 2026	
Items Ordered	Price
1 of: 500 WristCo Tyvek Wristbands for Events - 500 Count, 5-Color Variety Pack - Tamper-Proof Design Prevents Reuse - Premium -Grade Bracelets for Hospital & Medical ID, Party, VIP Identification Sold by and invoiced on behalf of: Wristco (seller profile) Seller Credentials: Classified Small Business - SBA Standard Condition: New	\$7.88
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$7.88 Shipping & Handling: \$1.00 Free Shipping: -\$1.00 Total before tax: \$7.88 Sales Tax: \$0.00
Shipping Speed: Rush Shipping	Total for This Shipment: \$7.88

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$40.08
	Shipping & Handling: \$2.99
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Promotion applied: -\$2.99

	Total before tax: \$40.08
	Estimated Tax: \$0.00

	Grand Total: \$40.08
Credit Card transactions	MasterCard ending in 4717: March 26, 2026: \$40.08

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

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Final Details for Order #114-2410412-6511414

Order Placed: March 26, 2026
Amazon.com order number: 114-2410412-6511414
Order Total: \$32.24

Table with 2 columns: Item Description and Price. Includes items like 'Uncommon Desks Office Letter Opener' and 'PeerBasics Safety Vests Bulk Pack'. Summary row shows Total for This Shipment: \$32.24.

Table with 2 columns: Payment/Billing Information and Amount. Includes Payment Method (MasterCard), Billing address, and Grand Total: \$32.24.

To view the status of your order, return to Order Summary .



Details for Order #113-0153972-8856209

Order Placed: March 30, 2026
Amazon.com order number: 113-0153972-8856209
Order Total: \$37.02

Not Yet Shipped	
Items Ordered	Price
3 of: Garage Sale Arrow Signs with Stakes 4 Pack, 17"x6" Double Sided Directional Yard Signs, UV Resistant Weatherproof for Yard Sale, Moving Sale, Community Event (Red)	\$12.34
Sold by and invoiced on behalf of: topdeal888 (seller profile)	
Condition: New	
Shipping Address: Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Item(s) Subtotal: \$37.02 Shipping & Handling: \$0.00 Total before tax: \$37.02 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$37.02

Payment information	
Payment Method: MasterCard Last digits: 4717	Item(s) Subtotal: \$37.02 Shipping & Handling: \$0.00
Billing address Helena Teixeira 5755 HARRISON RANCH BLVD PARRISH, FL 34219-4401 United States	Total before tax: \$37.02 Estimated Tax: \$0.00 Grand Total: \$37.02

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

Mar 24, 2026
Order 10406101959



Shipping items(8)

LAURA DAILY
13309 ORCA SOUND DR
RIVERVIEW, FL 33579

Kool-Aid Jammers Juice Pouches Variety Pack 6 fl. oz., 40 pk. Qty 6 \$46.68

Member's Mark 36" Bunny Plush Qty 2 \$49.92

Subtotal \$102.60

Shipping Free

Sales tax \$7.69

Total **\$104.29**

 *6127 \$104.29

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

X

Publix

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



1152 3PR 517 950

ESTR 14" FARM ANML	9.99 T
ESTR SITTING ANML	9.99 T
ESTR SITTING ANML	9.99 T
TAX EXEMPT	
Order Total	29.97
Grand Total	29.97
Credit Payment	29.97
TAX FORGIVEN	2.10
Change	0.00

Receipt ID: 1152 3PR 517 950

PRESTO!
Trace #: 515040
Reference #: 1254064424
Acct #: XXXXXXXXXXXX6127
Purchase Mastercard
Amount: \$29.97
Auth #: 024450

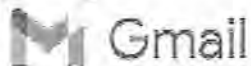
CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Cara

03/24/2026 11:49 S1152 R151 7950 C0446

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Laura Daily <wwr1028@gmail.com>

LittleOne Zoo is booked!

1 message

GigSalad Event Update <gigs@gigsalad.com>
Reply-To: noreply@gigsalad.com
To: wwr1028@gmail.com

Tue, Mar 17, 2026 at 9:59 AM

**Great news! Your event is booked.**

You've successfully booked **LittleOne Zoo** for your upcoming event! That's one more thing to check off your to-do list!

[View this booking](#)**Event details**

Easter Party

Date: 04/04/2026 10:30am - 1:30pm

Location: The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, FL 34219

Booking receipt

Booking #9065234

Deposit: \$475.00

Balance: \$475.00

Service fee: \$95.00

Total paid: \$1,045.00*Paid in full*

Cardholder: Rizzetta & Company

Card ending in: 6127

A deposit of \$475.00 will be sent to the vendor prior to the event. The balance of \$475.00 will be held by GigSalad and then sent to the vendor one business day after the event.

Be sure to save this email for your records. If you need to cancel this booking at any point, follow our cancellation procedure. If you have any other concerns, don't hesitate to contact us.






Tax info: If you need a W-9 for any payments made through GigSalad, you can send us an email to request one. If you pay any money to a provider outside of GigSalad, you'll need to request a W-9 from them directly for that payment.

Volunteers to man inflatables
 We need Sand bags?
 Power cords?

Invoice: 59291003
 Order Date: 3/16/2026

Sharkys Events and Inflatables
 1935 Barber Rd Sarasota, FL, 34240
 Phone: (941) 787-4134
Event Location
Harrison Ranch Club
Laura
 5755 Harrison Ranch Blvd
 Parrish, FL 34219
 Cell: (417) 676-0223

Start Date: 4/4/2026 10:00am
End Date: 4/4/2026 3:30pm
Delivery method: Drop-Off

Name	Qty	Total
 Carnival 5/1	1	\$225.00
 Small Generator	2	\$180.00
 Fun Fair Toddler Playland	1	\$250.00
 Sugar Shack Combo Dry Only	1	\$275.00
 Sugar Shack Obstacle	1	\$325.00

Rentals subtotal		\$1,255.00
Surface Fee	E	\$200.00
Holiday Weekend	E	\$251.00
Sales Tax	Exempt 0%	\$0.00
Total		\$1,706.00

Deposit Due		\$0.00
Amount Paid		\$170.60
Balance Due		\$1,535.40
Event: 10am to 3:30 PM		

Deposit on credit card only

Delivery day before ok if needed secure/fenced set up area

In courts sandbags needed to secure all items

Generators needed for power, Sharkys will fill prior to arrival if addl gas needed customer must supply ethanol free fuel

Customer has staff to monitor and attend all units for safe and proper use



Wilson Roofing and Renovations

15308 Fruitville Rd.
Sarasota, FL
34240
(813)418-0069
www.wilsonroofingandrenovations.com
wilsonroofingandrenovations@gmail.com

INVOICE
INV0204
DATE
04/09/2026
DUE
On Receipt
BALANCE DUE
USD \$59,695.00

BILL TO

Harrison Ranch CDD/Harrison Ranch Clubhouse

3424 Caldwell Ave, Suite 200, Tampa, FL, 33614

DESCRIPTION	RATE	QTY	AMOUNT
Install 24 gauge dark bronze galvalume standing seam metal roof. Self adhered peel and stick ice and water underlayment. New fascia, soffit, and gutters. (50% draw.)	\$54,270.00	1	\$54,270.00
Install 24 gauge dark bronze galvalume standing seam metal roof. CABANA ROOFS. 50% draw.	\$5,425.00	1	\$5,425.00

TOTAL \$59,695.00

BALANCE DUE
USD \$59,695.00

Tab 8

MINUTES OF MEETING

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

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Wednesday, June 3, 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
Tom Benton	Board Supervisor, Vice Chair
Tracy Joniec	Board Supervisor, Asst. Secretary
James Ritchey	Board Supervisor, Asst. Secretary

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Company
Laura Dailey	Clubhouse Manager, Rizzetta & Company
Tom Dornetto	Clubhouse Manager, Rizzetta & Company
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Rick Schappacher	District Engineer, Schappacher Engineering
Todd Ruggles	Representative, Juniper Landscaping
Andrew Watson	Representative, Juniper Landscaping

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on missing signs and landscaping.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

Mr. Smith reviewed his report with the Board and spoke about water levels, new plantings, and low oxygen levels for fish.

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No action was taken on the proposals for fish stocking and plant installation.

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52 to utilize full budget and provide a map of plantings to the Board.
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54 **B. Landscape Maintenance Updates**

55 Mr. Ruggles and Watson presented their report to the Board and spoke about
56 hurricane readiness letter that will be sent to the Board outlining services and
57 rates for storm preparation and cleanup, including a pre-approval option to
58 expedite post-storm response.
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with replacement plants to the next meeting.

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69 Ms. Gentry reminded the Board about the General Election qualifying period
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81 deficiencies, signage, Erie Road roundabout, raised crosswalks and parking lot
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1. Discussion of Access to Amenity for Minors

The Board considered the age limit for minors to obtain an access card and use the amenity facilities without adult supervision, which is currently 10 years old. Mr. Donato and Ms. Dailey reported security and safety concerns related to the unsupervised use of amenities by young children.

On a Motion by Ms. Joniec seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved rule change of increasing the age limit to 14 to allow minors to utilize the amenities without adult supervision, for the Harrison Ranch Community Development District.

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Mr. O’Nolan stated that the next BOS Meeting is scheduled for July 1, 2026, at 6:30 pm. He reviewed the latest financial report.

Mr. Ritchey advised that he would not be present at the July 1, 2026, meeting.

1. Announcement of the Voter Registration Count

Mr. O’Nolan announced the registered voter count as 2025.

2. Discussion of HOA CDD Cost Share

3. Discussion of Irrigation Meter Cost Reimbursement

Mr. O’Nolan summarized the HOA irrigation cost share request for back payments under the existing agreement and asked the Board for direction on whether they were willing to consider the request pending receipt of necessary documentation. The Board affirmed they were willing to consider the request at a future meeting pending receipt of the necessary documentation.

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120 **FOURTH ORDER OF BUSINESS** **Consideration of Pool Furniture**
121 **Proposals**

122 Mr. Donato presented the options for pool furniture replacement. The Board
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150 **Re-designating Officers**

On a Motion by Mr. Ritchey seconded by Mr. Benton, with all in favor, the Board of Supervisors approved Resolution 2026-08 Re-designating officers, removing Shawn Wildermuth as assistant treasurer, adding Susan Garcia as assistant treasurer and appointing Tracy Joniec as an assistant secretary and the remaining board remains unchanged, for the Harrison Ranch Community Development District.

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154 This item was tabled as no new community programming proposals have been
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Asst. Secretary

Chair / Vice Chair

DRAFT

Tab 9

AGREEMENT FOR COMMUNITY PROGRAM SERVICES

THIS AGREEMENT is made and entered into by and between:

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

Contractor Business Entity Name: _____

Address: _____

Check One: Individual For-profit business Non-profit business Other (“**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 a 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 all participants execute a waiver in substantially the form set forth at **Composite Exhibit C**, and provide a copy of all waivers to the District;
- d. Maintain sign-in sheets for all programs, activities, and lessons in substantially the form set forth in **Composite Exhibit C**;
- e. Ensure that District Patrons have priority over Guests in registering for the activities and/or programs provided hereunder;
- f. 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;
 - i. 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.
- g. Maintain the area where 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;
- h. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- i. Maintain all necessary licenses, permits and other authority to provide such Services.

3. **Mandatory Monthly Reporting.** Contractor must comply with the following requirements and report to the District Manager no later than the 15th of each month ("**Reporting Date**"):

- a. *Sign-In Sheets* – Contractor must maintain a sign-in sheet for each class, lesson, or program offered on District Property, in a form substantially similar to the form attached at **Composite Exhibit C**. A copy of all sign-in sheets for the preceding month shall be provided to the District Manager by the Reporting Date.
- b. *Guest Fees.* If any guest fees are collected under Section 7.B., such fees must be remitted to the District no later than the Reporting Date.

4. **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.

5. **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.

6. **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.

7. **Compensation.**

- a. *Compensation Due to Contractor.* The compensation for the Services shall be the fees charged to participants as set forth in **Exhibit A**, minus any Guest Fee surcharges, which shall be remitted to the District. 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).
- 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 per participant, which shall be remitted to the District.

