Rizzetta & Company

Harrison Ranch
Community Development District

Board of Supervisors' Meeting
September 15, 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	Chairman
	Thomas Benton	Vice Chairman
	Victor Colombo	Assistant Secretary
	James Ritchey	Assistant Secretary
	Tracy Joniec	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
	Patrick Collins	Kilinski Van Wyk, PLLC
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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

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

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

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

Zoom Meeting ID 238 853 4634	Passcode 862015

Teams Dail in number: 321-754-9488	Phone conference ID: 216 517 780#

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

9/8/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Tuesday, September 15, 2026, at 6:30 PM** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the final agenda for the meeting:

REGULAR MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Pond & Mitigation Maintenance Update ..... Tab 1
   - **B.** Landscape Maintenance Proposal ..... Tab 2
   - **C.** District Counsel
   - **D.** District Engineer
     1. Discussion of Nature Trail Repairs ..... Tab 3
     2. Discussion of Swale Deficiencies and Encroachment Report ..... Tab 4
   - **E.** Clubhouse Manager Report ..... Tab 5
   - **F.** District Manager Report ..... Tab 6
4. **BUSINESS ITEMS**
   - **A.** Acceptance of the District Management Addendum ..... Tab 7
   - **B.** Acceptance of the Amenity Services Addendum ..... Tab 8
   - **C.** Discussion of MCSO
   - **D.** Consideration of Pest Control ..... USC
   - **E.** Consideration of Security Services ..... Tab 10
   - **F.** Consideration of Sign Proposal ..... Tab 11
5. **BUSINESS ADMINISTRATION**
   - **A.** Review of Financial Report for July 2026 ..... Tab 12
   - **B.** Consideration of Operations and Maintenance Expenditures for July 2026 ..... Tab 13
   - **C.** Consideration of the Board of Supervisors' Meeting Minutes Held on March 4 and August 5, 2026, ... Tab 14
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

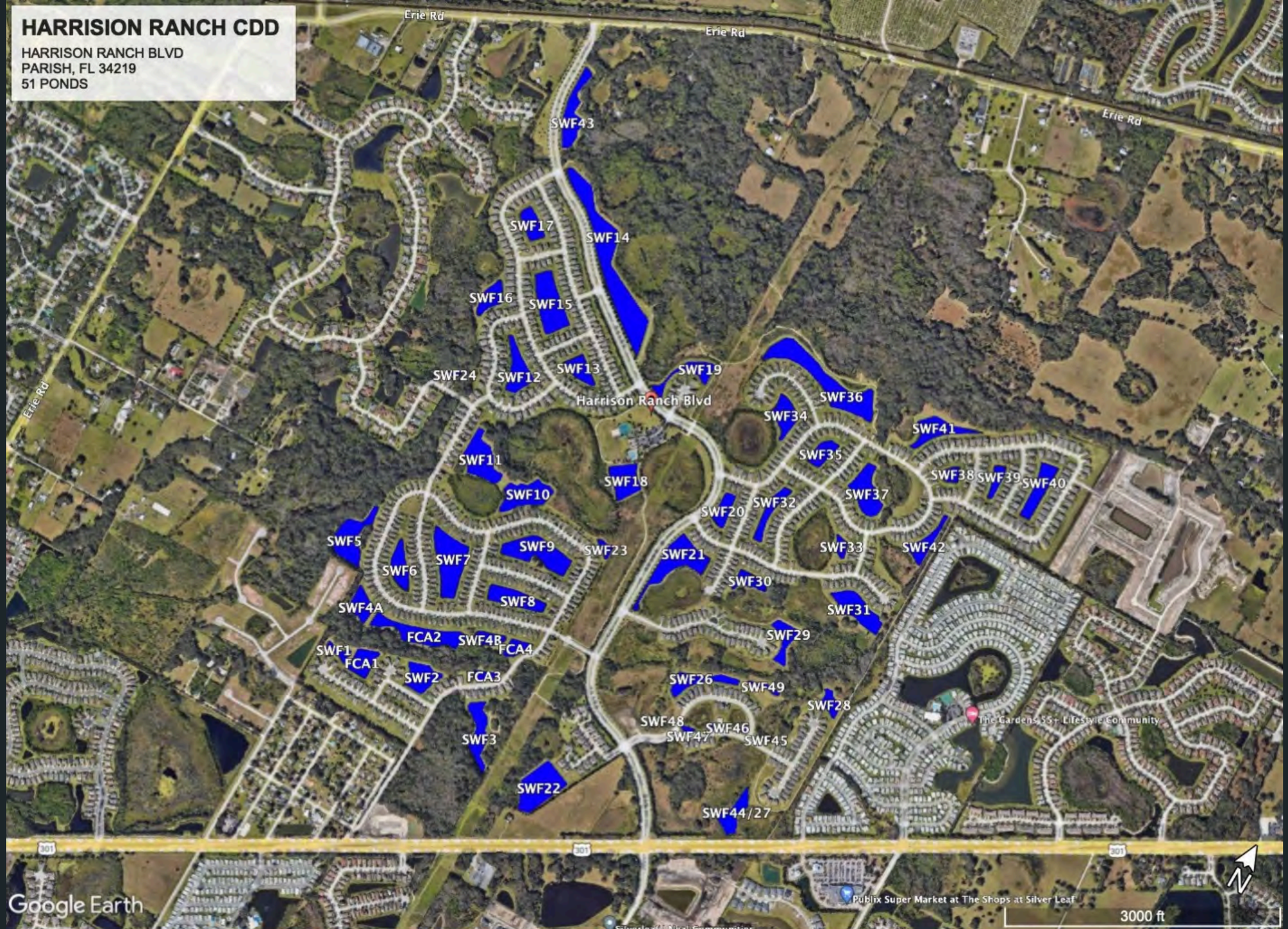
Tab 1

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 2026




HARRISION RANCH CDD
HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS
Erie Rd
Erie Rd
Erie Rd
Erie Rd
SWF43
SWF17
SWF14
SWF16
SWF15
SWF24
SWF12
SWF13
SWF19
Harrison Ranch Blvd
SWF36
SWF34
SWF41
SWF35
SWF11
SWF18
SWF38
SWF39
SWF40
SWF10
SWF32
SWF37
SWF20
SWF5
SWF9
SWF23
SWF21
SWF33
SWF42
SWF7
SWF6
SWF30
SWF8
SWF31
SWF4A
SWF29
FCA2
SWF4B
FCA4
SWF1
FCA1
SWF2
FCA3
SWF26
SWF49
SWF28
SWF48
SWF46
SWF47
SWF45
SWF3
SWF22
SWF44/27
The Gardens 55+ Lifestyle Community
Publix Super Market at The Shops at Silver Leaf
301
301
301
Google Earth
3000 ft

SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #SWF33 Treated for Algae and Shoreline Vegetation.



Pond #SWF29 Treated for Shoreline Vegetation.



Pond #SWF26 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF42 Treated for Shoreline Vegetation.



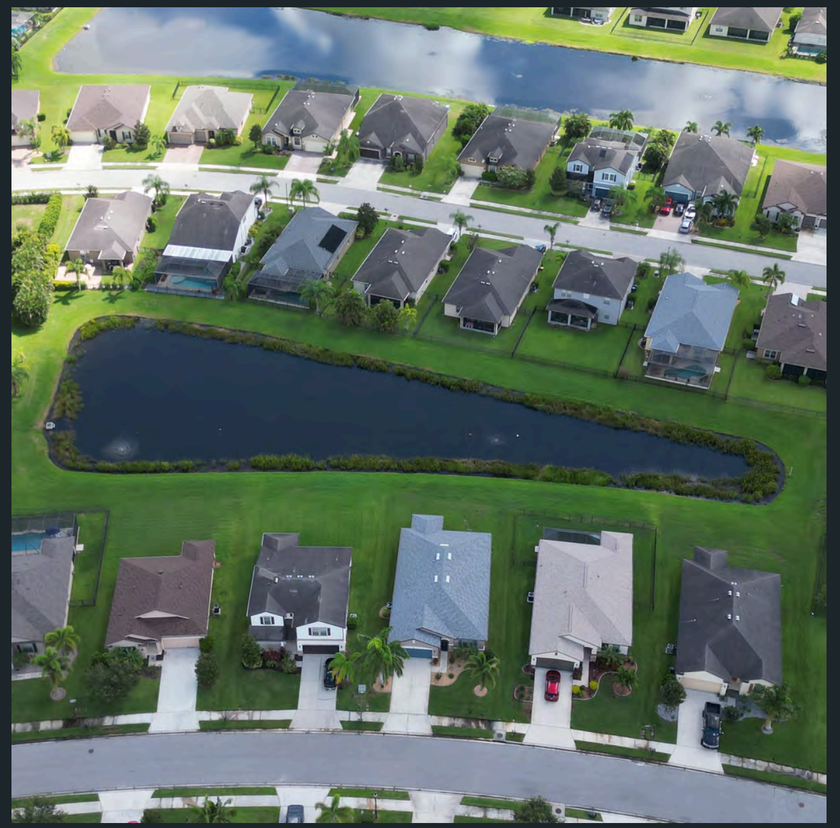
Pond #SWF40 Treated for Shoreline Vegetation.



Pond #SFW31 Treated for Shoreline Vegetation.



Pond #SWF38 Treated for Shoreline Vegetation.



Pond #SWF39 Treated for Shoreline Vegetation.



Pond #SWF41 Treated for Water lettuce and Shoreline Vegetation.



Pond #SWF36 Treated for Shoreline Vegetation.



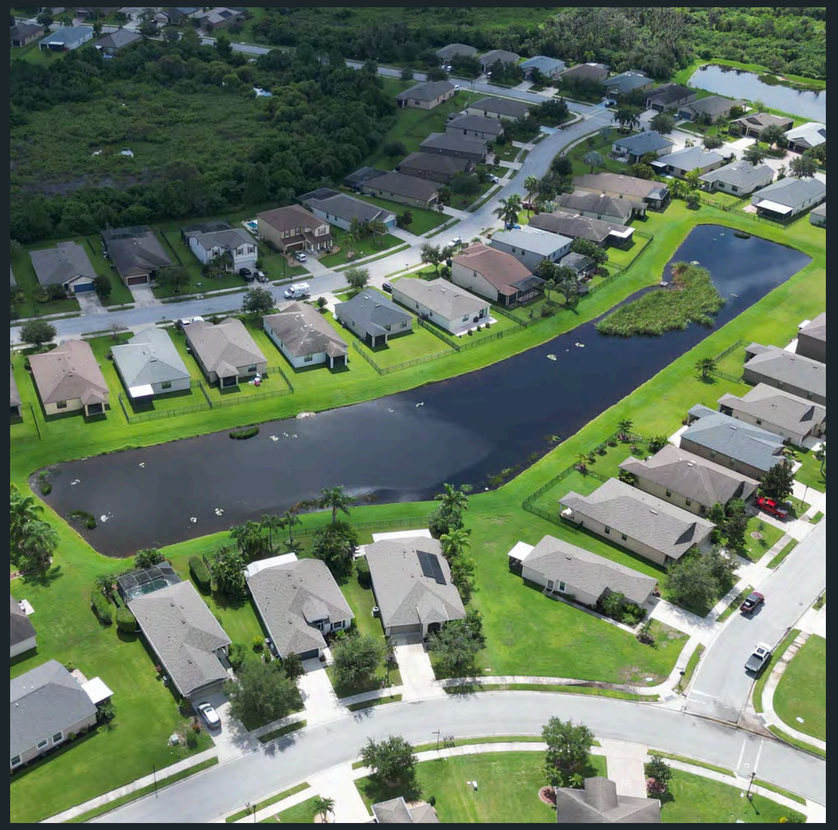
Pond #SWF35 Treated for Shoreline vegetation.



Pond #SWF37 Treated for Shoreline Vegetation.



Pond #SWF34 Treated for Algae and Shoreline Vegetation.



Pond #SWF32 Treated for Shoreline Vegetation.



Pond #SWF19 Treated for hydrilla and Shoreline Vegetation.