8. **Term, Termination, and Renewal.**
- a. *Effective Date.* This Agreement shall be effective upon the date of the last signature of the parties hereto.
 - b. *Initial Term.* Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the Effective Date and shall continue through September 30 of the same year.
 - c. *Renewal.* This Agreement may be renewed for additional terms by written agreement of the Parties. In order to renew, the Contractor must, by August 1, provide the District with an updated scope of services, fee schedule, insurance certificate, and Human Trafficking Affidavit for review and consideration. Subject to receipt of necessary documentation and approval of the District, in its discretion, any renewals shall take effect October 1.
 - d. *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.
9. **Insurance.** Contractor agrees to obtain insurance acceptable to the District and in the amounts set forth in **Exhibit B**. The District, its staff, consultants, officers and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance (and any endorsements) evidencing compliance with the insurance requirements set forth herein prior to commencing the Services. 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.
10. **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.
11. **Independent Contractor.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

12. **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.
13. **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.
14. **Enforcement.**
 - a. *Controlling Law and Venue.* This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Manatee County, Florida.
 - b. *Attorney's Fees.* If 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, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.
15. **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. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
16. **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.
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
517 E. College Avenue
Tallahassee, Florida 32301
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 448.09(1), *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(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

22. **Human Trafficking.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

[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.

Contractor Business Name: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____

Print Name: _____

Title: **Chairperson** **District Manager**

Date: _____

This Agreement is hereby acknowledged by:

RIZZETTA & COMPANY, INC.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Exhibit A: Scope, Schedule & Compensation

Exhibit B: Insurance Requirements

Composite Exhibit C: Forms

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	Format [Check all that apply]		Permitted Fee to Patrons	Permitted Fee to Guests (with 15% Surcharge)
	Individual	Group		
Fitness Classes Specify: _____				
Yoga				
Tennis Lessons				
Swimming Lessons				
Other: _____				

Please provide a brief description of the Services: _____

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

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 Requirements

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance, at a minimum:
- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida (if exempt, please attach exemption certificate).
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of:
 - a. For services performed solely on an individual basis: not less than \$500,000 (five hundred thousand dollars) combined single limit bodily injury and property damage liability, including damage to rented premises.
 - b. For services performed on a group basis: not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, including damage to rented premises.
- B. The District, its staff, consultants, officers and supervisors shall be named as additional insured as follows:
- Harrison Ranch Community Development
District and its staff, consultants, officers, and
supervisors.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
- C. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencing services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

[NOTE: PLEASE ATTACH INSURANCE CERTIFICATE AND ENDORSEMENTS]

Composite Exhibit C
Forms

Form of Sign-In Sheet
Form of Waiver and Release
Human Trafficking Affidavit

WAIVER AND RELEASE (PAGE 1 OF 2)

I, _____, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Harrison Ranch Community Development District (the “**District**”), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and amenity center contractors (together, the “**Indemnitees**”) from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children’s and my guests’ use of the facilities and lands owned by the District in connection with the programs, activities, and lessons offered on the District’s premises. I expressly acknowledge that there are inherent risks in participating in any athletic activities, and I assume all risk for any and all injuries and illness that may result from my own, my children’s and my guests’ participation in any and all of these activities, including, but not limited to any injuries sustained by me, my children, and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District’s property in connection with the programs, activities, and lessons. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District’s property. The provisions of this waiver of liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release 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. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST UTILIZE THE DISTRICT’S FACILITIES OR LANDS.

[Sign on following page]

WAIVER AND RELEASE (PAGE 2 OF 2)

**NOTICE TO THE MINOR CHILD'S
NATURAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE INDEMNITEES USE REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

Signature
(parent or guardian if participant is under 18)

Mailing Address

Print Name of Signatory

Telephone Number

Participant Name (if different from above)

Date

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, on behalf of _____
(the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Company Name: _____

Signature: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by
(name) _____, as (title) _____, of
(company) _____, who is personally known to me or who produced
_____ as identification this _____ day of _____, 20__.

(Notary Seal)

Notary Public

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 mailing address is 9428 Camden Field Parkway, Riverview, Florida 33578 (“**District**”), and

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

Contractor Business Entity Name: _____

Address: _____

Check One: Individual For-profit business Non-profit business Other
 (“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 a 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 all participants execute a waiver in substantially the form set forth at Composite Exhibit C, and provide a copy of all waivers to the District;
- d. Maintain sign-in sheets for all programs, activities, and lessons in substantially the form set forth in Composite Exhibit C;
- ~~e.e.~~ Ensure that District Patrons have priority over Guests in registering for the activities and/or programs provided hereunder;
- ~~d.f.~~ Shall abideAbide 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.a.~~ Maintain all necessary licenses, permits and other authority to provide such Services.
 - i. 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.
- ~~f.g.~~ Maintain the area where 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;
- h. Be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed; and
- i. Maintain all necessary licenses, permits and other authority to provide such Services.

3. **Mandatory Monthly Reporting.** Contractor must comply with the following requirements and report to the District Manager no later than the 15th of each month (“**Reporting Date**”):

- a. Sign-In Sheets – Contractor must maintain a sign-in sheet for each class, lesson, or program offered on District Property, in a form substantially similar to the form attached at Composite Exhibit C. A copy of all sign-in sheets for the preceding month shall be provided to the District Manager by the Reporting Date.
- b. Guest Fees. If any guest fees are collected under Section 7.B., such fees must be remitted to the District no later than the Reporting Date.

3.4. **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.

4.5. **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.

5.6. **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.

6.7. **Compensation.**

- a. *Compensation Due to Contractor.* The compensation for the Services ~~is~~ shall be the fees charged to participants as set forth in **Exhibit A**, ~~minus any Gues Fee surcharges, which shall be remitted to the District.~~ 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 per participant, which shall be remitted to the District.

8. Term, Termination, and Renewal.

- a. *Effective Date.* This Agreement shall be effective upon the date of the last signature of the parties hereto.
- b. *Initial Term.* Unless terminated pursuant to the terms of this Agreement, this Agreement shall commence upon the ~~date first written above,~~ Effective Date and shall continue through September 30, ~~20~~, and shall automatically of the same year.
- c. *Renewal.* This Agreement may be renewed for additional terms by written agreement of the Parties. In order to renew for one year periods ending September 30 of each year, the Contractor must, by August 1, provide the District with an updated scope of services, fee schedule, insurance certificate, and Human Trafficking Affidavit for review and consideration. Subject to receipt of necessary documentation and approval of the District, in its discretion, any renewals shall take effect October 1.
- d. *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.

7.9. Insurance. Contractor agrees to obtain insurance acceptable to the District and in the amounts set forth in **Exhibit B**. ~~The District, its staff, consultants, officers and its Supervisors, Staff (including District Manager, District Counsel, etc.), Amenity Manager, contractors, agents, and representatives supervisors shall be named as additional insureds on certain of the policies, as shown on Exhibit B.~~ insured. The Contractor shall furnish the District with the Certificate of Insurance (and any endorsements) evidencing compliance with the insurance requirements set forth herein: prior to commencing the Services. 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.

8.10. 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.

~~9.11.~~ **Independent Contractor.** The Contractor shall serve as an independent contractor of the District. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

~~10.12.~~ **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.

~~11.13.~~ **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.

~~14.~~ **Enforcement.** In the event that

a. Controlling Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Manatee County, Florida.

~~a.b.~~ Attorney's Fees. If 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, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

~~12.15.~~ **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. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

~~13.16.~~ **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.

~~14.~~ **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.~~

~~15.17.~~ **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.

~~16.18.~~ **Merger.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

~~17.19.~~ **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.

~~18.20.~~ **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 6386517 E. College Avenue~~
Tallahassee, Florida ~~3231432301~~
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.~~

19.21. 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.~~091,09(1)~~, *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(25)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

~~a. 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.~~

22. Human Trafficking. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

[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: _____

Contractor Business Name: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____

Print Name: _____

Title: **Chairperson** **District Manager**

Date: _____

This Agreement is hereby acknowledged by:

RIZZETTA & COMPANY, INC.

By: _____

RIZZETTA & COMPANY, INC.

Signature:

Print Name:

Title:

Date:

Exhibit A: Scope, Schedule & Compensation

Exhibit B: Insurance ~~Certificate (with Endorsements)~~ Requirements

Composite Exhibit C: Forms

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	Format [Check all that apply]		Permitted Fee to Patrons	Permitted Fee to Guests + (with 15% Surcharge)
	Fitness Class (Zumba) <u>Individual</u>	<u>Group</u>		
<u>Fitness Classes</u> <u>Specify:</u>	Yoga			
<u>Yoga</u>	<u>Tennis Lesson</u>			
<u>Tennis Lessons</u>	<u>Swimming Lesson</u>			
<u>Swimming Lessons</u>	<u>Other:</u> _____			
<u>Other:</u> _____	_____			

Please provide a brief description of the Services:

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) Requirements

Amounts:

A. ~~_____~~ X The Contractor shall maintain throughout the term of this Agreement the following insurance, at a minimum:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida (if exempt, please attach exemption certificate).

(2) Commercial General Liability _____ \$100 Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of:

a. For services performed solely on an individual basis: not less than \$500,000 (five hundred thousand dollars) combined single limit bodily injury and property damage liability, including damage to rented premises.

<u>_____</u>	<u>Professional Liability</u>	<u>\$ _____</u>
<u>_____</u>	<u>Other</u>	<u>\$ _____</u>
<u>_____</u>	<u>Other</u>	<u>\$ _____</u>

b. ~~_____~~ The For services performed on a group basis: not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, including damage to rented premises.

B. The District, its staff, consultants, officers and supervisors shall be named as additional insured as follows:

Harrison Ranch Community Development
District, and its Supervisors, Staff (including
District Manager, and its staff, consultants,
officers, and supervisors.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

~~A.C.~~ The Contractor shall furnish the District Counsel, Amenity Manager, etc.), contractors, agents, and representatives shall be named as additional insureds on all insurance policies named above, with the Certificate of Insurance evidencing compliance with this requirement prior to commencing services. No certificate shall be acceptable to the District unless otherwise stated 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.

[NOTE: PLEASE ATTACH INSURANCE CERTIFICATE AND ENDORSEMENTS]

Composite Exhibit C
Forms

Form of Sign-In Sheet
Form of Waiver and Release
Human Trafficking Affidavit

WAIVER AND RELEASE (PAGE 1 OF 2)

I, _____, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Harrison Ranch Community Development District (the “**District**”), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and amenity center contractors (together, the “**Indemnitees**”) from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children’s and my guests’ use of the facilities and lands owned by the District in connection with the programs, activities, and lessons offered on the District’s premises. I expressly acknowledge that there are inherent risks in participating in any athletic activities, and I assume all risk for any and all injuries and illness that may result from my own, my children’s and my guests’ participation in any and all of these activities, including, but not limited to any injuries sustained by me, my children, and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District’s property in connection with the programs, activities, and lessons. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District’s property. The provisions of this waiver of liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release 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. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST UTILIZE THE DISTRICT’S FACILITIES OR LANDS.

[Sign on following page]

WAIVER AND RELEASE (PAGE 2 OF 2)

NOTICE TO THE MINOR CHILD'S
NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE INDEMNITEES USE REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

Signature
(parent or guardian if participant is under 18)

Mailing Address

Print Name of Signatory

Telephone Number

Participant Name (if different from above)

Date

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, on behalf of _____
(the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Company Name: _____

Signature: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by (name) _____, as (title) _____, of (company) _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 20 _____.

(Notary Seal) Notary Public

Tab 10

RESOLUTION 2026-09

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

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

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

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

WHEREAS, the District has removed its community grills and wishes to remove references to community grill use from its rules and policies; and

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

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

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

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

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

SECTION 4. The amendments set forth in this Resolution shall become effective immediately.