Tab 2

Irrigation Inspection

Job Details

Date:
08/03/2026

Property Name from Inspection:
Harrison Ranch CDD

Controller Name:
Controller A

Weather Sensor Operational:
WORKING

Are repairs included in Contractual Agreement:
Yes

Controller Make and Model:
ACC 2 Hunter

Controller Location:
By Pump

POC:
Lake Pump

Account Manager:
ANDREW WATSON

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-Rotor common area field	No					
2-Rotor common	No					
3- Rotor common area	No					
4-Rotor common area	No					
5-Rotor common area	No					
6-Rotor back of club house	No					
7-spray back of club house	Yes	6" Pop-Up	1	Yes		
7-spray back of club house	Yes	Nozzles	1	Yes		
9-spray by playground	Yes	6" Pop-Up	1	Yes		
9-spray by playground	Yes	Nozzles	1	Yes		
10-Bubbler Oak trees	No					
11-Rotor right side of playground	No					
12-Rotor conmon area	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
13-Rotor common area	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Rotor common area	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-spray around of playground	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Spray fornt of playground & roundabout	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-spray by sidewalk parking lot	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-spray Left parking lot	Yes	6" Pop-Up	1	Yes		
18-spray Left parking lot	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-spray Left side of club house	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20-spray front of club house	Yes	6" Pop-Up	1	Yes		
20-spray front of club house	Yes	Nozzles	1	Yes		

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Eusebio Juárez

Is Property fully Inspected: No

Supervisor Name: Bobby Helms

Irrigation Inspection

Job Details

Date:
08/03/2026

Property Name from Inspection:
Harrison Ranch CDD

Controller Name:
Controller B

Weather Sensor Operational:
WORKING

Are repairs included in Contractual Agreement:
Yes

Controller Make and Model:
Hunter ACC2

Controller Location:
Harrison and 57th CT E

POC:
Reclaim

Account Manager:
ANDREW WATSON

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-spray Harrison Ranch Blvd common area	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-spray on sidewalk	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-spray on sidewalk Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Rotors behind the houses	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-spray on sidewalk Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Rotors back of the houses common area	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-spray on sidewalk Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
9-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
10-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-spray Harrison Ranch Blvd	No					

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Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
12-spray on corner 58TH St E & Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
13-spray on corner 58TH St E & Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
14-spray on sidewalk Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
15-Spray on 58TH ST E	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
16-spray berm Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
17-spray entrance at club house	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
18-spray around of the timer B	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
19-spray on sidewalk Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
20-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
22-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
23-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
24-Bubblers	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
25-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
26-Rotors Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
27-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
28-spray on island Harrison Ranch Blvd	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
29-spray Harrison Ranch	Yes	6" Pop-Up	1	Yes		
29-spray Harrison Ranch	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
30-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
31-spray on the island Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
32-spray on the island Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
33-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
34-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
35-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
36-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
37-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
38-spray Harrison Ranch Blvd	Yes	6" Pop-Up	3	Yes		
38-spray Harrison Ranch Blvd	Yes	Nozzles	3	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
39-Spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
40-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
41-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
42-Rotors Harrison Ranch Blvd	Yes	4" Rotor	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
43-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
44-spray Harrison Ranch Blvd	No					

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Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
45-spray on sidewalk Harrison Ranch	Yes	6" Pop-Up	1	Yes		
45-spray on sidewalk Harrison Ranch	Yes	Nozzles	1	Yes		
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
46-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
46-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
47-Rotors Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
48-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
49-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
50-Rotors Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
51-spray on the corner 57TH CT E & Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
52-Bubblers Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
53-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
54-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
55-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
56-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
57-spray Harrison Ranch	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
58-Rotors Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
59-spray Harrison Ranch Blvd	No					
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
60-Rotor Harrison Ranch	Yes	4" Rotor	1	Yes		

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
61-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
61-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
64-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
65-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
66-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
67-Spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
68-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
69-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
70-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
71-spray Harrison Ranch Blvd	Yes	Nozzles	4	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
72-Bubblers	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
73-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
74-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
75-Drip on the corner 55TH CT E	No					

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Eusebio Juárez

Is Property fully Inspected: Yes

Supervisor Name: Bobby Helms

Irrigation Inspection

Job Details

Date:
08/08/2026

Controller Make and Model:
ACC 2 Hunter

Property Name from Inspection:
Harrison Ranch CDD

Controller Location:
On the corner 57TH CT E & Harrison Ranch Blvd

Controller Name:
Controller C

POC:
Lake Pump

Weather Sensor Operational:
WORKING

Account Manager:
ANDREW WATSON

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-spray on the.corner 60TH & Harrison Ranch Blvd	Yes	Nozzles	8	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Rotors Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9- spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Rotor Harrison RAnch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-spray on the corner 58th st E	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
13-Rotor Harrison Ranch blv	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-spray Harrison Ranch Blvd	No				Yes	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-spray Harrison Ranch	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Bubblers	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-Drip	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22-Drip	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23-Bubblers	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
25-Rotor Harrison Ranch blv	Yes	4" Rotor	4	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
27 -Rotor Harrison Ranch Blvd	Yes	4" Rotor	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
28-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
29-Rotor Harrison Ranch blv	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30-Rotors Harrison Ranch Blvd	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
31-Bubblers	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
32-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
33-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
34-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
35-Rotors Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
36-spray Harrison Ranch Blvd	Yes	6" Pop-Up	1	Yes		
36-spray Harrison Ranch Blvd	Yes	Nozzles	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
37-Rotor Harrison Ranch blv	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
39-spray Harrison Ranch Blvd	No				Yes	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
40-Rotor Harrison Ranch blv	Yes	4" Rotor	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
41-spray Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
42-Rotor Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
44-Drip line next to of the sign Harrison Ranch	Yes	Drip Line Fittings	5	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
45-Rotor Harrison Ranch blv	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
46-spray on the corner 58th St E & Harrison Ranch Blvd	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
47-spray on the corner 58th st E	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
48-Rotor 58th St E common area	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	**Repairs**	**Parts**	**Qty**	**Repairs Completed**	**Zone Faults**	**Assessments**
49-Rotor 58th St E common area	No					

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
50-spray 58th St E	No					

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Eusebio Juarez

Is Property fully Inspected: Yes

Supervisor Name: Bobby Helms

Juniper
DESIGN | BUILD | MAINTAIN
Juniper CARES | www.junipercares.com

Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **$85.00/hour (All non-arborist functions)**
- **$385.00/truck for debris hauling***
- **$125.00/hour for all Juniper owned equipment**Includes operator.**
- **$68.00/tree staking kit (Standard)**
- **$98.00/tree staking kit (Large)*****
- **$4,200/day for arbor crew (3-person crew) Not including heavy equipment (Chipper, Chip Truck, Grapple Truck, Stump Grinder or Aerial Lift) - Listed equipment will be priced on a separate hourly basis.**

**Debris hauling based on a Juniper service truck. With larger cleanup efforts, we can deploy larger debris hauling trucks to reduce expenses. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. ***In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint Juniper first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving.
2. Clearing debris off homes or property.
3. Saving, re-standing and staking downed trees starting with the highest value specimens.
4. Loss assessment, restoration planning and budgeting.

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Juniper CARES | www.junipercares.com

Authorization & Agreement

By signing below, you acknowledge and agree to the pricing and procedures outlined above for storm response. You authorize Juniper to proceed with storm-related efforts when conditions are deemed safe, without requiring further approval.

You also agree that a Juniper representative, along with any affiliated storm response personnel, will have full access to the community to perform necessary operations.

Please note that storm-related billing will be issued on a weekly basis, as outlined below, not exceeding NTE amount, rather than upon the full completion of storm cleanup. Weekly invoices will be due NET 30 upon receipt.

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:			
Not to Exceed Amount:	$		
Minimum Equipment Allocation:			
Minimum Labor Allocation:			
Management Company Name:			
Billing Address:			
Phone Number:			
Authorized Representative Name:		**Date:**	
Authorized Signature:			
Juniper Representative Name:		**Date:**	
Juniper Signature:			

Weekly Log: EXAMPLE

Date	***Hrs $85***	***Debris $385***	***Equipment $125***	***Sm Tree Stake $68***	***Lg Tree Stake $98***	***Arbor Crew Rate $4,200***	***Completed Value***	***Owner Initials***	***Juniper Initials***

Tab 3

Exhibit "A"