PASSED AND ADOPTED this 1st day of July 2026.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amendments to *Amenities Rules*

EXHIBIT A

Issuance of Access Cards. Each Patron ~~ten~~fourteen (14) years of age or older will be eligible to receive one (1) Access Card upon registration with the District. In the District's discretion, Guests participating in community programming may be required to exchange their driver's license or other valid identification for a temporary Access Card for the duration of the programming.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following Rules apply to the event lawn, patio, and other outdoor areas:

1. ***First-Come Basis.*** The picnic areas, ~~and patio grill~~, are available for use by Patrons and Guests only on a first-come, first-served basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
 2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
 - ~~3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use.~~
 - ~~4.3.~~***Skateboards, Etc.*** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
 - ~~5.4.~~***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
 - ~~6.5.~~***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
 - ~~7.6.~~***Pets.*** Pets must be kept on a leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
 - ~~8.7.~~***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first-come, first-serve basis. Removal of tables, and chairs, ~~and grills~~ from the picnic area is prohibited.
 - ~~9.8.~~***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
 - ~~10.9.~~***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.
-

Tab 11

Presidential Electrical Services Inc.
EC13007633
 8374 Market Street #170
 Bradenton, FL 34202
 +19412388675
 info@presidentialelectric.com
 www.LightsandElectric.com



Estimate

ADDRESS

5755 Harrison Ranch Blvd
 Parrish, FL 342194401 USA

SHIP TO

Harrison Ranch Community
 Development District
 5755 Harrison Ranch Blvd
 Parrish, FL 342194401 USA

ESTIMATE # 3747

DATE 06/04/2026

EXPIRATION DATE 08/04/2026

ACTIVITY	QTY
36" Deluxe Oregon Fir Wreath With LED Lights	8
4- at 301 entrance mounted on monuments next to Harrison Ranch lettering on (2) on each side	
2- at Erie Rd. entrance on monument next to Harrison Ranch lettering	
2- at Clubhouse entrance on monuments	
Wrap Warm White LED Lights on Palm Tree and Fronds at 301 entrance (5) on each side	10
Installation and removal of pre lit LED Garland at Erie Rd. entrance on monument	1
48" Deluxe Oregon Fir Wreath With LED Lights at Clubhouse	1
LED Snowflake Warm White- 42" at 301 entrance (5) on each side	10
Installation and removal of fully decorated 12' Christmas Tree in clubhouse for the Holiday season.	1
Wrap Warm White LED Lights on Palm Tree & Green LED Fronds (Center Island of Clubhouse)	1
Installation & Removal Included	1
Wrap Mini Warm White Lights on (8) Crepe Myrtle Tree Trunk (Lining driveway)	1
Wrap Mini Warm White Lights on (8) Oak Tree Trunk (Around circular driveway)	1
Wrap Mini Warm White Lights on (2) Crepe Myrtle Tree Trunk (Clubhouse doorway entrance)	1
(2) 36" Deluxe Oregon Fir Wreath with LED Lights and Deluxe Red Bow (Arched windows)	1
Wrap Mini Warm White Lights on Tree Trunk (Trees to the left of the clubhouse)	8
*Option to choose how many trees you want to wrap. Recommended a minimum of 8 tree trunks in that area.	
Installation of Lit LED Garland Around Columns at Clubhouse.	1

Includes Installation done by November 27th and Removal by January 31st.

**Presidential is not responsible for tripped GFCI outlets and will educate client on how to reset GFCI outlets in the event of the outlet tripping. We ask our clients to run the irrigation systems during the day to avoid tripping GFCI outlets. ** Presidential will return to service any issues related to the installation or light/product related defects at no additional cost to the client. All decorations are property of Presidential Electrical Services and must be returned in working condition. Presidential is not responsible for vandalism, theft or negligence of decorations and will charge the client for the cost to replace any damaged decorations if any vandalism, theft or negligence makes decorations inoperable.

SUBTOTAL	23,216.00
DISCOUNT	-1,661.60
TAX	0.00
TOTAL	\$21,554.40

Accepted By

Accepted Date

Tab 12

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/9/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
January 2023	\$327.86	\$98.36
February 2023	\$156.87	\$47.06
March 2023	\$245.74	\$73.72
		<hr/>
	Total Invoice:	\$219.14

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/9/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
April 2023	\$244.93	\$73.48
May 2023	\$219.15	\$65.75
June 2023	\$303.61	\$91.08
		<hr/>
	Total Invoice:	\$230.31

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/9/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
July 2023	\$356.82	\$107.05
August 2023	\$351.22	\$105.37
September 2023	\$316.42	\$94.93
		<hr/>
	Total Invoice:	\$307.34

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/9/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
October 2023	\$284.36	\$85.31
November 2023	\$296.90	\$89.07
December 2023	\$204.01	\$61.20
		<hr/>
	Total Invoice:	\$235.58

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
January 2024	\$86.60	\$25.98
February 2024	\$135.10	\$40.53
March 2024	\$224.67	\$67.40
		<hr/>
	Total Invoice:	\$133.91

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
April 2024	\$288.23	\$86.47
May 2024	\$310.52	\$93.16
June 2024	\$339.86	\$101.96
		<hr/>
	Total Invoice:	\$281.58

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
July 2024	\$311.65	\$93.50
August 2024	\$205.35	\$61.61
September 2024	\$259.90	\$77.97
		<hr/>
	Total Invoice:	\$233.07

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
October 2024	\$0.00	\$0.00
November 2024	\$40.78	\$12.23
December 2024	\$160.36	\$48.11
		<hr/>
	Total Invoice:	\$60.34

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
January 2025	\$348.59	\$104.58
February 2025	\$155.30	\$46.59
March 2025	\$153.19	\$45.96
		<hr/>
	Total Invoice:	\$197.12

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
July 2025	\$0.00	\$0.00
August 2025	\$785.88	\$235.76
September	\$273.30	\$81.99
		<hr/>
	Total Invoice:	\$317.75

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
October 2025	\$193.77	\$58.13
November 2025	\$676.24	\$202.87
December 2025	\$1,082.82	\$324.85
		<hr/>
	Total Invoice:	\$585.85

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

The Villas of Harrison Ranch HOA
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200, Tampa, FL 33614
Phone: (813) 533-2950

6/10/2026

To: Harrison Ranch CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Due Upon Receipt
---	------------------

<u>Description</u>	<u>Total Water Charges</u>	<u>30% due from Harrison Ranch CDD</u>
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
January 2026	\$1,096.91	\$329.07
February 2026	\$347.97	\$104.39
March 2026	\$399.69	\$119.91
		<hr/>
	Total Invoice:	\$553.37

Please remit check payable to: The Villas of Harrison Ranch HOA 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
--

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P. O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE: (813) 792-8811
 www.mymanatee.org/utilities

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

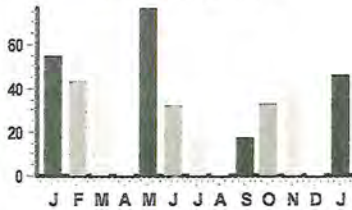
BILLING DATE: 30-JAN-2023
 DUE DATE: 20-FEB-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

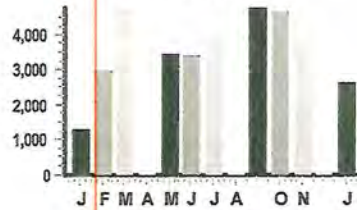
FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						371.62
Payments Received:						371.62
Balance Forward:						0.00
12/20	01/23	34				
Water Deposit Interest Applied						-24.06
Wtr Com. Individual			4864	4910	46	10.81
Water Usage						20.13
Cost Of Basic Service						243.52
Reclaim Wtr WasteWtr Cust			115768	118415	2647	23.92
Reclaimed Water Usage						53.54
Swr Com Individual					46	327.86
Sewer Usage						
Cost Of Basic Service						
Total New Charges						

Total Amount Due: \$327.86

COMM. IND WATER HISTORY
 Hundreds of Gallons



RECLAIM WATER WASTEWATER
 Hundreds of Gallons



Prevent costly plumbing repairs for yourself and help keep our environment safe. Please do not put grease or motor oil down your drain or flush disposable wipes, paper towels, feminine hygiene products, and diapers.

8930

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	30-JAN-2023
DUE DATE	20-FEB-2023
TOTAL AMOUNT NOW DUE:	\$327.86

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTB0130A 7000004822 00.0014.0176 4796/2 4796 1 AV 0.471

THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH, FL 34219-4401



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

000190464200000327860154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 27-FEB-2023
 DUE DATE: 20-MAR-2023

IF A PAYMENT IS MADE WHILE BEING ASSESSED THE FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL	AMOUNT
			Previous Balance:				327.86
			Payments Received:				327.86
			Balance Forward:				0.00
01/23	02/21	29	Wtr Com. Individual Water Usage	4910	4960	50	11.75
			Cost Of Basic Service				20.13
			Reclaim Wtr WasteWtr Cust	118415	118909	494	45.45
			Reclaimed Water Usage			50	26.00
			Swr Com Individual Sewer Usage				53.54
			Cost Of Basic Service				156.87
			Total New Charges				
Total Amount Due:							\$156.87

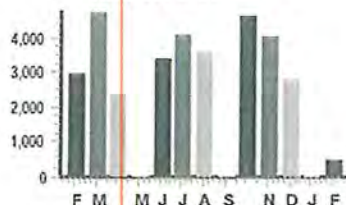
COMM. IND WATER HISTORY

Hundreds of Gallons



RECLAIM WATER WASTEWATER

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	27-FEB-2023
DUE DATE	20-MAR-2023
TOTAL AMOUNT NOW DUE:	\$156.87

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



ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0227A 7060004901 00.0014.0141 4877/1 4877 1 AV 0.471



THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH FL 34219-4401



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

000190464200000156870154030



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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 29-MAR-2023
 DUE DATE: 19-APR-2023

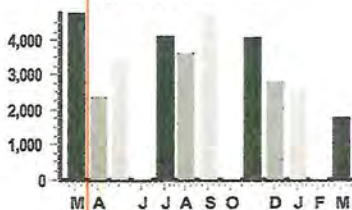
A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						156.87
Payments Received:						156.87
Balance Forward:						0.00
02/21	03/23	30	4960	4971	11	2.59
Wtr Com. Individual Water Usage						20.13
Cost Of Basic Service						163.76
Reclaim Wtr WasteWtr Cust			118909	120689	1780	5.72
Reclaimed Water Usage						53.54
Swr Com Individual						245.74
Sewer Usage						
Cost Of Basic Service						
Total New Charges						
Total Amount Due:						\$245.74

COMM. IND WATER HISTORY
 Hundreds of Gallons



RECLAIM WATER WASTEWATER
 Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.



SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	29-MAR-2023
DUE DATE	19-APR-2023
TOTAL AMOUNT NOW DUE:	\$245.74

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

AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

MTE0329A 7000004915 00.0015.0251 4887/2 4887 1 AV 0.471

THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH, FL 34219-4401



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

000190464200000245740154030

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P.O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE: (941) 752-8811
 www.mymanatee.org/utilities

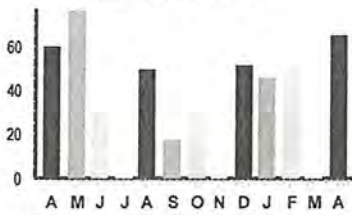
ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 27-APR-2023
 DUE DATE: 18-MAY-2023

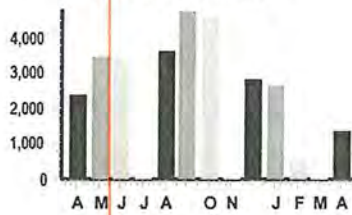
ALL PAYMENTS WILL BE ASSSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
						Previous Balance: 245.74
						Payments Received: 245.74
						Balance Forward: 0.00
03/23	04/20	28	4971	5036	65	Wtr Com. Individual Water Usage 15.28
						Cost Of Basic Service 20.13
			120689	122017	1328	Reclaim Wtr WasteWtr Cust Reclaimed Water Usage 122.18
					65	Swr Com Individual Sewer Usage 33.80
						Cost Of Basic Service 53.54
						Total New Charges 244.93
Total Amount Due:						\$244.93

COMM. IND WATER HISTORY
 Hundreds of Gallons



RECLAIM WATER WASTEWATER
 Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	27-APR-2023
DUE DATE	18-MAY-2023
TOTAL AMOUNT NOW DUE:	\$244.93

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0427A 7000004922 00.0015.0239 4892/2 4892 1 AV 0.471

THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH, FL 34219-4401



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

000190464200000244930154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

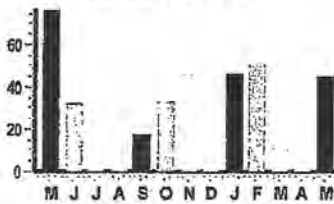
BILLING DATE: 30-MAY-2023
DUE DATE: 20-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