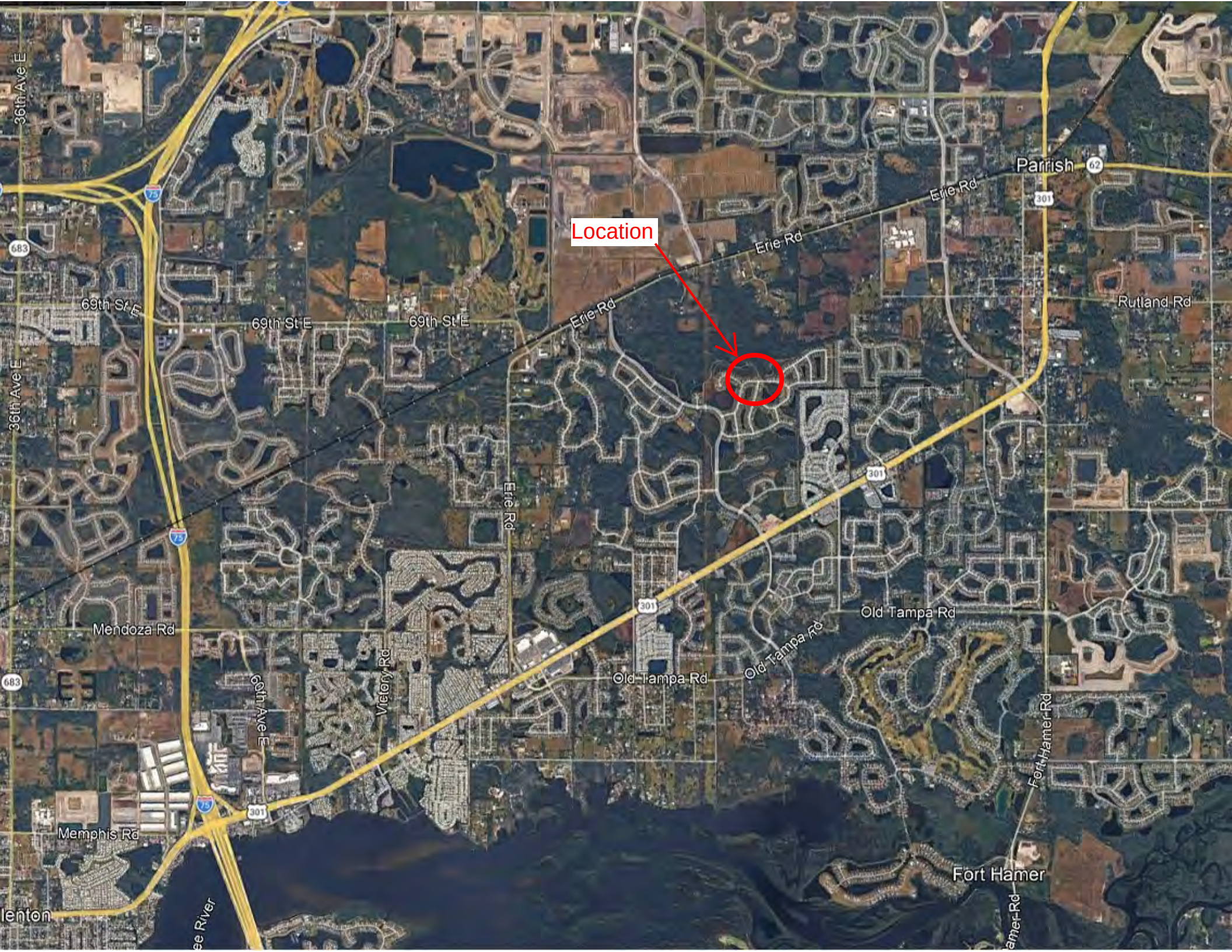
Harrison Ranch Nature Trail Repairs

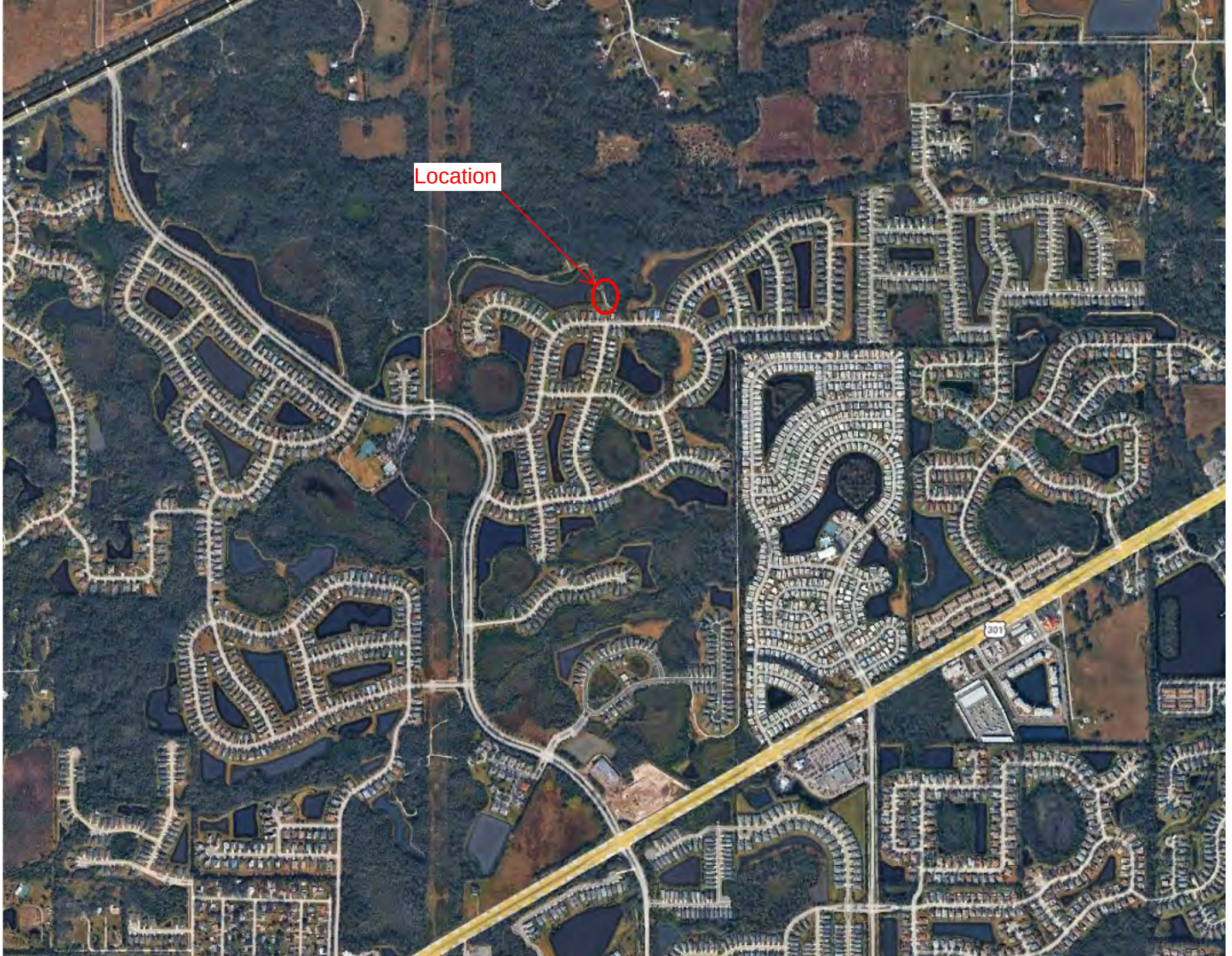
Bid Form 8.19.26

Bid Item	Description	Quantity	Unit	Total
1	Area 1 - Add base material and shell to elevate Nature Trail in area prone to flood. (Approximately 45')	1	LS	
2	Area 2 - Remove and resuse existing shell material. Add railroad / landscape ties on one side of Nature Trail, level trail and install base material and shell. (Approximately 35')	1	LS	
3	Area 3 - Remove and resuse existing shell material. Add railroad / landscape ties on both sides of Nature Trail, level trail and install base material and shell. (Approximately 60')	1	LS	
4	Area 4 - Remove and resuse existing shell material. Add railroad / landscape ties on both sides of Nature Trail, level trail and install base material and shell. (Approximately 120')	1	LS	
5	Miscellaneous cleanup and work	1	LS	
	Total			

Contractor: _____

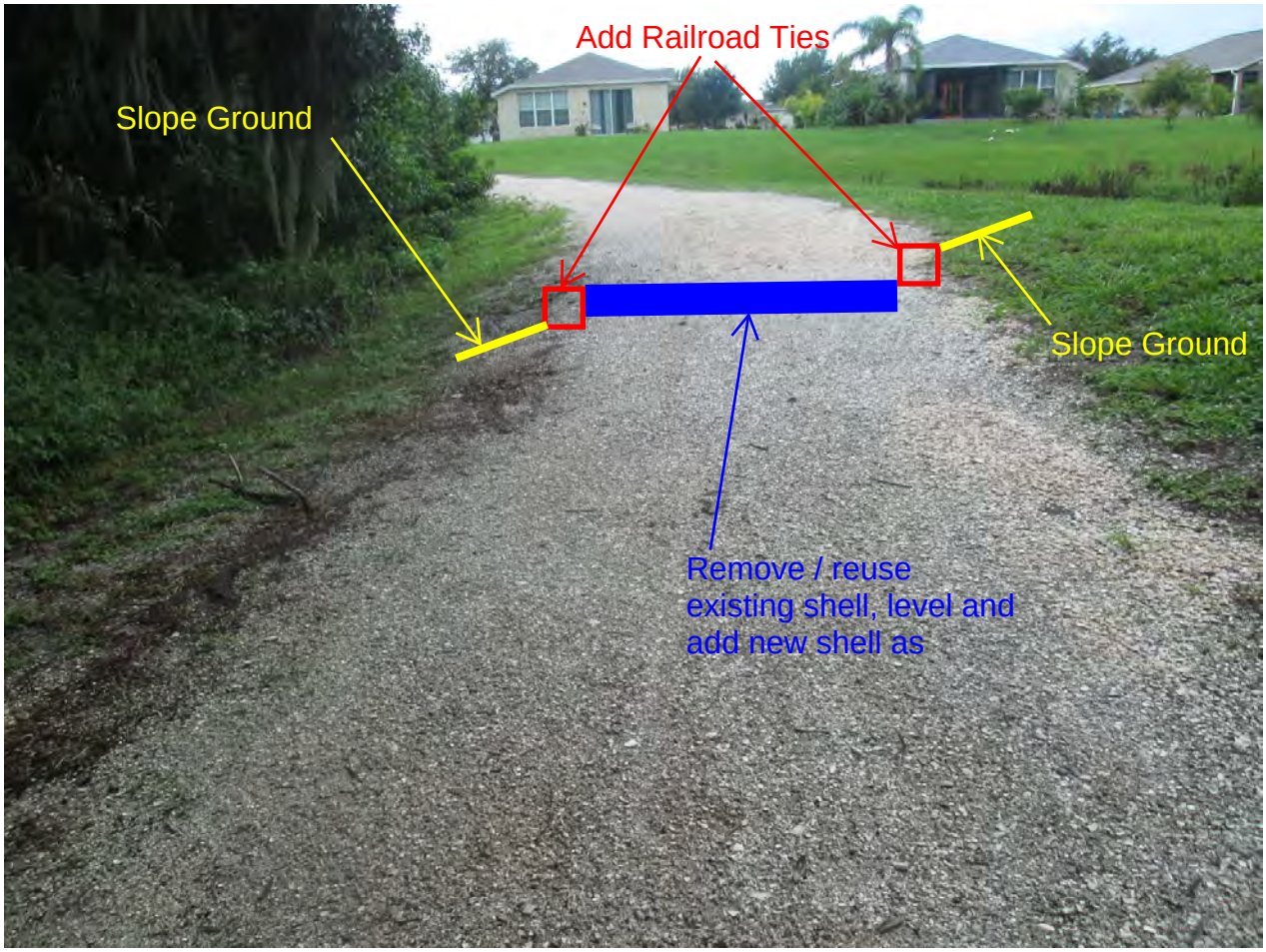
Bids Due Friday September 4, 2026 by 5:00 PM


Location
Parrish
Erie Rd
Erie Rd
Erie Rd
Rutland Rd
69th St E
69th St E
69th St E
36th Ave E
36th Ave E
Erie Rd
Mendoza Rd
Victory Rd
66th Ave E
Old Tampa Rd
Old Tampa Rd
Old Tampa Rd
Fort Hamer Rd
Memphis Rd
Fort Hamer
301
301
301
301
62
683
683
75
75
75


Location
301


45' add material & rebuild path
35' with Rail Road ties one side and rebuild path
60' with Rail Road ties both sides and rebuild path
120' with Rail Road ties both sides and rebuild path
10612
10616
10620
10624
10628
10632
10704
10708
58th St E
58th St E
58th St E

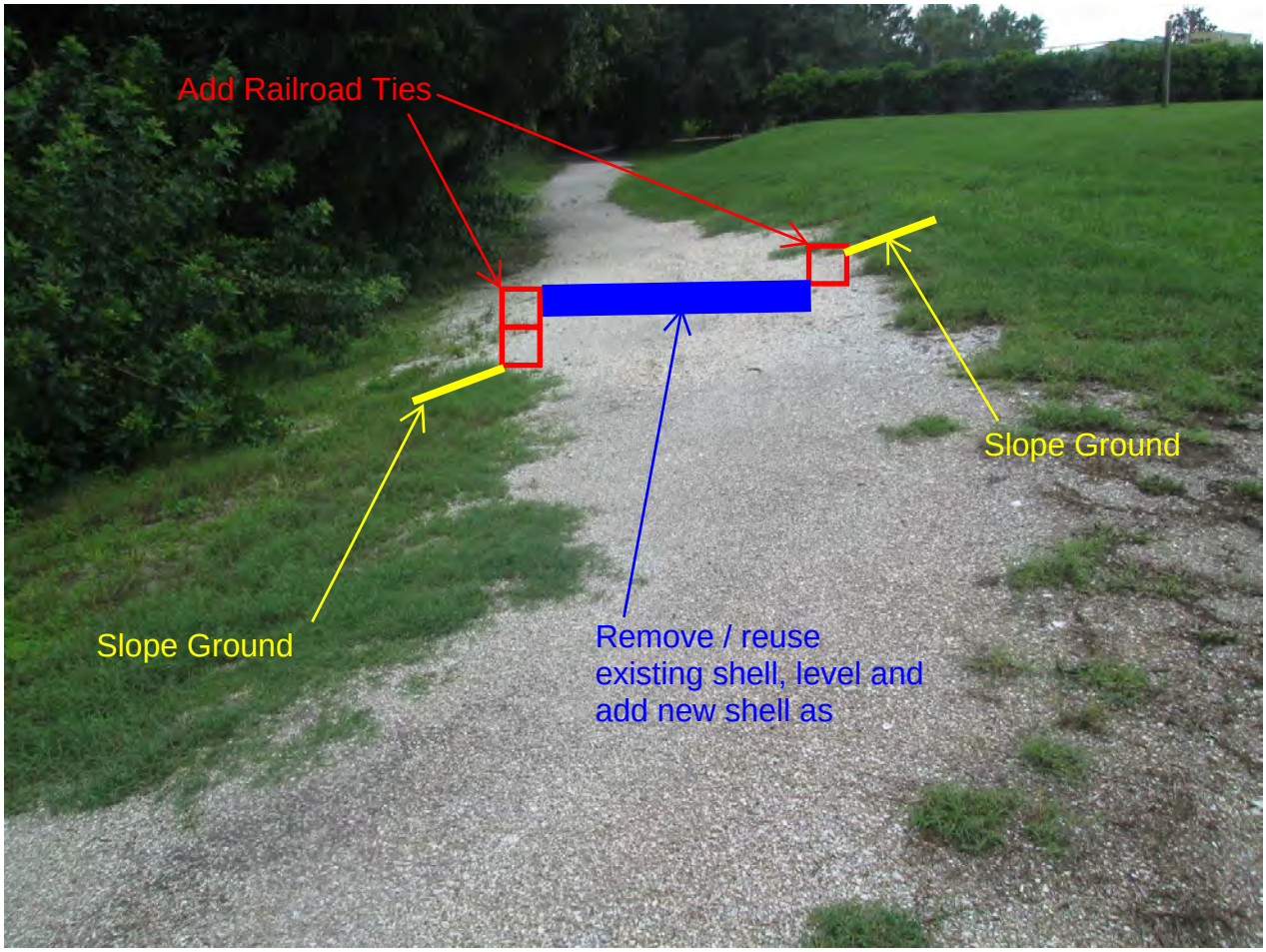




Harrison Ranch Nature Trail Repairs – Page 1

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





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

Exhibit "A"

Harrison Ranch Nature Trail Repairs

Bid Tabulation Form 9.3.26

				Juniper	Crosscreek	
Bid Item	**Description**	**Quantity**	**Unit**	**Total**	**Total**	**Total**
1	Area 1 - Add base material and shell to elevate Nature Trail in area prone to flood. (Approximately 45')	1	LS	920.00	3,150.00	
2	Area 2 - Remove and resuse existing shell material. Add railroad / landscape ties on one side of Nature Trail, level trail and install base material and shell. (Approximately 35')	1	LS	1,851.25	3,375.00	
3	Area 3 - Remove and resuse existing shell material. Add railroad / landscape ties on both sides of Nature Trail, level trail and install base material and shell. (Approximately 60')	1	LS	3,000.00	5,750.00	
4	Area 4 - Remove and resuse existing shell material. Add railroad / landscape ties on both sides of Nature Trail, level trail and install base material and shell. (Approximately 120')	1	LS	7,870.00	10,450.00	
5	Miscellaneous cleanup and work	1	LS	5,153.21	1,500.00	
	Total			**18,794.46**	**24,225.00**	**0.00**

Contractor: _____

Bids Due Friday September 4, 2026 by 5:00 PM

Tab 4

August 12, 2026

Subject: 10707 52nd Ct East – Swale Deficiencies & Encroachments

There was a concern regarding blockage in the swale behind 10707 52nd Ct E raised at the August 5, 2026, Harrison Ranch CDD meeting and we were asked to review the area. The approved plans for this portion of the community include a swale that runs behind the homes to a grate inlet located behind 10707 & 10711 52nd Ct E. There is a small wooden bridge located behind 10707 that is trapping the water flow coming from the west and keeping the swale from flowing as designed. This wooden bridge is located on CDD property and needs to be removed. There are fences at both 10707 and 10711 that extend onto the drainage easement and block access. There is a gate on the fence on 10707 that does allow foot access.