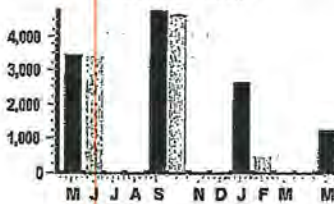
FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						244.93
Payments Received:						244.93
Balance Forward:						0.00
04/20	05/19	29	5036	5081	45	
Wtr Com. Individual Water Usage						10.58
Cost Of Basic Service						20.13
Reclaim Wtr WasteWtr Cust			122017	123229	1212	
Reclaimed Water Usage						111.50
Swr Com Individual Sewer Usage					45	
Sewer Usage						23.40
Cost Of Basic Service						53.54
Total New Charges						219.15

Total Amount Due: \$219.15

COMM. IND WATER HISTORY
Hundreds of Gallons



RECLAIM WATER WASTEWATER
Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.myanatee.org/utilities or call 941.792.8811. Our records indicate a backflow on this property is due for annual testing.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	30-MAY-2023
DUE DATE	20-JUN-2023
TOTAL AMOUNT NOW DUE	\$219.15

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

AMOUNT PAID

MTE0530A 7000004976 00.0015.0220 4946/1 4946 1 AV 0.471



THE VILLAS OF HARRISON RANCH INC
5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401



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

000190464200000219150154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 29-JUN-2023
 DUE DATE: 20-JUL-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X100 = GAL.	AMOUNT
			Previous Balance:				219.15
			Payments Received:				219.15
			Balance Forward:				0.00
05/19	06/22	34	Wtr Com. Individual Water Usage	5081	5091	10	7.93
			Water Usage				15.96
			Reclaim Wtr WasteWtr Cust Reclaimed Water Usage	123229	125450	2221	72.12
			Reclaimed Water Usage				145.15
			Swr Com Individual Sewer Usage			10	20.74
			Sewer Usage				41.71
			Total New Charges				303.61
Total Amount Due:							\$303.61

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	29-JUN-2023
DUE DATE	20-JUL-2023
TOTAL AMOUNT NOW DUE:	\$303.61

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0629A 7000005017 00.0015.0216 4983/2 4983 1 AV 0.471

THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH, FL 34219-4401



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

000190464200000303610154030

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
 P.O. BOX 25010
 BRADENTON, FL 34206-5010
 PHONE (841) 792-3811
 www.myanateecounty.org/utilities

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 28-JUL-2023
 DUE DATE: 18-AUG-2023

ALL PAYMENTS WILL BE ASSIGNED TO THE PAYMENT IS NOT RECEIVED BY THE DUE DATE

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL	AMOUNT
						Previous Balance: 303.61
						Payments Received: 303.61
						Balance Forward: 0.00
06/22	07/21	29	5091	5112	21	Wtr Com. Individual Water Usage 5.42
						Cost Of Basic Service 22.09
			125450	128010	2560	Reclaim Wtr WasteWtr Cust Reclaimed Water Usage 258.56
					21	Swr Com Individual Sewer Usage 11.99
						Cost Of Basic Service 58.76
						Total New Charges 356.82
Total Amount Due:						\$356.82

Manatee County is Hiring! Find Work That Matters at <https://www.governmentjobs.com/careers/manateecounty>.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	28-JUL-2023
DUE DATE	18-AUG-2023
TOTAL AMOUNT NOW DUE:	\$356.82

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0728A 7000005032 00.0016.0257 5002/1 5002 1 AV 0.498



THE VILLAS OF HARRISON RANCH INC
 5755 HARRISON RANCH BLVD
 PARRISH FL 34219-4401



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

000190464200000356820154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 31-AUG-2023
 DUE DATE: 21-SEP-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL	AMOUNT
Previous Balance:						356.82
Payments Received:						356.82
Balance Forward:						0.00
07/21	08/21	31	5112	5136	24	6.19
Wtr Com. Individual Water Usage						22.09
Cost Of Basic Service Reclaim Wtr WasteWtr Cust			128010	130490	2480	250.48
Reclaimed Water Usage						13.70
Swr Com Individual Sewer Usage					24	58.76
Cost Of Basic Service						351.22
Total New Charges						
Total Amount Due:						\$351.22

RECEIVED
 SEP - 5 2023

No residential garbage and/or recycling collection on Monday, September 4th due to the Labor Day Holiday. Collection services will be delayed one day during that week. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	31-AUG-2023
DUE DATE	21-SEP-2023
TOTAL AMOUNT NOW DUE	\$351.22

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

AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MTE0831A 7000000560 00.0003.0143 516/1 516 1 MB 0.561



THE VILLAS OF HARRISON RANCH INC
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



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

000190464200000351220154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

BILLING DATE: 28-SEP-2023
DUE DATE: 19-OCT-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
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Previous Balance:	351.22
Payments Received:	351.22
Balance Forward:	0.00

08/21	09/23	33	Wtr Com. Individual Water Usage	5136	5152	16	4.13
			Cost Of Basic Service				22.09
			Reclaim Wtr WasteWtr Cust	130490	132691	2201	222.30
			Reclaimed Water Usage				9.14
			Swr Com Individual Sewer Usage			16	58.76
			Cost Of Basic Service				316.42
			Total New Charges				

OCT - 5 2023

Total Amount Due: \$316.42

Effective for bills rendered on October 1st, 2023 and after, solid waste rates will increase as approved by the Board of County Commissioners on August 22, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	28-SEP-2023
DUE DATE	19-OCT-2023
TOTAL AMOUNT NOW DUE:	\$316.42

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

AMOUNT PAID

ADDRESSEE MAKE CHECKS PAYABLE TO MCUD

MTE0928A 7000008443 00.0026.0284 8365/2 8365 1 MB 0.561

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

000190464Z00000316420154030

MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 30-OCT-2023
 DUE DATE: 20-NOV-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						316.42
Payments Received:						316.42
Balance Forward:						0.00
09/23	10/19	26	5152	5176	24	6.19
Wtr Com. Individual Water Usage						22.09
Cost Of Basic Service						183.62
			132691	134509	1818	13.70
					24	58.76
						284.36
Reclaim Wtr WasteWtr Cust Reclaimed Water Usage						
Swr Com Individual Sewer Usage						
Cost Of Basic Service						
Total New Charges						
Total Amount Due:						\$284.36

NOV - 6 2023

No residential garbage and/or recycling collection on Thursday, November 23rd due to the Thanksgiving Holiday. Collection services will be delayed one day during that week. Call 941.792.8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	30-OCT-2023
DUE DATE	20-NOV-2023
TOTAL AMOUNT NOW DUE:	\$284.36

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

AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

MTE1030A 7000008499 00.0026.0288 8422/2 8422 1 MB 0.561

THE VILLAS OF HARRISON RANCH INC
 3434 COLWELL AVE SUITE 200
 TAMPA, FL 33614-8390



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

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MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E.

BILLING DATE: 29-NOV-2023
 DUE DATE: 20-DEC-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						284.36
Payments Received:						284.36
Balance Forward:						0.00
10/19	11/21	33	5176	5220	44	
Wtr Com. Individual Water Usage						11.35
Cost Of Basic Service						22.09
Reclaim Wtr WasteWtr Cust			134509	136287	1778	179.58
Reclaimed Water Usage						
Swr Com Individual Sewer Usage					44	25.12
Cost Of Basic Service						58.76
Total New Charges						296.90
Total Amount Due:						\$296.90

RECEIVED
 DEC 04 2023

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	29-NOV-2023
DUE DATE	20-DEC-2023
TOTAL AMOUNT NOW DUE:	\$296.90

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

AMOUNT PAID

ADDRESSEE MAKE CHECKS PAYABLE TO MCUD

MTE1129A 7000008512 00.0030.0275 8421/1 8421 1 MB 0.561



THE VILLAS OF HARRISON RANCH INC
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



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

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MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 28-DEC-2023
 DUE DATE: 18-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:			JAN - 3 2024			296.90
Payments Received:						296.90
Balance Forward:						0.00
11/21	12/19	28	5220	5236	16	4.13
Wtr Com. Individual Water Usage						22.09
Cost Of Basic Service						
Reclaim Wtr WasteWtr Cust			136287	137375	1088	109.89
Reclaimed Water Usage						
Swr Com Individual					16	9.14
Sewer Usage						58.76
Cost Of Basic Service						204.01
Total New Charges						

Total Amount Due: \$204.01

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	28-DEC-2023
DUE DATE	18-JAN-2024
TOTAL AMOUNT NOW DUE:	\$204.01

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

AMOUNT PAID

ADDRESSEE MAKE CHECKS PAYABLE TO MCUD

MTEL228A 7000008892 00.0027.0326 8804/2 8804 1 MB 0.561

THE VILLAS OF HARRISON RANCH INC
 3434 COLWELL AVE SUITE 200
 TAMPA, FL 33614-8390



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

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MCUD

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

ACCOUNT NUMBER: 190464-154030
 THE VILLAS OF HARRISON RANCH INC
 10730 48TH ST E

BILLING DATE: 30-JAN-2024
 DUE DATE: 01-MAR-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						204.01
Payments Received:						204.01
Balance Forward:						0.00
12/19	01/23	35				
Water Deposit Interest Applied						-32.94
Wtr Com. Individual			5236	5246	10	
Water Usage						2.58
Cost Of Basic Service						22.09
Reclaim Wtr WasteWtr Cust			137375	137676	301	
Reclaimed Water Usage						30.40
Swr Com Individual					10	
Sewer Usage						5.71
Cost Of Basic Service						58.76
Total New Charges						86.60
Total Amount Due:						\$86.60

Manatee County Utilities is working on exciting enhancements to the customer experience that will be available early Spring, 2024. More updates are coming soon!

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	190464-154030
BILLING DATE	30-JAN-2024
DUE DATE	01-MAR-2024
TOTAL AMOUNT NOW DUE:	\$86.60

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

AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MTE0130A 7000008626 00.0029.0297 8550/1 8550 1 MB 0.571



THE VILLAS OF HARRISON RANCH INC
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



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

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MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$135.10
Please Pay By	20-Mar-2024
Account Number	100018386

Account Summary	
Previous Amount Due	\$86.60
Payments Received	-\$86.60
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
01/23	5246	02/23	5266	2 kgal	
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
01/23	137676	02/23	138049	37.3 kgal	

Important Information

- Manatee County Utilities Department has replaced its billing system. You can find your new account number and customer self-service access code on this statement. Questions? Visit: www.mymanatee.org/utilities or email: CSS@mymanatee.org

Current Charge Details		01/23 - 02/22 (31 Days)
Individual Residential Commercial Reclaim (Meter # 70348319)		
Individual Residential	37.3 kgal x \$1.01	\$37.67
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185)		
Water Base Rate	1 month(s) x \$22.09	\$22.09
Commercial Water Usage	2 kgal x \$2.58	\$5.16
Sewer Commercial Service		
Sewer Base Rate	1 month(s) x \$58.76	\$58.76
Sewer Service	2 kgal x \$5.71	\$11.42
Total New Charges		\$135.10
Total Amount Due		\$135.10

RECEIVED
MAR - 6 2024



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	28-Feb-2024
DUE DATE	20-Mar-2024
TOTAL AMOUNT DUE	\$135.10

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

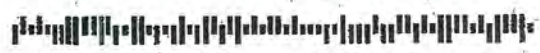
AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MT80229A 7930 1 MB 0.571
7000007993 00.0024.0214 7930/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

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MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$224.67
Please Pay By	18-Apr-2024
Account Number	100018386



Account Summary	
Previous Amount Due	\$135.10
Payments Received	-\$135.10
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
02/23	5266	03/19	5289 *		2.3 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
02/23	138049	03/19	139391 *		134.2 kgal

* Indicates an estimated read

Current Charge Details		02/23 - 03/19 (26 Days)
Individual Residential Commercial Reclaim (Meter # 70348319)		
Individual Residential	134.2 kgal x \$1.01	\$135.54
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185)		
Water Base Rate	0.87 month(s) x \$22.09	\$19.14
Commercial Water Usage	2.3 kgal x \$2.58	\$5.93
Sewer Commercial Service		
Sewer Base Rate	0.87 month(s) x \$58.76	\$50.93
Sewer Service	2.3 kgal x \$5.71	\$13.13
Total New Charges		\$224.67
Total Amount Due		\$224.67

Important Information

- As the Utilities department transitions to a new billing system, we are experiencing a high volume of customer inquiries, resulting in long hold times. Please consider emailing us at CSS@mymanatee.org or visit www.mymanatee.org/css to access additional resources. Thank you for your patience and we apologize for any inconvenience.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	28-Mar-2024
DUE DATE	18-Apr-2024
TOTAL AMOUNT DUE	\$224.67