In addition to the wood bridge there is a series of lights behind the property on CDD property. These lights need to be removed.

It appears that the resident is maintaining the property well beyond his property line and into the wetland buffer. There is a conservation easement dedicated to Manatee County that begins at the wetland buffer line, and the clearing extends 36' into the wetland buffer on the east side and 20' into the wetland buffer on the west side. Overall, the resident appears to be maintaining a total of 63' additional feet behind his property line. In reviewing the historical aerials, it appears that this additional clearing began in late 2017 and had steadily grown till 2023, where it appears to be at this time. In the December 2025 aerial, this additionally maintained property appears to be the only green area, which suggests that this area may be irrigated.

All improvements beyond the property line need to be removed. It is a SWFWMD violation to maintain within the Wetland Buffer and this maintenance should cease immediately. Maintenance of the swale and berm should be an effort by the landscape vendor.

Prepared By:



Rick Schappacher, P.E.
District Engineer

Attachments:
Excerpt from Plat
Manatee County Aerial with measurements
Manatee County Conservation Easement aerial
Google Property line measurements
Photo summary



Swale behind 10703 viewing east



Wooden bridge at 10707 blocking flow in swale



Swale behind 10703 viewing west



Series of lights located behind 10707 in CDD Preserve Area

Harrison Ranch CDD – Swale Deficiency at 10707 52nd Ct E – Photo Summary 8.7.26 – Page 1