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

AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MT80329A 7024 1 MB 0.571
7000007077 00.0021.0192 7024/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

100018386200000224670000000

MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due \$288.23

Please Pay By 21-May-2024

Account Number 100018386

Account Summary

Previous Amount Due	\$224.67
Payments Received	-\$224.67
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
03/20	5289 *	04/22	5377		8.8 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
03/20	139391 *	04/22	140722		133.1 kgal

* Indicates an estimated read

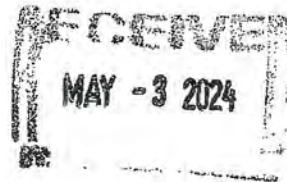
Current Charge Details

03/20 - 04/22 (34 Days)

Individual Residential Commercial Reclaim (Meter # 70348319)		
Individual Residential	133.1 kgal x \$1.01	\$134.43
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185)		
Water Base Rate	1 month(s) x \$22.09	\$22.09
Commercial Water Usage	8.8 kgal x \$2.58	\$22.70
Sewer Commercial Service		
Sewer Base Rate	1 month(s) x \$58.76	\$58.76
Sewer Service	8.8 kgal x \$5.71	\$50.25
Total New Charges		\$288.23
Total Amount Due		\$288.23

Important Information

- The 2023 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2023, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.
- A backflow on this property is due for annual testing within the next 60 days.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code DNO23YX8 (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Apr-2024
DUE DATE	21-May-2024
TOTAL AMOUNT DUE	\$288.23

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80501A 8062 1 MB 0.571
7000008129 00.0030.0232 8062/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34208-5350

100018386700000288230000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$310.52
Please Pay By	21-Jun-2024
Account Number	100018386



Account Summary	
Previous Amount Due	\$288.23
Payments Received	-\$288.23
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/23	5377	05/20	5439	6.2 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/23	140722	05/20	142487	176.5 kgal

- Important Information**
- Effective June 1, 2024, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.
 - A backflow on this property is due for annual testing within the next 60 days.

Current Charge Details		04/23 - 05/20 (28 Days)
Individual Residential Commercial Reclaim (Meter # 70348319)		
Individual Residential	176.5 kgal x \$1.01	\$178.27
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185)		
Water Base Rate	1 month(s) x \$22.09	\$22.09
Commercial Water Usage	6.2 kgal x \$2.58	\$16.00
Sewer Commercial Service		
Sewer Base Rate	1 month(s) x \$58.76	\$58.76
Sewer Service	6.2 kgal x \$5.71	\$35.40
Total New Charges		\$310.52
Total Amount Due		\$310.52

JUN -5 2024



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-May-2024
DUE DATE	21-Jun-2024
TOTAL AMOUNT DUE	\$310.52

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80603A 8456 1 MB 0.561
7000008595.00.0027.0302 8456/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

100018386Z0000031052000000

MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$339.86
Please Pay By	19-Jul-2024
Account Number	100018386

Account Summary	
Previous Amount Due	\$310.52
Payments Received	-\$310.52
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
05/21	5439	06/19	5487		4.8 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
05/21	142487	06/19	144460		197.3 kgal

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2023 edition of the Water Usage ReportCard is available for viewing at www.mymanatee.org/waterquality.

Current Charge Details		Service Period 05/21 - 06/19 (30 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (05/21 - 05/31)		
Individual Residential	72.34 kgal x \$1.01	\$73.06
Commercial Reclaim Usage		
Individual Residential	124.96 kgal x \$1.11	\$138.71
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (05/21 - 05/31)		
Water Base Rate	0.37 month(s) x \$22.09	\$8.10
Water Base Rate	0.63 month(s) x \$24.24	\$15.35
Commercial Water Usage	1.76 kgal x \$2.58	\$4.54
Commercial Water Usage	3.04 kgal x \$2.83	\$8.60
Sewer Commercial Service (05/21 - 05/31)		
Sewer Base Rate	0.37 month(s) x \$58.76	\$21.55
Sewer Base Rate	0.63 month(s) x \$64.49	\$40.84
Sewer Service	1.76 kgal x \$5.71	\$10.05
Sewer Service	3.04 kgal x \$6.27	\$19.06
Total New Charges		\$339.86
Total Amount Due		\$339.86

JUL -5 2024

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	28-Jun-2024
DUE DATE	19-Jul-2024
TOTAL AMOUNT DUE	\$339.86

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

AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

MT80629A 9640 1 MB 0.571
7000009742 00.0030.0293 9640/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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

100018386Z00000339860000000

MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$311.65
Please Pay By	21-Aug-2024
Account Number	100018386



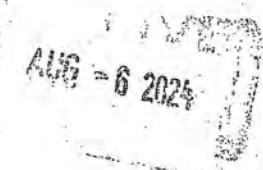
Account Summary	
Previous Amount Due	\$339.86
Payments Received	-\$339.86
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
06/20	5487	07/22	5544		5.7 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
06/20	144460	07/22	146001		154.1 kgal

Important Information

- Manatee County is Hiring! Find Work That Matters at <https://www.governmentjobs.com/careers/manateecounty>

Current Charge Details		Service Period 06/20 - 07/22 (33 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (06/20 - 07/22)		
Individual Residential	154.1 kgal x \$1.11	\$171.05
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (06/20 - 07/22)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	5.7 kgal x \$2.83	\$16.13
Sewer Commercial Service (06/20 - 07/22)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	5.7 kgal x \$6.27	\$35.74
Total New Charges		\$311.65
Total Amount Due		\$311.65



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Jul-2024
DUE DATE	21-Aug-2024
TOTAL AMOUNT DUE	\$311.65

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80801B 8241 1 MB 0.622
7000008329 00.0026.0241 8241/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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

100018386Z00000311650000000

MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$205.35
Please Pay By	20-Sep-2024
Account Number	100018386



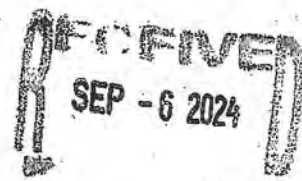
Account Summary	
Previous Amount Due	\$311.65
Payments Received	-\$311.65
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
07/23	5544	08/20	5552		0.8 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
07/23	146001	08/20	146986		98.5 kgal

Important Information

- Take advantage of the summer rainy season and "watch the weather, wait to water". Yards need no more than one-half to three-quarters of an inch of water every two to three days. For more information, visit WaterMatters.org/WatchTheWeather

Current Charge Details		Service Period 07/23 - 08/20 (29 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (07/23 - 08/20)		
Individual Residential	98.5 kgal x \$1.11	\$109.34
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (07/23 - 08/20)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	0.8 kgal x \$2.83	\$2.26
Sewer Commercial Service (07/23 - 08/20)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	0.8 kgal x \$6.27	\$5.02
Total New Charges		\$205.35
Total Amount Due		\$205.35



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Aug-2024
DUE DATE	20-Sep-2024
TOTAL AMOUNT DUE	\$205.35

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

AMOUNT PAID

ADDRESSEE:

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MT80902A 8361 1 MB 0.622
7000008445 00.0024.0253 8361/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$259.90
Please Pay By	21-Oct-2024
Account Number	100018386



Account Summary	
Previous Amount Due	\$205.35
Payments Received	-\$205.35
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date:	Begin Read:	End Date:	End Read:	Period	Consumption:
08/21	5552	09/18	5587 *		3.5 kgal
Meter Number 70348319					
Begin Date:	Begin Read:	End Date:	End Read:	Period	Consumption:
08/21	146986	09/18	148241 *		125.5 kgal

* Indicates an estimated read

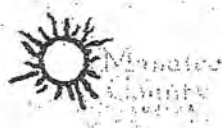
Current Charge Details		Service Period 08/21 - 09/18 (29 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (08/21 - 09/18)		
Individual Residential	125.5 kgal x \$1.11	\$139.31
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (08/21 - 09/18)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	3.5 kgal x \$2.83	\$9.91
Sewer Commercial Service (08/21 - 09/18)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	3.5 kgal x \$6.27	\$21.95
Total New Charges		\$259.90
Total Amount Due		\$259.90

Important Information

- Manatee County is hiring! Find work that matters at www.governmentjobs.com/careers/manatee-county

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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Sep-2024
DUE DATE	21-Oct-2024
TOTAL AMOUNT DUE	\$259.90

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

AMOUNT PAID

ADDRESSEE:
MT81001A 8384 1 MB 0.622
7000008457 00.0026.0248 8384/2

MAKE CHECKS PAYABLE TO MCUD

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
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MANATEE COUNTY UTILITIES DEPARTMENT
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Visit: mymanatee.org/utilities
Call: (941) 792-8811



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	-\$9.38
Please Pay By	20-Nov-2024
Account Number	100018386

Account Summary	
Previous Amount Due	\$259.90
Payments Received	-\$259.90
Balance Forward	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/19	5560	10/20	5568	0.8 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/19	147237	10/20	147513	27.6 kgal

Important Information

- Hurricane season lasts until November 30th. Stay alert and prepared! Sign up for Alert Manatee and get updates about Manatee County at mymanatee.org/manateeready.

Current Charge Details		Service Period 09/19 - 10/20 (32 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (09/19 - 10/20)		
Individual Residential	27.6 kgal x \$1.11	\$30.64
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (09/19 - 10/20)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	0.8 kgal x \$2.83	\$2.26
Sewer Commercial Service (09/19 - 10/20)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	0.8 kgal x \$6.27	\$5.02
Cancel/Rebill		
Original Charges Reversed		-\$259.90
Corrected Charges		\$123.87
Total New Charges		-\$9.38
Total Amount Due		-\$9.38

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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Oct-2024
DUE DATE	20-Nov-2024
TOTAL AMOUNT DUE	-\$9.38

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

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ADDRESSEE:

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THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5350

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

DEC - 9 2024

Amount Due	\$40.78
Please Pay By	25-Dec-2024
Account Number	100018386

Account Summary	
Previous Amount Due	-\$9.38
Payments Received	-\$123.38
Balance Forward	-\$132.76
Contract Charges	\$173.54
Total Amount Due	\$40.78

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
10/21	5568	11/18	5634		6.6 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
10/21	147513	11/18	147736		22.3 kgal

Important Information

Charge Details		Service Period 10/21 - 11/18 (29 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (10/21 - 11/18)		
Individual Residential	22.3 kgal x \$1.11	\$24.75
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (10/21 - 11/18)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	6.6 kgal x \$2.83	\$18.68
Sewer Commercial Service (10/21 - 11/18)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	6.6 kgal x \$6.27	\$41.38
Total New Charges		\$173.54
Balance Forward		-\$132.76
Total Amount Due		\$40.78

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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	04-Dec-2024
DUE DATE	25-Dec-2024
TOTAL AMOUNT DUE	\$40.78

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT81205A 3591 1 MB 0.622
7000003822 00.0014.0097 3591/1



THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

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BRADENTON, FL 34206-5350

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$160.36
Please Pay By	21-Jan-2025
Account Number	100018386



Account Summary	
Previous Amount Due	\$40.78
Payments Received	-\$40.78
Balance Forward	\$0.00
Contract Charges	\$160.36
Total Amount Due	\$160.36

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/19	5634	12/18	5676	4.2 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/19	147736	12/19	148037	30.1 kgal

Charge Details		Service Period 11/19 - 12/19 (31 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (11/19 - 12/19)			
Individual Residential	30.1 kgal x \$1.11		\$33.41
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (11/19 - 12/18)			
Water Base Rate	1 month(s) x \$24.24		\$24.24
Commercial Water Usage	4.2 kgal x \$2.83		\$11.89
Sewer Commercial Service (11/19 - 12/18)			
Sewer Base Rate	1 month(s) x \$64.49		\$64.49
Sewer Service	4.2 kgal x \$6.27		\$26.33
Total New Charges			\$160.36
Total Amount Due			\$160.36

Important Information

- Happy Holidays! Help protect our water systems: never pour grease, fats, or oils down the drain. Dispose responsibly to prevent clogs and costly repairs. Learn more at www.mymanatee.org/water.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Dec-2024
DUE DATE	21-Jan-2025
TOTAL AMOUNT DUE	\$160.36

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80101A 8673 1 MB 0.622
7000008772 00.0029.0259 8673/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$348.59
Please Pay By	21-Feb-2025
Account Number	100018386

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

Account Summary	
Previous Amount Due	\$160.36
Payments Received	\$0.00
Past Due Amount	\$160.36
Contract Charges	\$188.23
Total Amount Due	\$348.59

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/19	5676	01/23	5739	6.3 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/20	148037	01/26	148257	22 kgal

Important Information

- Save water this winter! Skip a week of irrigation to give your lawn a break. Cooler weather and seasonal rainfall reduce the need for extra watering. Learn more water-saving tips at www.swfwmd.state.fl.us/residents/water-conservation/skip-week.