Series of lights located behind 10707 in CDD Preserve Area



Swale behind 10707 viewing east



Series of lights located behind 10707 in CDD Preserve Area



CDD Preserve Area behind 10707 being maintained

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



Grate inlet behind 10707/10711 viewing north, fences within easement



Fence with gate in easement behind 10707

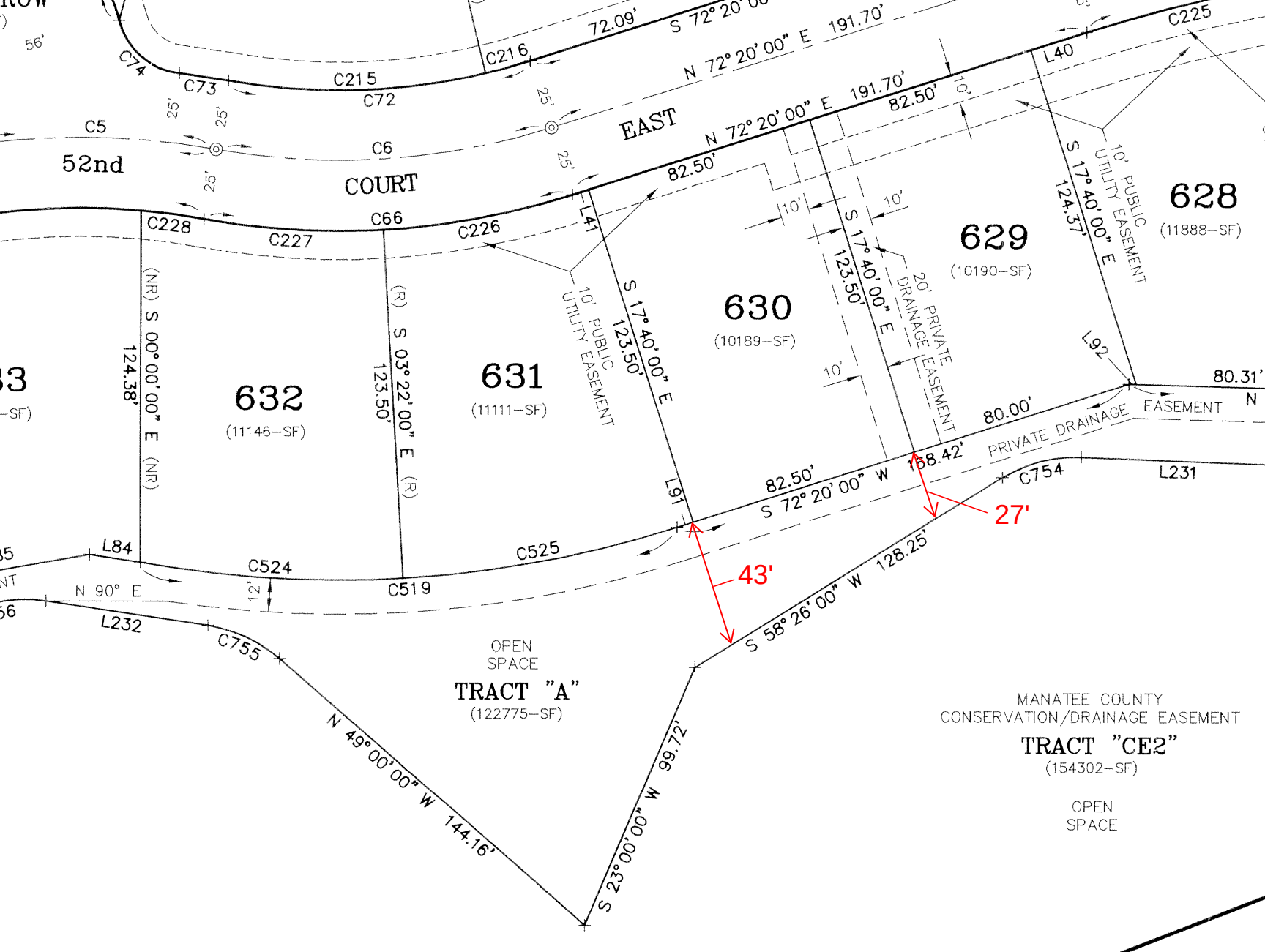


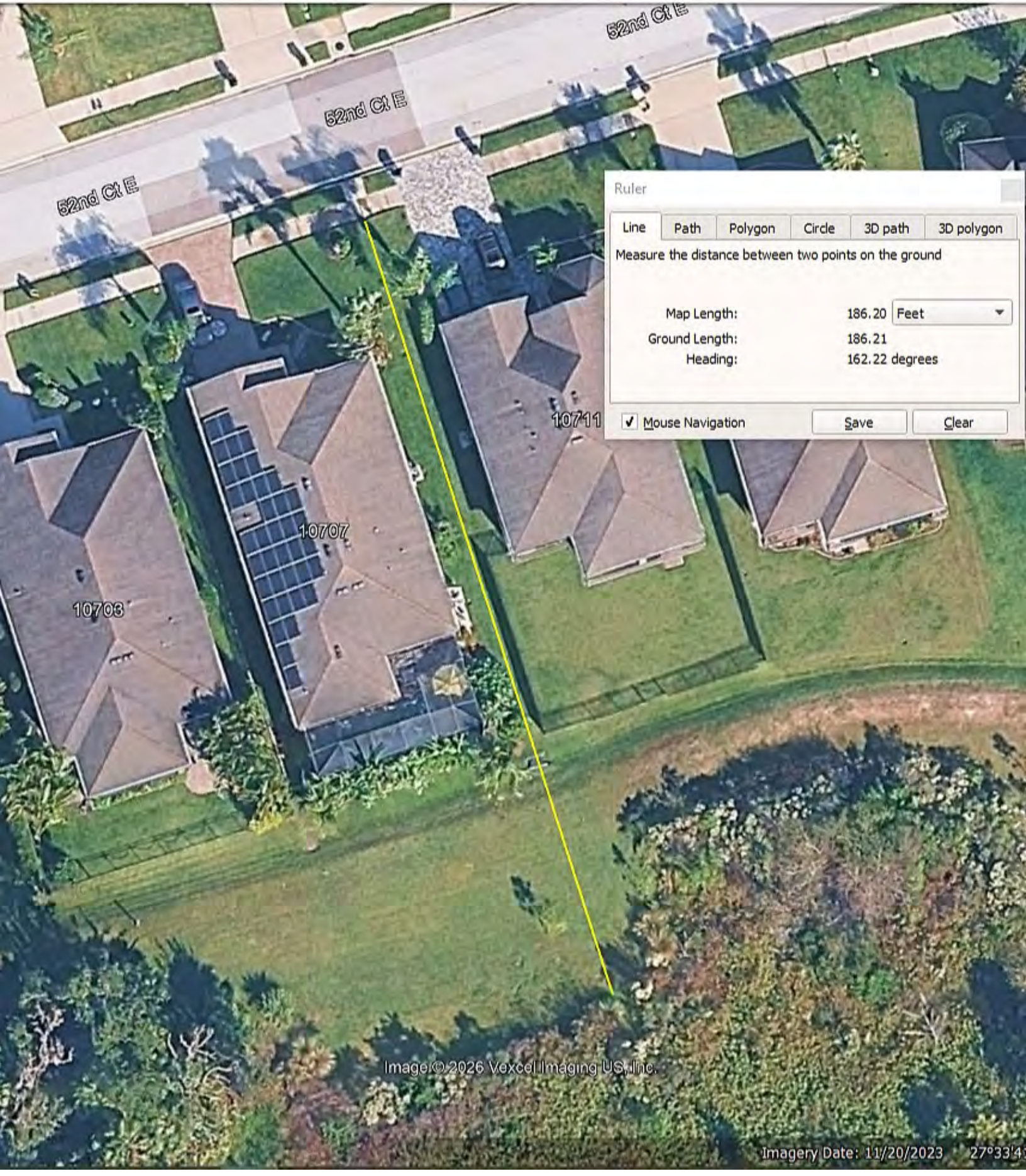
Grate inlet behind 10707/10711

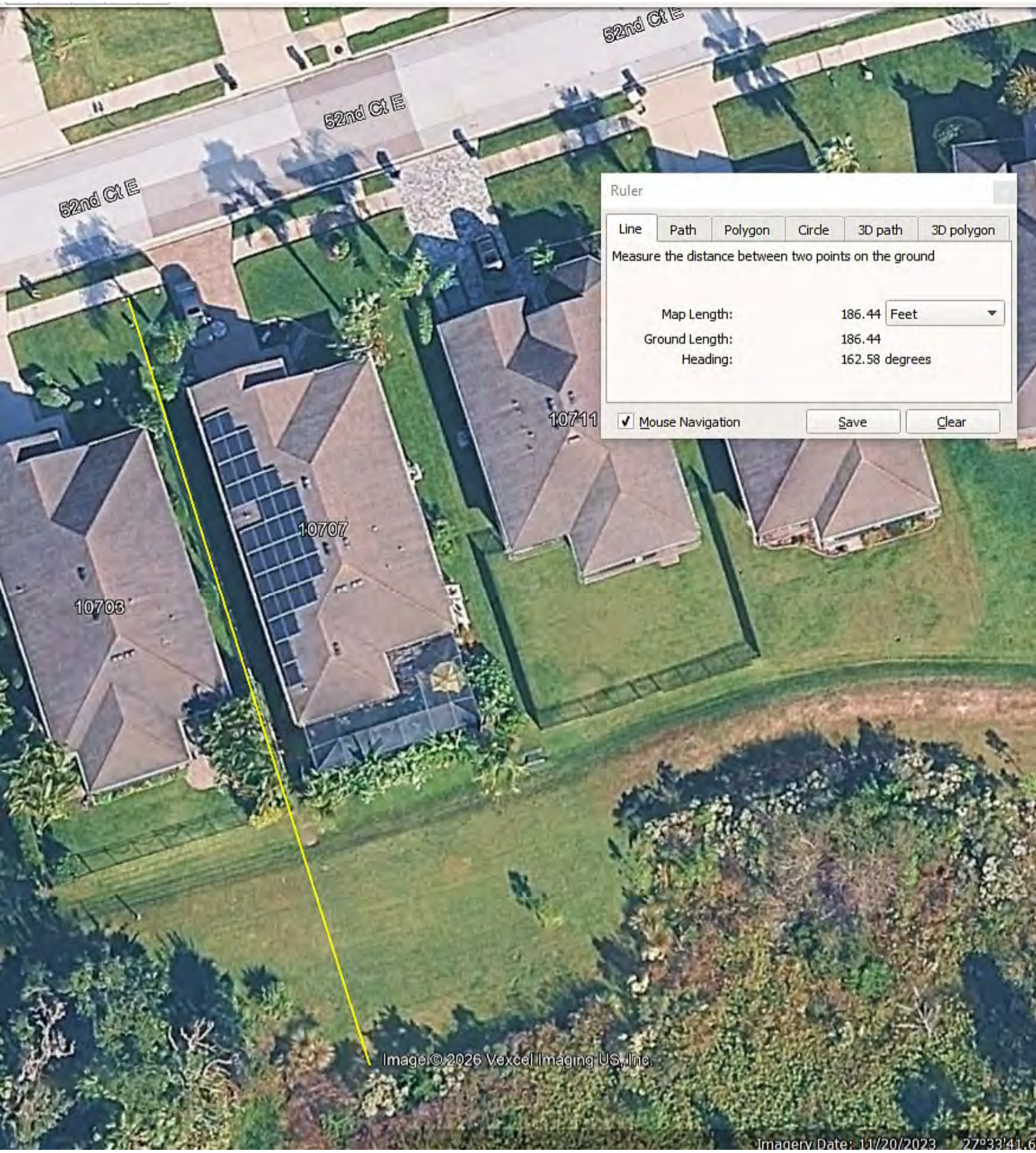


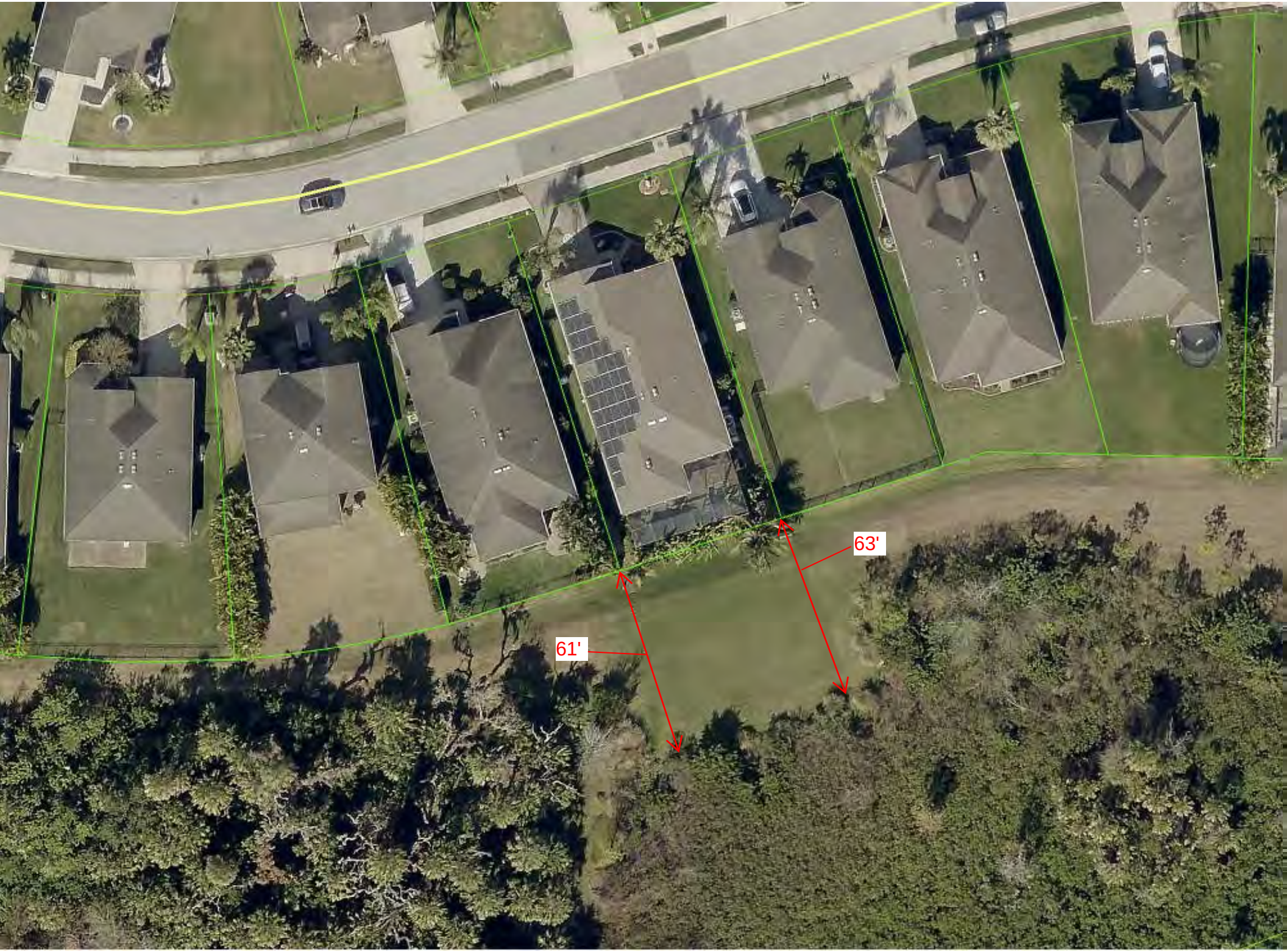
Swale behind 10707 viewing west

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

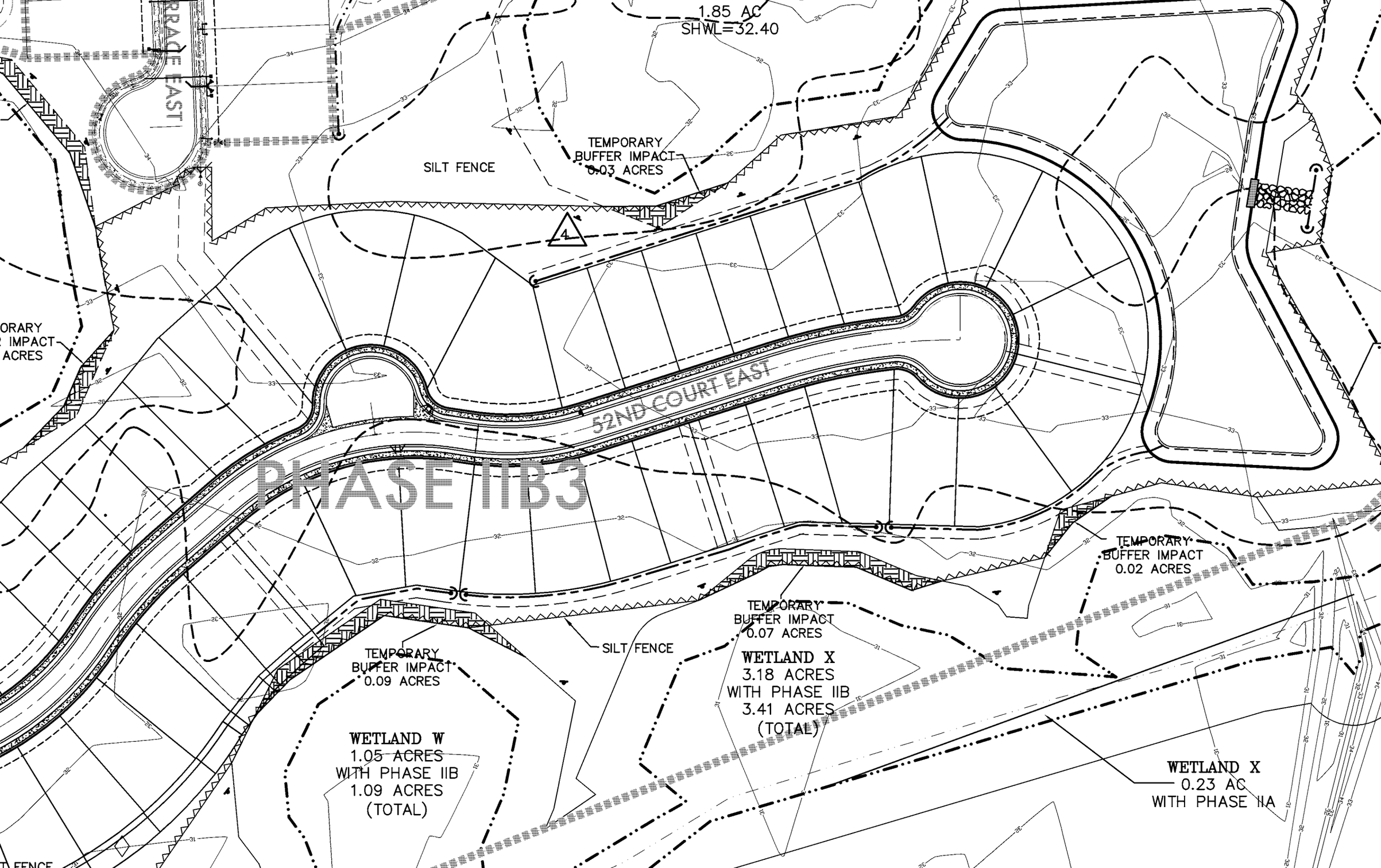

72.09'
S 72° 20' 00"
N 72° 20' 00" E 191.70'
C74
C73
C72
C215
C216
C225
L40
C5
C6
52nd
COURT
EAST
25'
82.50'
10'
S 17° 40' 00" E
124.37'
10' PUBLIC UTILITY EASEMENT
628
(11888-SF)
629
(10190-SF)
630
(10189-SF)
631
(11111-SF)
632
(11146-SF)
C228
C227
C66
C226
L41
123.50'
20' PRIVATE DRAINAGE EASEMENT
L92
80.31'
80.00'
PRIVATE DRAINAGE EASEMENT
(NR) S 00° 00' 00" E (NR)
124.38'
(R) S 03° 22' 00" E (R)
L91
S 72° 20' 00" W
188.42'
C754
L231
27'
43'
L84
C524
C525
C519
N 90° E
12'
L232
C755
S 58° 26' 00" W 128.25'
N 49° 00' 00" W 144.16'
S 23° 00' 00" W 99.72'
OPEN SPACE
TRACT "A"
(122775-SF)
MANATEE COUNTY
CONSERVATION/DRAINAGE EASEMENT
TRACT "CE2"
(154302-SF)
OPEN SPACE


52nd Ct E
52nd Ct E
52nd Ct E
10711
10707
10703
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length:
186.20
Feet
Ground Length:
186.21
Heading:
162.22 degrees
Mouse Navigation
Save
Clear
Image © 2026 Vexcel Imaging US, Inc.
Imagery Date: 11/20/2023
27°33'4


52nd Ct E
52nd Ct E
52nd Ct E
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length:
186.44
Feet
Ground Length:
186.44
Heading:
162.58 degrees
Mouse Navigation
Save
Clear
10711
10707
10703
Image © 2026 Vexcel Imaging US, Inc.
Imagery Date: 11/20/2023
27°33'41.6


63'
61'


27'
27'
Manatee County
Conservation Easement


1.85 AC
SHWL=32.40
TEMPORARY
BUFFER IMPACT
0.03 ACRES
SILT FENCE
4
52ND COURT EAST
PHASE IIB3
TEMPORARY
BUFFER IMPACT
0.02 ACRES
TEMPORARY
BUFFER IMPACT
0.07 ACRES
SILT FENCE
TEMPORARY
BUFFER IMPACT
0.09 ACRES
WETLAND W
1.05 ACRES
WITH PHASE IIB
1.09 ACRES
(TOTAL)
WETLAND X
3.18 ACRES
WITH PHASE IIB
3.41 ACRES
(TOTAL)
WETLAND X
0.23 AC
WITH PHASE IIA

B3

30' WETLAND BUFFER

25 YEAR FLOODPLAIN

25' ULITITY EASEMENT

12' DRAINAGE EASEMENT

MATCH LINE (SEE SHEET DG-23)

B2

CI 21D
RIM EL=35.56
EOP EL=35.18
E INV=32.10
SW INV=30.82

41 LF 24" RCP @ 0.20%

C.I. 21C
RIM EL=35.56
EOP EL=35.18
SE INV=32.18
W INV=32.18

241 LF 36" RCP @ 0.20%

169.5 LF @ 0.32%

138 LF 18" RCP @ 0.20%

20' DRAINAGE EASEMENT

10' DRAINAGE EASEMENT

YI 21A
GRATE EL=35.70
NW INV=32.45
WINDOW EL.=34.70

143' SWALE @ 0.63%

260' SWALE @ 0.66%

OPEN SPACE

99 LF 36" RCP @ 0.20%

CI 21E
RIM EL=35.56
EOP EL=35.18
W INV=26.75

50' WETLAND BUFFER

WETLAND W
AREA=1.09

50' R/W

24' R/W

110 LF @ 0.32%

108 LF @ 0.72%

96 LF @ 0.32%

209 LF @ 0.32%

191 LF @ 0.32%

R56'

R45'

PROPERTY LINE

BUILDING PAD

7.5' SIDE YARD SETBACK

MATCH INTO EXISTING GRADE

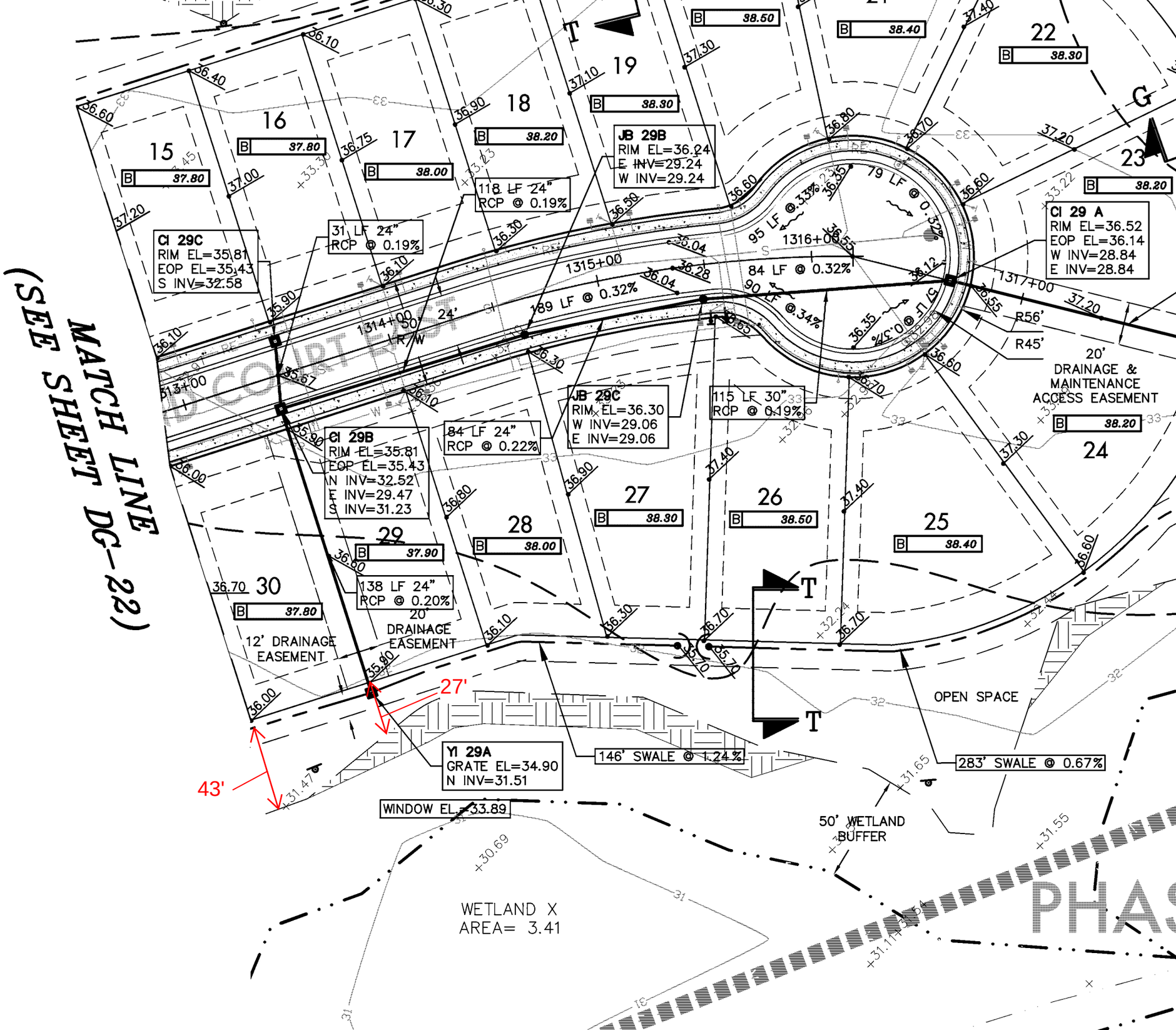
SECTION 1-1

VERTICAL SCALE : 1"=4'

HORIZONTAL SCALE : 1"=40'

TREATMENT PLANT

ROAD


MATCH LINE
(SEE SHEET DG-22)
CI 29C
RIM EL=35.81
EOP EL=35.43
S INV=32.58
31 LF 24"
RCP @ 0.19%
118 LF 24"
RCP @ 0.19%
JB 29B
RIM EL=36.24
E INV=29.24
W INV=29.24
CI 29 A
RIM EL=36.52
EOP EL=36.14
W INV=28.84
E INV=28.84
79 LF @ 0.32%
95 LF @ 0.32%
84 LF @ 0.32%
90 LF @ 0.34%
57 LF @ 0.32%
189 LF @ 0.32%
1316+00
1315+00
1314+00
1317+00
50' R/W
24'
CI 29B
RIM EL=35.81
EOP EL=35.43
N INV=32.52
E INV=29.47
S INV=31.23
84 LF 24"
RCP @ 0.22%
JB 29C
RIM EL=36.30
W INV=29.06
E INV=29.06
115 LF 30"
RCP @ 0.19%
138 LF 24"
RCP @ 0.20%
20'
DRAINAGE
EASEMENT
12' DRAINAGE
EASEMENT
20'
DRAINAGE &
MAINTENANCE
ACCESS EASEMENT
R56'
R45'
15
16
17
18
19
22
23
24
25
26
27
28
29
30
B 37.80
B 38.00
B 38.20
B 38.30
B 38.40
B 38.50
B 37.90
27'
43'
YI 29A
GRATE EL=34.90
N INV=31.51
146' SWALE @ 1.24%
283' SWALE @ 0.67%
OPEN SPACE
WINDOW EL=33.89
50' WETLAND
BUFFER
WETLAND X
AREA= 3.41
T
G


11/2025
52nd Ct E
52nd Ct E
10813
10715
10801
10711
10805
10809
10707
10703
10629
10625
10621
Image © 2026 Airbus
Google Earth
1985
Imagery Date: 11/12/2025 27°33'41.19" N 82°27'14.91" W elev 31 ft eye alt 578 ft

Tab 5

Manager’s Report – August 2026

Harrison Ranch Community Development District

Ongoing efforts this month have focused on maintaining and improving our amenities, addressing safety and maintenance concerns, securing the clubhouse during overnight hours, and continuing community improvement projects.

POOL

The wasp activity around the pool area that was reported last month has been addressed. Kevin with Truly Nolen is now working on an ant problem that developed around the pool deck. Ant bait was applied this week, and we expect the issue to be resolved shortly.

The new pool furniture has been fully assembled and placed on the pool deck. The new furniture looks great, and we have received very positive comments from residents regarding the improvement.

The ADA pool lift is currently out of service again because the battery will not maintain a charge. Cooper Pools has been contacted and will evaluate the lift again. Given the recurring problems and previous repairs, we may need to consider replacement rather than continuing to invest in repairs. I will provide the Board with additional information once Cooper Pools completes its evaluation.

CLUBHOUSE MAINTENANCE & SECURITY

The glass door near the gym entrance that was accidentally broken has now been replaced. This incident was not an act of vandalism. A new three-panel, commercial-grade glass door has been installed and is now operational.

With the installation of the new door, we are now able to secure the entire clubhouse each evening at 10:00 p.m. All applicable deadbolts have also been replaced with key-only locks. These improvements would allow us to secure the building overnight and prevent unauthorized access until management arrives the following morning.

We recently discovered damage to the walls in the billiard room that appears to have been caused by several younger residents. Laura and I are working to identify the individuals involved. Once identified, the appropriate action will be taken in accordance with District policies, including addressing the cost of repairs and any applicable suspension of amenity privileges.

The partition in the ADA restroom stall has also been repaired. The out-of-order signs have been removed, and the handicap-accessible stall is once again fully available for resident use.

BASKETBALL COURT

Residents are asked to use the exit gate through the tennis court area when retrieving basketballs rather than climbing over the fence. This will help prevent future damage and, more importantly, reduce the possibility of someone being injured.

The nets on both basketball hoops have also been replaced with new nylon nets, completing another needed improvement to the court.

STREET SIGN PROJECT – PHASE 2

Phase 2 of the street sign replacement project is now underway. Work has begun, and the project is currently expected to be completed by September 1, 2026.

I will continue monitoring the project and will provide updates if there are any changes to the anticipated completion date.

COMMUNITY BLOOD DRIVE

Our recent community blood drive with OneBlood was a great success.

Thanks to the participation and generosity of Harrison Ranch residents, the drive collected 16 units of blood, which has the potential to help save up to 48 lives.

OneBlood expressed its appreciation to Harrison Ranch and everyone who helped organize, promote, and participate in the event. Donated blood is often transfused to patients within just 48 to 72 hours, demonstrating how quickly these donations can make a difference in someone's life.

Thank you to everyone who donated and helped make the event successful.

Our next OneBlood community blood drive is scheduled for Sunday, December 6, 2026.

WEEKEND COMMUNICATION WITH MANAGEMENT

Although the management office is closed on weekends, residents can still contact myself or Laura, by email if they have a question, concern, or notice an issue with the clubhouse or

amenities. We monitor email throughout the weekend and will respond to matters requiring attention as soon as possible.

Clubhousemanager@harrisonranchcdd.org

We encourage residents to email us when they see something that needs our attention rather than waiting until Monday. The sooner management becomes aware of a problem, the sooner we can respond. When appropriate, we can review our security camera system to better understand what is occurring and may be able to address the situation quickly before it becomes a larger issue.

Resident communication is an important part of helping us keep the clubhouse and amenities safe, secure, and enjoyable for everyone.

LOOKING AHEAD

We will continue addressing maintenance items throughout the clubhouse and amenity areas while monitoring ongoing projects and identifying areas where preventative maintenance can reduce future repair costs.

Our focus remains on keeping Harrison Ranch's amenities safe, secure, attractive, and enjoyable for our residents and their families.

Tom Donato

Clubhouse Manager

Harrison Ranch CDD

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 7th, 2026
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

HARRISON RANCH

District Manager's Report

September 15th

2026

FINANCIAL SUMMARY		07/31/2026
General Fund Cash & Investment Balance:		$964,750
Reserve Fund Cash & Investment Balance:		$453,725
Debt Service Fund Investment Balance:		$147,881
Total Cash and Investment Balances:		$1,566,356
General Fund Expense Variance:	**$94,859**	**Under Budget**

Tab 7

SECOND ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for District Management Services (this **"Addendum"**), is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

_____
Vice Chairman/Assistant Secretary
Board of Supervisors

_____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	$2,575.42	$30,905
Administrative:	$554.50	$6,654
Accounting:	$1,912.50	$22,950
Financial Services & Revenue Collections:	$602.08	$7,225
Assessment Roll: (1)		$6,025
Total Standard On-Going Services:	$5,644.50	$73,759

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Eleventh+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	**HOURLY RATE**:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 8

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"),** is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Harrison Ranch Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated May 2, 2023 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fourth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Harrison Ranch Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

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

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Clubhouse Manager
Full Time Personnel - 40 hours/week

Lifestyle Coordinator
Full Time Personnel – 40 hours/week

Maintenance Technician
Part Time Personnel – 20 hours/week

Clubhouse Attendant
Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total (1)	$ 245,277.
General Management and Oversight (2)	$ 13,500.
Total Services Cost:	**$ 258,777.**

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

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

EXHIBIT C

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

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

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

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

Tab 9

Tab 10





Security Service Proposal for Harrison Ranch CDD

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Leadership Team

Vincent Palevich
Co-founder & VP of Service

Vincent served a combination of years as a sworn police officer in Ohio, including full-time service with the State of Ohio and part time and volunteer service with multiple municipal police departments. He is a graduate of the Polaris Police Academy, where he finished as salutatorian in his class, served as Sergeant-at-Arms, and was inducted into the National Technical Honor Society for outstanding performance. His background emphasizes patrol operations, incident response, and professional reporting in high-responsibility environments.

He also brings over 15 years of experience managing teams, schedules, and daily operations across healthcare, facilities, and residential-style properties. After relocating to Florida in 2022, Vincent worked as a licensed security officer and later as Director of Operations for Florida-based security firms before co-founding 813 Security & Protective Services LLC.

In his role, Vincent focuses on consistency of coverage, officer accountability, and clear communication with boards and management, ensuring dependable, professional security services tailored to CDD and HOA communities.