Charge Details		Service Period 12/19 - 01/26 (39 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (12/20 - 01/26)		
Individual Residential	22 kgal x \$1.11	\$24.42
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (12/19 - 01/23)		
Water Base Rate	1.2 month(s) x \$24.24	\$29.09
Commercial Water Usage	6.3 kgal x \$2.83	\$17.83
Sewer Commercial Service (12/19 - 01/23)		
Sewer Base Rate	1.2 month(s) x \$64.49	\$77.39
Sewer Service	6.3 kgal x \$6.27	\$39.50
Total New Charges		\$188.23
Past Due Amount		\$160.36
Total Amount Due		\$348.59



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Jan-2025
DUE DATE	21-Feb-2025
TOTAL AMOUNT DUE	\$348.59

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

AMOUNT PAID

ADDRESSEE:

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THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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BRADENTON, FL 34206-5010

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THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$155.30
Please Pay By	21-Mar-2025
Account Number	100018386



Account Summary	
Previous Amount Due	\$348.59
Payments Received	-\$348.59
Balance Forward	\$0.00
Contract Charges	\$155.30
Total Amount Due	\$155.30

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/24	5739	02/20	5788	4.9 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/27	148257	02/20	148455	19.8 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details		Service Period 01/24 - 02/20 (28 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (01/27 - 02/20)			
Individual Residential	19.8 kgal x \$1.11		\$21.98
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (01/24 - 02/20)			
Water Base Rate	1 month(s) x \$24.24		\$24.24
Commercial Water Usage	4.9 kgal x \$2.83		\$13.87
Sewer Commercial Service (01/24 - 02/20)			
Sewer Base Rate	1 month(s) x \$64.49		\$64.49
Sewer Service	4.9 kgal x \$6.27		\$30.72
Total New Charges			\$155.30
Total Amount Due			\$155.30

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MAR - 5 2025



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	28-Feb-2025
DUE DATE	21-Mar-2025
TOTAL AMOUNT DUE	\$155.30

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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7000008714 00.0026.0258 8636/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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



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THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$153.19
Please Pay By	21-Apr-2025
Account Number	100018386

Account Summary	
Previous Amount Due	\$155.30
Payments Received	-\$155.30
Balance Forward	\$0.00
Contract Charges	\$153.19
Total Amount Due	\$153.19

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date:	Begin Read:	End Date:	End Read:	Period	Consumption:
02/21	5788	03/20	5832		4.4 kgal
Meter Number 70348319					
Begin Date:	Begin Read:	End Date:	End Read:	Period	Consumption:
02/21	148455	03/20	148675		22 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details		Service Period 02/21 - 03/20 (28 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (02/21 - 03/20)		
Individual Residential	22 kgal x \$1.11	\$24.42
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (02/21 - 03/20)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	4.4 kgal x \$2.83	\$12.45
Sewer Commercial Service (02/21 - 03/20)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	4.4 kgal x \$6.27	\$27.59
Total New Charges		\$153.19
Total Amount Due		\$153.19

APR -3 2025

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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Mar-2025
DUE DATE	21-Apr-2025
TOTAL AMOUNT DUE	\$153.19

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

AMOUNT PAID

ADDRESSEE:

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MT80401A 8602 1 MB 0.622
7000008679 00.0026.0256 8602/1



THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5350

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MANATEE COUNTY UTILITIES DEPARTMENT
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Visit: mymanatee.org/utilities
Call: (941) 792-8811



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$1,105.41
Please Pay By	23-May-2025
Account Number	100018386

Account Summary	
Previous Amount Due	\$153.19
Payments Received	-\$153.19
Balance Forward	\$0.00
Contract Charges	\$1,105.41
Total Amount Due	\$1,105.41

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	5832	04/22	5899	6.7 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	148675	04/23	157285	861 kgal

Charge Details		Service Period 03/21 - 04/23 (34 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (03/21 - 04/23)		
Individual Residential	861 kgal x \$1.11	\$955.71
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (03/21 - 04/22)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	6.7 kgal x \$2.83	\$18.96
Sewer Commercial Service (03/21 - 04/22)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	6.7 kgal x \$6.27	\$42.01
Total New Charges		\$1,105.41
Total Amount Due		\$1,105.41

- ### Important Information
- Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.
 - A backflow on this property is due for annual testing within the next 60 days.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	02-May-2025
DUE DATE	23-May-2025
TOTAL AMOUNT DUE	\$1,105.41

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

AMOUNT PAID



ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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

100018386Z00001105410000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$575.28
Please Pay By	20-Jun-2025
Account Number	100018386

Account Summary

Previous Amount Due	\$1,105.41
Payments Received	-\$1,105.41
Balance Forward	\$0.00
Contract Charges	\$575.28
Total Amount Due	\$575.28

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
04/23	5899	05/20	5936		3.7 kgal

Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
04/24	157285	05/21	161365		408 kgal

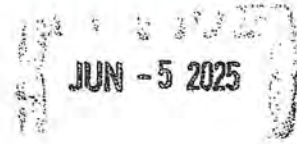
Charge Details

Service Period 04/23 - 05/21 (29 Days)

Individual Residential Commercial Reclaim (Meter # 70348319) (04/24 - 05/21)		
Individual Residential Commercial Reclaim Usage	408 kgal x \$1.11	\$452.88
Commercial Water Service (Meter # 53492185) (04/23 - 05/20)		
Water Base Rate	1 month(s) x \$24.24	\$24.24
Commercial Water Usage	3.7 kgal x \$2.83	\$10.47
Sewer Commercial Service (04/23 - 05/20)		
Sewer Base Rate	1 month(s) x \$64.49	\$64.49
Sewer Service	3.7 kgal x \$6.27	\$23.20
Total New Charges		\$575.28
Total Amount Due		\$575.28

Important Information

- Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.
- A backflow on this property is due for annual testing within the next 60 days.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-May-2025
DUE DATE	20-Jun-2025
TOTAL AMOUNT DUE	\$575.28

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

AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MT80601A 9086 1 MB 0.622
7000009182 00.0031.0048 9086/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

100018386200000575280000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$536.13
Please Pay By	21-Jul-2025
Account Number	100018386



Account Summary	
Previous Amount Due	\$575.28
Payments Received	-\$575.28
Balance Forward	\$0.00
Contract Charges	\$536.13
Total Amount Due	\$536.13

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	5936	06/22	5976	4 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/22	161365	06/22	164898	353,3 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 05/21 - 06/22 (33 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (05/22 - 05/31)		
Individual Residential	110.41 kgal x \$1.11	\$122.56
Commercial Reclaim Usage		
Individual Residential	242.89 kgal x \$1.17	\$284.18
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (05/21 - 05/31)		
Water Base Rate	0.33 month(s) x \$24.24	\$8.08
Water Base Rate	0.67 month(s) x \$25.48	\$16.99
Commercial Water Usage	1.33 kgal x \$2.83	\$3.76
Commercial Water Usage	2.67 kgal x \$2.97	\$7.93
Sewer Commercial Service (05/21 - 05/31)		
Sewer Base Rate	0.33 month(s) x \$64.49	\$21.50
Sewer Base Rate	0.67 month(s) x \$67.78	\$45.19
Sewer Service	1.33 kgal x \$6.27	\$8.34
Sewer Service	2.67 kgal x \$6.59	\$17.60
Total New Charges		\$536.13
Total Amount Due		\$536.13



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Jun-2025
DUE DATE	21-Jul-2025
TOTAL AMOUNT DUE	\$536.13

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80701A 8644 1 MB 0.622
7000008793 00.0028.0281 8644/2

THE VILLAS OF HARRISON RANCH INC
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390



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

1.00018386200000536130000000

MCUD

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



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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	-\$33.02
Do Not Pay	Credit Balance
Account Number	100018386

Account Summary	
Previous Amount Due	\$536.13
Payments Received	-\$536.13
Balance Forward	\$0.00
Contract Charges	\$252.15
Cancel/Rebill Corrections	-\$285.17
Total Amount Due	-\$33.02

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/23	5976	07/22	6017	4.1 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/23	162421	07/23	163444	102.3 kgal

Important Information

- The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

Charge Details		Service Period 06/23 - 07/23 (31 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (06/23 - 07/23)		
Individual Residential	102.3 kgal x \$1.17	\$119.69
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (06/23 - 07/22)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	4.1 kgal x \$2.97	\$12.18
Sewer Commercial Service (06/23 - 07/22)		
Sewer Base Rate	1 month(s) x \$67.78	\$67.78
Sewer Service	4.1 kgal x \$6.59	\$27.02
Total New Charges		\$252.15
Cancel/Rebill Corrections		
Original Charges Reversed		-\$406.74
Corrected Charges		\$121.57
Total Corrections		-\$285.17
Total Amount Due		-\$33.02

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Jul-2025
DUE DATE	21-Aug-2025
TOTAL AMOUNT DUE	-\$33.02

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

CREDIT BALANCE Do Not Pay

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237

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

100018386Z0000003302000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$785.88
Please Pay By	26-Sep-2025
Account Number	100018386

Auto-pay is scheduled for 26-Sep-2025

Account Summary	
Previous Amount Due	-\$33.02
Payments Received	\$0.00
Balance Forward	-\$33.02
Contract Charges	\$818.90
Total Amount Due	\$785.88

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	6017	08/21	6029	1.2 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/24	163444	08/24	169548	610.4 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 07/23 - 08/24 (33 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (07/24 - 08/24)		
Individual Residential	610.4 kgal x \$1.17	\$714.17
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (07/23 - 08/21)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	1.2 kgal x \$2.97	\$3.56
Sewer Commercial Service (07/23 - 08/21)		
Sewer Base Rate	1 month(s) x \$67.78	\$67.78
Sewer Service	1.2 kgal x \$6.59	\$7.91
Total New Charges		\$818.90
Balance Forward		-\$33.02
Total Amount Due		\$785.88

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	05-Sep-2025
DUE DATE	26-Sep-2025
TOTAL AMOUNT DUE	\$785.88

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80906A 3243 1 MB 0.672
7000003369 00.0012.0116 3243/1



THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE NC 28237-7231



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

100018386Z000007858800000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$273.30
Please Pay By	21-Oct-2025
Account Number	100018386

Auto-pay is scheduled for 21-Oct-2025

Account Summary	
Previous Amount Due	\$785.88
Payments Received	-\$785.88
Balance Forward	\$0.00
Contract Charges	\$273.30
Total Amount Due	\$273.30

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	6029	09/23	6057	2.8 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/25	169548	09/21	170858	131 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details		Service Period 08/22 - 09/23 (33 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (08/25 - 09/21)			
Individual Residential	131 kgal x \$1.17		\$153.27
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (08/22 - 09/23)			
Water Base Rate	1 month(s) x \$25.48		\$25.48
Commercial Water Usage	2.8 kgal x \$2.97		\$8.32
Sewer Commercial Service (08/22 - 09/23)			
Sewer Base Rate	1 month(s) x \$67.78		\$67.78
Sewer Service	2.8 kgal x \$6.59		\$18.45
Total New Charges			\$273.30
Total Amount Due			\$273.30

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Sep-2025
DUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$273.30

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

AMOUNT PAID **Auto-Pay is scheduled**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT81001A 8486 1 MB 0.672
7000008581 00.0031.0207 8486/2

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237



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

100018386200000273300000000

MCUD

I/O

Visit: mymanatee.org/utilities

Call: (941) 792-8811



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

THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$193.77
Please Pay By	20-Nov-2025
Account Number	100018386

Auto-pay is scheduled for 20-Nov-2025



Account Summary	
Previous Amount Due	\$273.30
Payments Received	-\$273.30
Balance Forward	\$0.00
Contract Charges	\$193.77
Total Amount Due	\$193.77