Dane Engle
Co-founder & VP of Operations

Dane is a seasoned security and operations professional with over 15 years of experience managing large-scale operations, security, and guest relations within the security and hospitality industries. He is also a member of the Army Reserves having graduated with honors.

Most recently, Dane served as General Manager for Best Crowd Management in the Nashville market, where he demonstrated expertise in operations, security protocols, and client relations. He successfully spearheaded the growth and development of a diverse portfolio that included key venues and teams such as Nissan Stadium, GEODIS Park, and the Grand Ole Opry. His extensive security experience also includes contributing to the operational success of major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Dane is passionate about developing a positive culture and environment, prioritizing safety and security while ensuring excellent relations with all residents, team members, and clients. His professional philosophy emphasizes open communication, transparency, and building long-term relationships.

Michael Sakellarides
Co-founder & VP of Business Development and Communications

Michael is an accomplished security and property management professional with extensive experience partnering with Boards at more than 45 HOAs and CDDs across the state of Florida. He is known for his strong operational insight, ability to simplify complex issues for Board members, and commitment to creating safer, well-run communities.

Before his work in community operations, Michael served as a Security Manager for the Tampa Bay Lightning, where he oversaw event and venue security and led a team of more than 1,000 staff during NHL games, concerts, and large-scale events. His background in high-pressure, high-visibility environments allows him to bring a disciplined, solutions-focused approach to every community he supports.

Michael's blend of leadership, security expertise, and Board-level communication skills makes him a trusted resource for organizations seeking structure, accountability, and effective property operations.

The 813 Foundation





Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

Training

How we prepare to best serve you



Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.

Proposed Cost of Service

Harrison Ranch CDD Option 1

Our guards are trained in the rules and regulations in place for your community.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Service	Scope	Cost
Roving Patrol Full Service	Security personnel to visit the community day and night. At least one scheduled visit will be at or after closing time of the Clubhouse each night. Additional visits for proactive patrols included. Will respond to tipline submissions with dispatch on a case by case scenario. Will run license plates when connected with issues onsite.	**$2,500 Per Month**
Fixed Guard	***Optional**, if ever needed to have a fixed guard onsite for the pool, event, or other needs*	***$25 Per Hour***

Signature _____ Date _____

Invoices are issued monthly in advance.
Termination of contract is 30 days written notice for all parties without cause.

813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Community Tipline:
Direct ticket submission form for community members to report problems to our live dispatch team. Our Dispatch team can receive motion alerts from your camera system for any overnight issues.

Proposed Cost of Service

Harrison Ranch CDD Option 2

Our guards are trained in the rules and regulations in place for your community.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Service	Scope	Cost
Roving Patrol Partial Service	Security personnel to visit the community once daily, at or after Clubhouse closing hours to ensure property is secured. Will run license plates when connected with issues onsite.	**$2,000 Per Month**
Fixed Guard	***Optional**, if ever needed to have a fixed guard onsite for the pool, event, or other needs*	***$25 Per Hour***

Signature _____ Date _____

Invoices are issued monthly in advance.
Termination of contract is 30 days written notice for all parties

813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports: Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Contact & References

GET IN TOUCH WITH US!

We're ready to provide confident, responsive security coverage.

EMAIL
admin@813services.com

PHONE
813-400-2899

CDD Chair

Ann Belyea

Cory Lakes CDD

abelyea@corylakescdd.net

CDD Supervisor

Karen Cassels

Hidden Creek CDD

karenhiddencreekcdd@gmail.com

Insurance

813SECU-01 SMITHKA1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Commercial Ins Specialists LLC 3438 Colwell Ave Tampa, FL 33614	PHONE (A/C, No, Ext): (813) 288-1000	FAX (A/C, No): (813) 330-2424
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hamilton Select insurance Inc	
INSURER B : PROGRESSIVE EXPRESS INSURANCE CO.	10193
INSURER C : Kinsale Insurance Company	38920
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

813 Security & Protective Services LLC
28803 Stormcloud Pass
Wesley Chapel, FL 33543-6427

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			SBHS00248068	1/22/2026	1/22/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ $ 1,000,000 $ 2,000,000 $ Included
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			873767443	5/6/2026	5/6/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			01004491110	5/6/2026	5/6/2027	EACH OCCURRENCE AGGREGATE Annual Aggregat	$ 2,000,000 $ $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
C	Professional Liab			01004487000	5/6/2026	5/6/2027	Gen Agg - $1,000,000	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: FrankCrum Certificate Department	
FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	PHONE: (727) 799-1229 FAX:	
	E-MAIL ADDRESS: certs@frankcrum.com	
	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A: Frank Winston Crum Insurance Company	11600
INSURED	INSURER B:	
	INSURER C:	
FrankCrum L/C/F 813 Security & Protective Services LLC 100 South Missouri Avenue Clearwater, FL 33756	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 1580089 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGR LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS-COMP/OP AGG $ $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE $ AGGREGATE $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC202600000	01/01/2026	01/01/2027	$ PER STATUTE OTHER E.L. EACH ACCIDENT $1,000,000 E.L. DISEASE - EA EMPLOYEE $1,000,000 E.L. DISEASE - POLICY LIMIT $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Effective 01/17/2026, coverage is for 100% of the employees of FrankCrum leased to 813 Security & Protective Services LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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Thank You!

Thank you for taking the time to review our proposal and for considering 813 Services as your service provider. We truly appreciate the opportunity to support your community and are committed to delivering dependable, high-quality staffing services tailored to your needs.

Our team looks forward to becoming your dedicated partner—one focused on enhancing the quality of life for all residents. We recognize that it's your investment, your community, and your trust, and we're committed to honoring that with professionalism, accountability, and consistent service excellence.

Thank you again for your consideration. We look forward to working together and building a strong, long-term partnership.

People First

Relentless Drive

Regular Communication

Timely Reporting

Protective of Assets

Proactive Mindset

Tab 11

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Harrison Ranch

DATE: 9/3/26ß

Harrison Ranch:

1. Harrison Ranch Blvd. @ 52nd Ct. E
Missing Harrison Ranch Blvd. Street Name Sign & Frame
$385.00

2. Harrison Ranch Blvd.
7 – 35 MPH Speed Limit Signs are mounted on U-Channel Posts.
Replace w/ 3” Fluted Alum. Posts, black powder coated bases & finials. Install with concrete.
Add Alum. Frames to existing 24” × 30” Signs.
$1,050.00 × 7 = $7,350.00

3. 57th Ct. E – Dead End Sign Missing
Post & Frame are there.
$149.00

4. 52nd Ct. E – No Outlet Sign 30” × 30”
In bad condition – Replace.
$149.00

5. 100th Dr. E @ 50th St. Cir. E
25 MPH Speed Limit Sign is mounted on U-Channel Post. Replace w/ 3” Fluted Alum. Post, black powder coated base & finial. Install with concrete.
Add Alum. Frame to existing 24” × 30” Sign.
$1,050.00

6. 55th Ct. E
25 MPH Speed Limit Sign is mounted on U-Channel Post. Replace w/ 3” Fluted Alum. Post, black powder coated base & finial. Install with concrete.
Add Alum. Frame to existing 24” × 30” Sign.
$1,050.00

Total: $10,133.00

Tab 12

Rizzetta & Company

Harrison Ranch
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	310,215	0	0	310,215	0	0
Investments	654,535	453,725	147,881	1,256,140	0	0
Accounts Receivable	400	0	0	400	0	0
Prepaid Expenses	1,072	0	0	1,073	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	147,881
Amount To Be Provided Debt Service	0	0	0	0	0	2,577,119
Total Assets	979,214	453,725	147,881	1,580,820	14,420,190	2,725,000
Liabilities						
Accounts Payable	40,411	0	0	40,411	0	0
Accrued Expenses	7,200	0	0	7,200	0	0
Other Current Liabilities	19	0	0	19	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	52,671	0	0	52,671	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	411,018	(100,754)	8,272	318,536	0	0
Total Fund Equity & Other Credits	926,543	453,725	147,881	1,528,149	14,420,190	0
Total Liabilities & Fund Equity	979,214	453,725	147,881	1,580,820	14,420,190	2,725,000

362 General Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Month Ending 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	10,000	8,333	2,420	22,614	14,281
Special Assessments					
Tax Roll	1,695,395	1,695,395	553	1,722,779	27,383
Other Misc. Revenues					
Clubhouse Rentals	5,000	4,167	3,200	13,943	9,777
Community Activity Revenue	4,000	3,333	0	0	(3,333)
Events & Sponsorships	3,000	2,500	0	0	(2,500)
Key/Access/Transponder Revenue	1,000	834	0	280	(553)
Lease Revenue	1,200	1,000	698	6,143	5,143
Miscellaneous Revenue	3,000	2,500	280	486	(2,014)
Vendor Rebates	0	0	0	1	1
Total Revenues	1,722,595	1,718,062	7,151	1,766,246	48,185
Expenditures					
Legislative					
Supervisor Fees	14,000	11,667	800	7,800	3,866
Total Legislative	14,000	11,667	800	7,800	3,866
Financial & Administrative					
Accounting Services	22,067	18,389	1,839	18,389	0
Administrative Services	6,398	5,332	533	5,332	0
Assessment Roll	5,793	5,793	0	6,393	(600)
Auditing Services	3,800	3,800	3,360	3,360	440
Bank Fees	300	250	142	887	(637)
District Engineer	25,000	20,833	900	16,831	4,002
District Management	29,716	24,764	2,476	24,763	0
Dues, Licenses & Fees	2,700	2,700	0	3,202	(501)
Financial & Revenue Collections	5,793	4,827	483	4,827	0
Legal Advertising	1,000	833	565	1,285	(451)
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	3,449	200	3,153	295
Total Financial & Administrative	115,311	99,576	10,498	95,692	3,884
Legal Counsel					
District Counsel	33,500	27,916	4,904	46,514	(18,598)
Total Legal Counsel	33,500	27,916	4,904	46,514	(18,598)
Electric Utility Services					
Utility - Recreation Facilities	38,500	32,084	3,304	28,216	3,868
Utility - Street Lights	40,000	33,333	3,511	25,465	7,867
Utility Services	5,500	4,583	420	4,158	426
Total Electric Utility Services	84,000	70,000	7,235	57,839	12,161
Water-Sewer Combination Services					
Utility Services	45,500	37,917	7,110	45,371	(7,454)

362 General Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Month Ending 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	45,500	37,917	7,110	45,371	(7,454)
Stormwater Control					
Aerator Maintenance	2,500	2,083	300	1,200	883
Aquatic Maintenance	70,800	59,000	5,664	56,640	2,360
Aquatic Plant Replacement	25,000	20,834	0	0	20,833
Catfish Removal	2,152	1,793	0	0	1,794
Fish Stocking	4,000	3,333	4,000	4,000	(667)
Lake/Pond Bank Maintenance & Repair	100,000	83,333	0	46,470	36,863
Midge Fly Treatments	20,526	17,105	0	10,263	6,842
Total Stormwater Control	224,978	187,481	9,964	118,573	68,908
Other Physical Environment					
Conservation & Weir Maintenance Contract	10,000	8,334	0	0	8,333
Entry & Walls Maintenance & Repair	1,500	1,250	0	0	1,250
Fire Ant Treatment	10,197	8,497	0	0	8,498
General Liability & Property Insurance	40,659	40,659	0	36,439	4,220
Holiday Decorations	22,500	22,500	0	21,555	946
Irrigation Maintenance	43,200	36,000	0	4,101	31,898
Irrigation Repair	33,500	27,917	0	23,487	4,429
Landscape - Annuals/Flowers	20,000	16,667	0	13,607	3,060
Landscape - Fertilizer	47,915	39,929	0	43,396	(3,467)
Landscape - Mulch	55,000	45,833	0	52,000	(6,166)
Landscape - Pest Control	10,509	8,757	0	5,229	3,528
Landscape Maintenance	337,288	281,074	31,528	306,708	(25,634)
Landscape Replacement Plants, Shrubs, Tr	20,000	16,666	0	15,111	1,555
Trail/Bike Path Maintenance	15,000	12,500	0	0	12,500
Tree Trimming Services	15,000	12,500	0	0	12,500
Total Other Physical Environment	682,268	579,083	31,528	521,633	57,450
Road & Street Facilities					
Parking Lot Repair & Maintenance	500	417	0	0	417
Sidewalk Maintenance & Repair	2,500	2,083	0	800	1,283
Street Light/Decorative Light Maintenanc	85,000	70,834	595	67,977	2,856
Street Sign Repair & Replacement	2,000	1,666	3,265	6,259	(4,592)
Total Road & Street Facilities	90,000	75,000	3,860	75,036	(36)
Parks & Recreation					
Access Control Maintenance & Repair	2,000	1,667	1,176	6,182	(4,516)
Athletic Court/Field/Playground Maintena	3,000	2,500	0	6,752	(4,251)
Clubhouse Facility Janitorial Supplies	1,700	1,417	340	1,333	84
Clubhouse Janitorial Services	10,400	8,666	4,435	27,935	(19,268)
Clubhouse Maintenance & Repair	10,000	8,334	1,712	35,503	(27,171)
Clubhouse Programs/Events	40,000	33,333	3,609	28,304	5,030
Computer Support, Maintenance & Repair	500	416	0	0	417
Employee - Salaries	221,209	184,341	21,567	169,303	15,037
Facility A/C & Heating Maintenance &	1,400	1,167	0	2,429	(1,263)