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date	Begin Read	End Date	End Read	Period Consumption
09/24	6057	10/21	6098	4.1 kgal
Meter Number 70348319				
Begin Date	Begin Read	End Date	End Read	Period Consumption
09/22	170858	10/20	171382	52.4 kgal

Charge Details		Service Period 09/22 - 10/21 (30 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (09/22 - 10/20)			
Individual Residential	52.4 kgal x \$1.17		\$61.31
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (09/24 - 10/21)			
Water Base Rate	1 month(s) x \$25.48		\$25.48
Commercial Water Usage	4.1 kgal x \$2.97		\$12.18
Sewer Commercial Service (09/24 - 10/21)			
Sewer Base Rate	1 month(s) x \$67.78		\$67.78
Sewer Service	4.1 kgal x \$6.59		\$27.02
Total New Charges			\$193.77
Total Amount Due			\$193.77

- Important Information**
- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbin
 - All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Oct-2025
DUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$193.77

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

AMOUNT PAID **Auto-Pay is scheduled**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT81031A 8568 2 MB 0.672
7000015466 00.0034.0196 8568/2

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237



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

100018386Z00000193770000000



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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$676.24
Please Pay By	30-Dec-2025
Account Number	100018386

Auto-pay is scheduled for 30-Dec-2025

Account Summary	
Previous Amount Due	\$193.77
Payments Received	-\$193.77
Balance Forward	\$0.00
Contract Charges	\$676.24
Total Amount Due	\$676.24

Charge Details		Service Period 10/21 - 11/18 (29 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (10/21 - 11/18)		
Individual Residential	456.6 kgal x \$1.17	\$534.22
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (10/22 - 11/18)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	5.1 kgal x \$2.97	\$15.15
Sewer Commercial Service (10/22 - 11/18)		
Sewer Base Rate	1 month(s) x \$67.78	\$67.78
Sewer Service	5.1 kgal x \$6.59	\$33.61
Total New Charges		\$676.24
Total Amount Due		\$676.24

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
10/22	6098	11/18	6149	5.1 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
10/21	171382	11/18	175948	456.6 kgal

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	09-Dec-2025
DUE DATE	30-Dec-2025
TOTAL AMOUNT DUE	\$676.24

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237

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

100018386Z0000067624000000

MCUD

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

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



THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$1,082.82
Please Pay By	21-Jan-2026
Account Number	100018386

Auto-pay is scheduled for 21-Jan-2026

Account Summary	
Previous Amount Due	\$676.24
Payments Received	-\$676.24
Balance Forward	\$0.00
Contract Charges	\$1,082.82
Total Amount Due	\$1,082.82

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 53492185					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
11/19	6149	12/21	6218		6.9 kgal
Meter Number 70348319					
Begin Date	Begin Read	End Date	End Read	Period	Consumption
11/19	175948	12/21	183842		789.4 kgal

Charge Details		Service Period 11/19 - 12/21 (33 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (11/19 - 12/21)			
Individual Residential	789.4 kgal x \$1.17		\$923.60
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (11/19 - 12/21)			
Water Base Rate	1 month(s) x \$25.48		\$25.48
Commercial Water Usage	6.9 kgal x \$2.97		\$20.49
Sewer Commercial Service (11/19 - 12/21)			
Sewer Base Rate	1 month(s) x \$67.78		\$67.78
Sewer Service	6.9 kgal x \$6.59		\$45.47
Total New Charges			\$1,082.82
Total Amount Due			\$1,082.82

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DNO23YX8** (do not share this code)



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Dec-2025
DUE DATE	21-Jan-2026
TOTAL AMOUNT DUE	\$1,082.82

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

AMOUNT PAID Auto-Pay is scheduled

MT80102A 7970 2 MB 0.672
7000014602 00.0029.0199 7970/3

MAKE CHECKS PAYABLE TO MCUD

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237

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

100018386Z0000108282000000

MCUD

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

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

THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

I/O

*[2/2]

Amount Due	\$1,096.91
Please Pay By	20-Feb-2026
Account Number	100018386

Auto-pay is scheduled for 20-Feb-2026



Account Summary	
Previous Amount Due	\$1,082.82
Payments Received	-\$1,082.82
Balance Forward	\$0.00
Contract Charges	\$1,096.91
Total Amount Due	\$1,096.91

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/22	6218	01/25	6284	6.6 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/22	183842	01/25	191881	803.9 kgal

Charge Details		Service Period 12/22 - 01/25 (35 Days)	
Individual Residential Commercial Reclaim (Meter # 70348319) (12/22 - 01/25)			
Individual Residential	803.9 kgal x \$1.17		\$940.56
Commercial Reclaim Usage			
Commercial Water Service (Meter # 53492185) (12/22 - 01/25)			
Water Base Rate	1 month(s) x \$25.48		\$25.48
Commercial Water Usage	6.6 kgal x \$2.97		\$19.60
Sewer Commercial Service (12/22 - 01/25)			
Sewer Base Rate	1 month(s) x \$67.78		\$67.78
Sewer Service	6.6 kgal x \$6.59		\$43.49
Total New Charges			\$1,096.91
Total Amount Due			\$1,096.91

Important Information

- In 2024, the drinking water was tested for unregulated contaminants as required by the EPA. The results of this testing is accessible at www.mymanatee.org/UCMR5. Please call 941-746-3020 Ex. 5021 if you would like a paper copy mailed to you.

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **DNO23YX8**



Scan QR code to access our CSS Portal



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	30-Jan-2026
DUE DATE	20-Feb-2026
TOTAL AMOUNT DUE	\$1,096.91

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80131A 8676 1 MB 0.672
7000008924 00.0025.0187 8676/2

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237



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

100018386200001096910000000

MCUD



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

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

THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due **\$347.97**

Please Pay By **20-Mar-2026**

Account Number **100018386**

Auto-pay is scheduled for 20-Mar-2026

Account Summary

Previous Amount Due	\$1,096.91
Payments Received	-\$1,096.91
Balance Forward	\$0.00
Contract Charges	\$347.97
Total Amount Due	\$347.97

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53492185				
Begin Date	Begin Read	End Date	End Read	Period Consumption
01/26	6284	02/23	6348	6.4 kgal

Meter Number 70348319				
Begin Date	Begin Read	End Date	End Read	Period Consumption
01/26	191881	02/22	193535	165.4 kgal

Charge Details

Service Period 01/26 - 02/23 (29 Days)

Individual Residential Commercial Reclaim (Meter # 70348319) (01/26 - 02/22)		
Individual Residential	165.4 kgal x \$1.17	\$193.52
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (01/26 - 02/23)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	6.4 kgal x \$2.97	\$19.01
Sewer Commercial Service (01/26 - 02/23)		
Sewer Base Rate	1 month(s) x \$67.78	\$67.78
Sewer Service	6.4 kgal x \$6.59	\$42.18
Total New Charges		\$347.97
Total Amount Due		\$347.97

Important Information

- Due to dry conditions, the Southwest Florida Water Management District has declared a Severe Water Shortage. All Manatee County residents using county water, private wells, or surface water (ponds, etc.) must follow a one-day-per-week watering schedule. For more information and details regarding the restrictions, please visit www.mymanatee.org/waterrestrictions

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **DNO23YX8**



Scan QR code to access our CSS Portal



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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	27-Feb-2026
DUE DATE	20-Mar-2026
TOTAL AMOUNT DUE	\$347.97

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

AMOUNT PAID **Auto-Pay is scheduled**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80302A 8535 1 MB 0.672
7000009740 00.0028.0178 8535/2

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237



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

100018386Z000003479700000000

MCUD

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

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

THE VILLAS OF HARRISON RANCH INC
10730 48TH ST E

Amount Due	\$399.69
Please Pay By	21-Apr-2026
Account Number	100018386

Auto-pay is scheduled for 21-Apr-2026

Account Summary	
Previous Amount Due	\$347.97
Payments Received	-\$347.97
Balance Forward	\$0.00
Contract Charges	\$399.69
Total Amount Due	\$399.69

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 53492185				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/24	6348	03/23	6436	8.8 kgal
Meter Number 70348319				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/23	193535	03/22	195435	190 kgal

Charge Details		Service Period 02/23 - 03/23 (29 Days)
Individual Residential Commercial Reclaim (Meter # 70348319) (02/23 - 03/22)		
Individual Residential	190 kgal x \$1.17	\$222.30
Commercial Reclaim Usage		
Commercial Water Service (Meter # 53492185) (02/24 - 03/23)		
Water Base Rate	1 month(s) x \$25.48	\$25.48
Commercial Water Usage	8.8 kgal x \$2.97	\$26.14
Sewer Commercial Service (02/24 - 03/23)		
Sewer Base Rate	1 month(s) x \$67.78	\$67.78
Sewer Service	8.8 kgal x \$6.59	\$57.99
Total New Charges		\$399.69
Total Amount Due		\$399.69

Important Information


- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

I/O

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **DNO23YX8**



Scan QR code to access our CSS Portal

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

SERVICE ADDRESS	10730 48TH ST E
ACCOUNT NUMBER	100018386
BILLING DATE	31-Mar-2026
DUE DATE	21-Apr-2026
TOTAL AMOUNT DUE	\$399.69

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80401A 8520 1 MB 0.672
7000008627 00.0028.0185 8520/2

THE VILLAS OF HARRISON RANCH INC
37231 PO BOX
CHARLOTTE, NC 28237

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

100018386Z00000399690000000

Tab 13

HAUTE MESS CLEANING SERVICES LLC

12405 Triple Creek Boulevard
Riverview, Florida 33579
hautemesscleaning@gmail.com

Triple Creek



RECIPIENT:

Laura Daily

5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Estimate #723

Sent on

May 25, 2026

Total

\$2,470.00

Product/Service	Description	Unit Price	Total
Weekly Cleaning 3x per week Monthly pricing	Office x 3 Activity Room Mop and Vacuum All Floors Hallway Billiard Room Kitchen Veranda Gym Men's and Women's Bathrooms Living Room Area All Windows	\$1,670.00	\$1,670.00
Deep Cleaning	We offer a comprehensive cleaning service that includes a wide range of tasks, from dusting and vacuuming to mopping and performing deep cleans in your bathrooms, heavy used areas and kitchens. Our primary objective is to eliminate all accumulated grime and dirt effectively. Please note that we require the gym and any common areas to be closed for a minimum of 4 hours. Our deep cleaning services are scheduled for weekdays, and our team will be present on-site for approximately 4-6 hours.	\$800.00	\$800.00
		Total	\$2,470.00

This quote is valid for the next 30 days, after which values may be subject to change.
We can provide all cleaning supplies

Signature: _____ Date: _____

HAUTE MESS CLEANING

COMMERCIAL AMENITY CENTER CLEANING — WHAT'S INCLUDED

Every visit is completed with professionalism, consistency, and attention to detail.

Offices (3) Desks and work surfaces dusted and wiped Computer monitors, keyboards, and equipment dusted (dry microfiber) Filing cabinets and shelving dusted and wiped Chairs wiped and cleaned Trash receptacles emptied and relined Baseboards dusted Door frames, handles, and light switches wiped and disinfected Floors vacuumed and/or mopped **Activity Room** All surfaces dusted and wiped Tables and chairs wiped and sanitized Baseboards and trim dusted Light fixtures dusted Door frames and handles wiped Floors vacuumed and/or mopped **Floors (Common Areas)** All hard floors swept and mopped Carpet areas vacuumed Entry mats cleaned Transition areas and edges cleaned **Hallways** Surfaces and ledges dusted Light fixtures dusted Baseboards dusted and wiped Door frames and handles wiped Floors swept and mopped **Billiards Room** Billiards table surface brushed and wiped Cues and accessories wiped All furniture surfaces dusted and wiped Baseboards and trim dusted Light fixtures dusted Floors vacuumed and/or mopped **Kitchen** Countertops wiped and disinfected Sink and faucet cleaned and disinfected Exterior of appliances wiped (refrigerator, microwave, dishwasher) Cabinet doors and drawer fronts wiped Backsplash wiped Fixtures shined and polished Trash receptacles emptied and relined Floors swept and mopped

Veranda All surface areas dusted and wiped Railings wiped down Ceiling fans or fans dusted Light fixtures dusted Floors swept and mopped **Gym** Cardio and weight equipment wiped and sanitized (handles, seats, screens) Weight racks and free weights wiped Mirrors cleaned streak-free Water fountains or hydration stations wiped and disinfected Floors vacuumed and/or mopped Trash receptacles emptied and relined **Bathrooms — Men's & Women's** Toilets scrubbed and disinfected (bowl, seat, lid, base) Urinals (men's) scrubbed and disinfected Sinks and faucets cleaned and disinfected Countertops and vanities wiped Mirrors cleaned streak-free Tub and/or shower areas scrubbed (if applicable) Soap scum removed from glass and tiles Chrome fixtures shined Stall doors and hardware wiped Paper product dispensers wiped and restocked (supplies provided by client) Floors swept and mopped **Living Room / Lounge Area** All surfaces dusted and wiped (tables, shelves, entertainment units) Furniture and cushions straightened Decorative items and picture frames dusted Glass surfaces cleaned streak-free TV screen dusted (dry microfiber) Baseboards dusted Floors vacuumed and/or mopped

Deep Clean Add-Ons Available

Ask us about scheduling a deep clean for a more thorough top-to-bottom service.

Tab 14

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: Tom Donato

Job: Harrison Ranch

5755 Harrison Ranch Blvd, Parish 34219

Date: June 5, 2026

Refusal of Fiberglass Membrane

This is acknowledgement of Harrison Ranch decling of fiberglass membrane as previosuly provided in original proposal and asked to be removed from revised proposal. Lancelot cannot control time or severity of cracks that may reappear. Please sign below and return.

X _____

Date:

Lancelot Industries LLC

372 s.w Paar Dr. Psl, Fl 34953

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

Lancelotindustries@gmail.com

Jadelancelotind@gmail.com

Invoice

Invoice # 103-MD25-HR

Date June 10, 2026

ATTN: Tom Donato

JOB: Harrison Ranch

5755 Harrison Ranch Blvd, Parish 34219

Description- 25% material drop payment

Overall Total due now \$7,450.00

Please send all payment to below address ACH or Wire transfer.

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

Invoice

Invoice # 102-50DP

Date: June 5, 2026

ATTN: Tom Donato

Job: Harrison Ranch

5755 Harrison Ranch Blvd, Parish 34219

Description- 50 % DEPOSIT FOR RESURFACING AT HARRISON RANCH

1 Tennis & 4 pickleball

Overall Total due now \$14,900.00

Please send all payment to below address ACH or Wire transfer.

Thank you,

Lancelot Industries LLC

372 SW Paar Drive

Port St. Lucie Fl 34953

772-634-4474/772-618-3682

Tab 15



Complete I.T.
SERVICE & SOLUTIONS

LPR For Exit and Camera for Dumpster

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

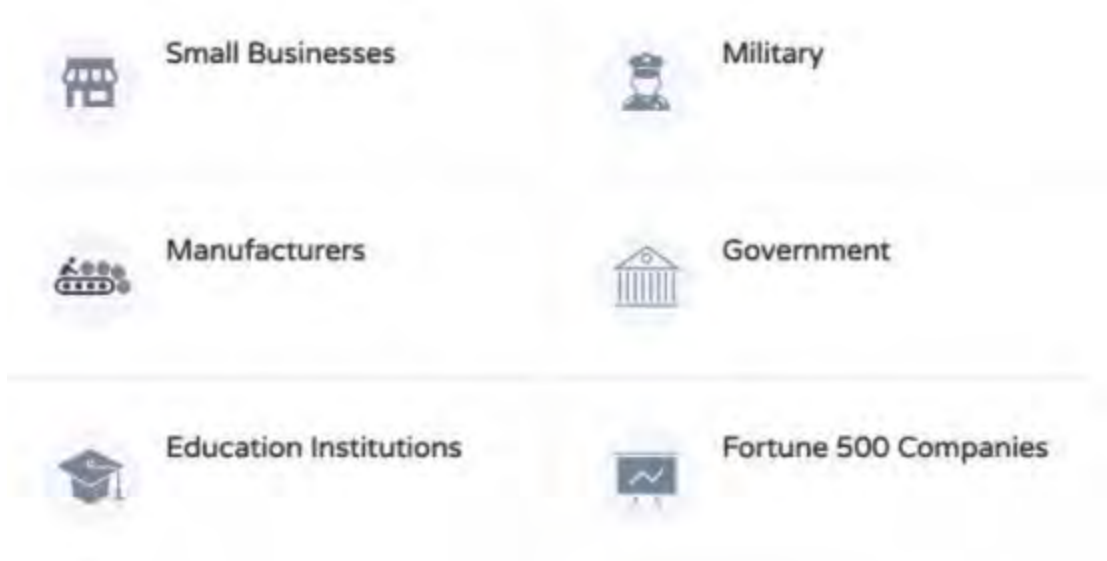


- Your Technology Professionals -
Sales, Training, & Support

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,

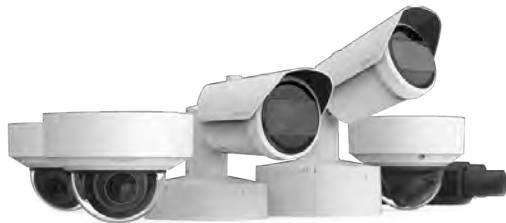
Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



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)

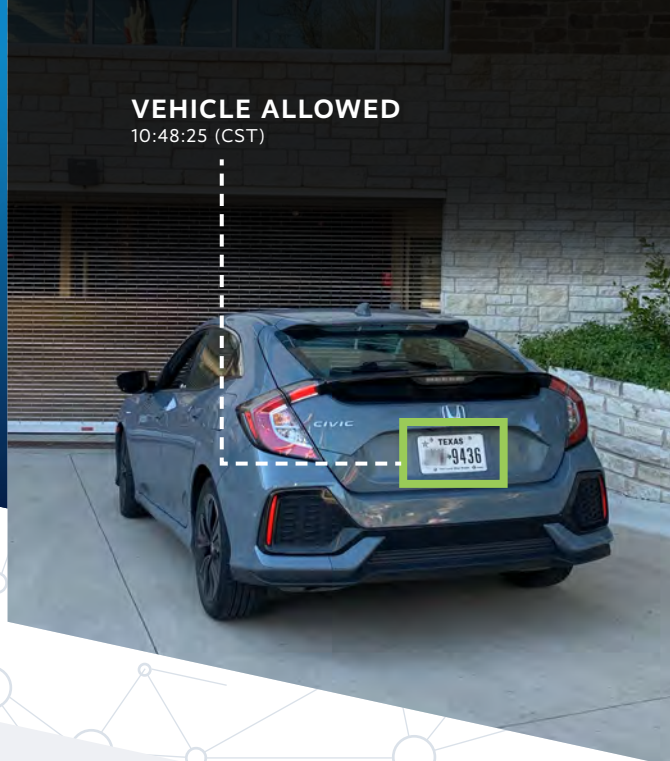
Cloud Based. Secure. Affordable. Easy To Use.

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.



CLOUD VIDEO SURVEILLANCE

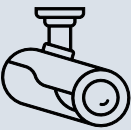
License Plate Recognition



Features:



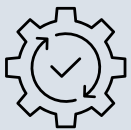
HIGH ACCURACY AI MODEL



WORKS WITH ANY ONVIF CAMERA



OPERATES ON CLOUD VMS



AUTOMATIC SOFTWARE UPDATES



OPEN API FOR EASY INTEGRATION

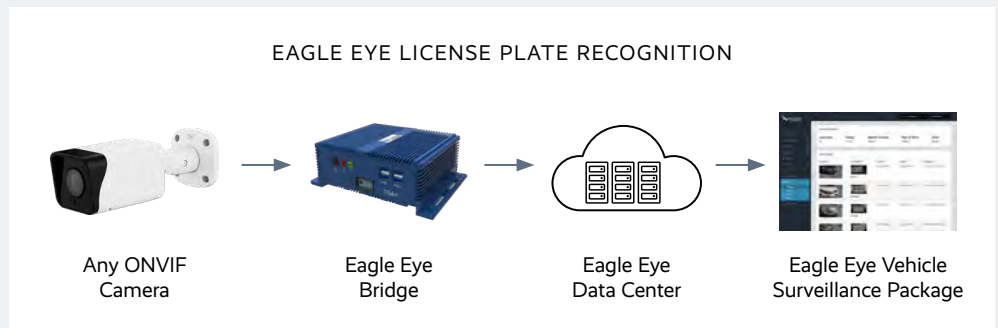


24/7/365 CUSTOMER SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

Revised Proposal

Camera Solution	Price
LPR for Exit & 2 Overview Cameras <ul style="list-style-type: none"> • DB14 EEN camera for LPR • (2) DT03 camera for overview • New Black aluminum pole • Point to point wireless • Due to the distance, recommend LPR having its own 324+ recorder secured in demo box • Ditek Surge & Outdoor NEMA Enclosure • Labor 	\$8,826.00
Dumpster Cameras <ul style="list-style-type: none"> • (2) DT03 camera for overview • Solar Panel, Battery, Controller • Labor • Point to point wireless • New Black aluminum pole • More economic to do solar and wireless than trenching 	\$6,298.00
Estimated Project Total	
\$15,124.00	

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
LPR for Exit			
Eagle Eye VMS PR1 Management Edition Monthly	\$9.50	2	\$19.00
EEN LPR	\$45.00	1	\$45.00
Dumpster Cameras			
Eagle Eye VMS PR1 Management Edition Monthly	\$9.50	2	\$19.00
Monthly Licensing/Service			\$83.00

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 or email notice, without penalty or charge, prior to the renewal date. Cancellation with a 60-day written or email notice.

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.

Response times are as follows:

- Remote support: Prioritized and handled in the order received.
- On-site service: Typical response within 48 business hours, subject to part availability.

7. Technician Time Rates

Standard Business Hours (M–F, 9:00AM–5:30PM): \$165/hour (2-hour minimum, plus travel if outside radius)

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

Emergency service is not guaranteed and will be handled on a case-by-case basis, subject to technician availability and the nature of the issue.

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.

Warranty Coverage:

- Eagle Eye Networks: 2 years
- Hanwha: 5 years
- Axis: 5 years

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.

11. Ownership & Transferability

All installed equipment will be owned by the HOA. In the event of a management transition, licenses (e.g., Eagle Eye Networks) may be transferred to another approved vendor, provided there are no outstanding balances. Please note: Manufacturer license transfers may be subject to additional fees. The manufacturer retains sole discretion over whether a transfer request is approved or denied. The Vendor is not responsible for any outcomes or delays resulting from manufacturer transfer policies.

12. Training & Access Provisioning

A Zoom training session will be provided post-installation for Board members, management, and community representatives. Credentialed access to the system will be distributed after installation is complete. Any additional training sessions or retraining requests beyond the initial session will be billed at our standard hourly technician rate, in accordance with Section 7.

13. Access Control Database Responsibility

The management company and/or Board is solely responsible for maintaining the access control system database, including but not limited to the addition, removal, or modification of users, credentials, and access permissions. The Vendor will provide free remote technical support for troubleshooting and guidance related to the access control system. However, any assistance involving data entry, user record updates, or database population can be billed at the standard technician hourly rate as outlined in Section 7. In cases where the access control database is being transferred or migrated from an existing system, the Client must provide, at a minimum, the following for each user record: first name, last name, keycard number, and keycard facility code number. If this information cannot be furnished, the Client will be required to build a new database from scratch.

14. No Refunds Policy

The Vendor maintains a strict NO REFUNDS policy on deposits, project totals, service retainers, hardware purchases, or any monetary exchanges related to services rendered or contracted. All sales and service agreements are final. This policy applies regardless of project status, partial completion, or cancellation by the Client.

15. Scope of Phone and Remote Technical Support

Phone and remote support is available during normal business hours, as defined in Section 7, and is intended to assist with basic system-related issues and administrative functions. Support services included at no additional charge cover tasks such as resetting user passwords, adding or removing users, and troubleshooting issues related to the Eagle Eye and Brivo software platforms. Services that fall outside the scope of standard support include additional or repeated training sessions resulting from staff turnover or role changes, as well as reviewing or investigating recorded footage for incidents. These activities, along with administrative tasks beyond routine use—such as performing detailed user audits or modifying access schedules—will be billed at the standard technician hourly rate outlined in Section 7. All support must be requested through the approved channels specified in Section 8. Any non-supported service requests will be quoted and scheduled accordingly upon approval.