362 General Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Month Ending 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Rep					
Fitness Equipment Maintenance & Repair	2,400	2,000	0	1,090	910
Furniture Repair & Replacement	1,200	1,000	0	0	1,000
Interior Clubhouse Maintenance & Repairs	2,000	2,000	658	3,344	(1,344)
Management Contract	13,200	11,000	0	0	11,000
Office Supplies	1,000	833	9	597	237
Pest Control	700	584	0	400	183
Playground Equipment & Maintenance	1,000	833	0	0	834
Pool Furniture Replacement	1,500	1,250	0	0	1,250
Pool Repairs	10,000	8,333	1,535	14,560	(6,227)
Pool Service Contract	52,800	44,000	5,280	46,640	(2,640)
Security & Fire Monitoring Services	1,500	1,500	1,677	9,462	(7,962)
Security System Monitoring Services & Ma	12,879	10,733	0	5,516	5,217
Telephone, Internet, Cable	12,000	10,000	928	11,570	(1,571)
Tennis Court Maintenance & Supplies	1,250	1,041	0	0	1,042
Wildlife Management Services	14,400	12,000	1,200	12,000	0
Total Parks & Recreation	418,038	348,948	44,126	382,920	(33,972)
Contingency					
Miscellaneous Contingency	15,000	12,500	0	3,850	8,650
Total Contingency	15,000	12,500	0	3,850	8,650
Total Expenditures	1,722,595	1,450,088	120,025	1,355,228	94,859
Total Excess of Revenues Over(Under) Expenditures	0	267,974	(112,874)	411,018	143,044
Fund Balance, Beginning of Period	0	0	1,039,417	515,525	515,525
Total Fund Balance, End of Period	0	267,974	926,543	926,543	658,569

362 Reserve Fund

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Month Ending 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	1,552	18,982	18,982
Special Assessments					
Tax Roll	122,818	122,818	0	122,818	0
Total Revenues	122,818	122,818	1,552	141,800	18,982
Expenditures					
Contingency					
Capital Reserve	122,818	122,818	38,789	242,554	(119,736)
Total Contingency	122,818	122,818	38,789	242,554	(119,736)
Total Expenditures	122,818	122,818	38,789	242,554	(119,736)
Total Excess of Revenues Over(Under) Expenditures	0	0	(37,237)	(100,754)	(100,754)
Fund Balance, Beginning of Period	0	0	490,962	554,479	554,479
Total Fund Balance, End of Period	0	0	453,725	453,725	453,725

362 Debt Service Fund S2017

Harrison Ranch Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Month Ending 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	MTD Actual	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings	0	0	378	5,810	5,810
Special Assessments					
Prepayments	0	0	0	6,334	6,334
Tax Roll	282,515	282,515	0	285,987	3,473
Total Revenues	282,515	282,515	378	298,131	15,617
Expenditures					
Debt Service					
Interest	92,515	92,515	0	94,859	(2,345)
Principal	190,000	190,000	0	195,000	(5,000)
Total Debt Service	282,515	282,515	0	289,859	(7,345)
Total Expenditures	282,515	282,515	0	289,859	(7,345)
Total Excess of Revenues Over(Under) Expenditures	0	0	378	8,272	8,272
Fund Balance, Beginning of Period	0	0	147,503	139,609	139,609
Total Fund Balance, End of Period	0	0	147,881	147,881	147,881

Harrison Ranch CDD
Investment Summary
July 31, 2026

Account	Investment	Yield	Balance as of July 31, 2026
Valley National Bank	Governmental Checking/ICS	4.00%	$ 189,259
FL CLASS General	Average Monthly Yield	3.73%	465,276
	Total General Fund Investments		**$ 654,535**
Valley National Bank	Governmental Checking/ICS	4.00%	$ 1,452
FL CLASS Enhanced Cash Reserve	Average Monthly Yield	3.73%	452,273
	Total Reserve Fund Investments		**$ 453,725**
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	4.00%	$ 109,999
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		**$ 147,881**

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 07/01/2026 to 07/31/2026

	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	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							**400.00**
Sum for 362							**400.00**
Sum Total							**400.00**

Harrison Ranch Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432						
	362 General Fund	07/01/2026	Florida Power & Light Company	96273-49039 0726	Utilities 07/26	37.54
	362 General Fund	07/01/2026	Florida Power & Light Company	21023-16292 0726	Utilities 07/26	39.24
	362 General Fund	07/01/2026	Florida Power & Light Company	75284-20461 0726	Utilities 07/26	43.31
	362 General Fund	07/01/2026	Florida Power & Light Company	67690-61205 0726	Utilities 07/26	51.48
	362 General Fund	07/01/2026	Florida Power & Light Company	93846-48250 0726	Utilities 07/26	59.94
	362 General Fund	07/01/2026	Florida Power & Light Company	77678-60393 0726	Utilities 07/26	45.32
	362 General Fund	07/01/2026	Florida Power & Light Company	30037-27066 0726	Utilities 07/26	51.61
	362 General Fund	07/01/2026	Florida Power & Light Company	78604-78036 0726	Utilities 07/26	65.93
	362 General Fund	07/01/2026	Florida Power & Light Company	95166-90204 0726	Utilities 07/26	60.46
	362 General Fund	07/01/2026	Florida Power & Light Company	31255-79270 0726	Utilities 07/26	43.44
	362 General Fund	07/01/2026	Florida Power & Light Company	29683-69252	Utilities 07/26	33.36
	362 General Fund	07/01/2026	Florida Power & Light Company	29678-78196 0726	Utilities 07/26	34.86
	362 General Fund	07/01/2026	Florida Power & Light Company	38549-29274 0726	Utilities 07/26	34.50
	362 General Fund	07/01/2026	Florida Power & Light Company	79950-70468 0726	Utilities 07/26	140.79
	362 General Fund	07/01/2026	Florida Power & Light Company	05462-88259 0726	Utilities 07/26	73.59
	362 General Fund	07/01/2026	Florida Power & Light Company	10034-50200 07/26	Utilities 07/26	35.82
	362 General Fund	07/01/2026	Florida Power & Light Company	73725-36180 0726	Utilities 07/26	2,615.68
	362 General Fund	07/01/2026	Florida Power & Light Company	36260-99109 0726	Utilities 07/26	30.80
	362 General Fund	07/01/2026	Florida Power & Light Company	69576-29360 0726	Utilities 07/26	43.05
	362 General Fund	07/01/2026	Florida Power & Light Company	56720-86294 0726	Utilities 07/26	42.01
	362 General Fund	07/01/2026	Florida Power & Light Company	8017139109 071526	Utilities 07/26	36.77
	362 General Fund	07/01/2026	Florida Power & Light Company	2302548272-071526	Utilities 07/26	34.17
	362 General Fund	07/01/2026	Florida Power & Light Company	0286579362-071526	Utilities 07/26	67.48
	362 General Fund	07/01/2026	Florida Power & Light Company	7656888273 0726	Utilities 07/26	846.46
	362 General Fund	07/01/2026	Florida Power & Light Company	0536528037 0726	Utilities 07/26	39.33
	362 General Fund	07/01/2026	Florida Power & Light Company	1412345298 0726	Utilities 07/26	79.95
	362 General Fund	07/01/2026	Florida Power & Light Company	23843-37065 0726	Utilities 07/26	53.19
	362 General Fund	07/01/2026	Florida Power & Light Company	97013-08257 0726	Utilities 07/26	37.85
	362 General Fund	07/01/2026	Florida Power & Light Company	77871-91514 0726	Utilities 07/26	32.98
	362 General Fund	07/01/2026	Florida Power & Light Company	30797-37064 0726	Utilities 07/26	37.35
	362 General Fund	07/01/2026	Florida Power & Light Company	59381-21463 0726	Utilities 07/26	2,252.02
	362 General Fund	07/01/2026	Florida Power & Light Company	71480-20378 0726	Utilities 07/26	33.65
	362 General Fund	07/01/2026	Florida Power & Light Company	29090-55432 0726	Utilities 07/26	32.12
	362 General Fund	07/01/2026	Florida Power & Light Company	46298-57030 0726	Utilities 07/26	69.29

Harrison Ranch Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	362 General Fund	07/01/2026	Frontier Communications of FL	94177330950907195070726	Internet 5755 Harrison Ranch Blvd 07/26	737.24
	362 General Fund	07/01/2026	Manatee County Utilities Department	100136017-080326	5755 Harrison Ranch Blvd. 07/26	28.29
	362 General Fund	07/01/2026	Manatee County Utilities Department	100136072-073126	5755 Harrison Ranch Blvd 07/26	5,866.25
	362 General Fund	07/01/2026	Manatee County Utilities Department	100135961-073126	5755 Harrison Ranch Utilities 07/26	1,187.24
	362 General Fund	07/01/2026	Manatee County Utilities Department	100136410-073126	Reclaim Water 07/26	26.84
	362 General Fund	07/01/2026	Manatee County Utilities Department	100136468-073126	Reclaim Water 07/26	1.10
	362 General Fund	07/01/2026	Owens Electric, Inc.	42582449	July Inspection and Maintenance 07/26	595.00
	362 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000111436	Personnel Reimbursement 07/26	7,820.20
	362 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000109319	Cell Phone & Mileage 05/26	74.79
	362 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000109338	Management & Oversight 05/26	1,100.00
	362 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000109338	Management & Oversight 05/26	6,850.53
	362 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000109737	Personnel Reimbursement 05/26	5,623.22
	362 General Fund	07/01/2026	Romaner Graphics	23184	Street Signs 07/26	595.00
	362 General Fund	07/01/2026	Romaner Graphics	23185	Street Signs 07/26	2,670.00
Sum for 362, 2432						**40,411.04**
Sum for 362						**40,411.04**
Sum Total						**40,411.04**

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
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.

Tab 13

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
July 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$206,730.51**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	300594	377118	Auditing Services Year Ending Sept. 30, 2025	$ 3,360.00
Complete IT Corp	300576	19428	Remaining 50% - Camera System Project 03/26	$ 11,606.00
Complete IT Corp	300576	19430	Remaining 50% - Access Control Project 03/26	$ 6,247.50
Complete IT Corp	300576	20032	Access Key Pass 05/26	$ 412.50
Complete IT Corp	300576	20403	Access Key Pass 06/26	$ 40.00
Complete IT Corp	300576	20420	Technician Service Call 06/26	$ 1,905.00
Complete IT Corp	300576	20421	Access Key Pass 06/26	$ 1,505.00
Complete IT Corp	300576	20422	Access Control 06/26	$ 251.00
Complete IT Corp	300576	20439	Access Control 06/26	$ 80.00
Complete IT Corp	300595	20636	Access Control 07/26	$ 1,068.00
Complete IT Corp	300595	20639	Access Control 06/26	$ 20.00
Cooper Pools Inc.	300577	1843	Pool Repair 06/26	$ 1,260.00
Cooper Pools Inc.	300596	2026-1556	Monthly Pool Services 07/26	$ 5,325.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosscreek Environmental, Inc.	300578	24932	Lake Maintenance 02/26	$ 20,300.00
David Cope	300588	070226	Hog Removal 03/26-06/26	$ 4,800.00
DEX Imaging, LLC	300579	AR15523281	Connectivity Agreement 06/26	$ 36.00
DEX Imaging, LLC	300606	AR15671706	Connectivity Agreement 07/26	$ 55.97
FitRev, Inc.	300597	39236	Fitness Equipment Maintenance 06/26	$ 565.00
Florida Power & Light Company	300612	3626099109	5755 Harrison Ranch Blvd Electric Charges 06/26	$ 109.31
Florida Power & Light Company	300612	0286579362-051426	Electric Charges 06/26	$ 80.47
Florida Power & Light Company	300612	0536528037-051426	9918 100th Drive Electric Charges 06/26	$ 43.18
Florida Power & Light Company	300612	0546288259-051426	Electric Charges 06/26	$ 76.45
Florida Power & Light Company	300612	1003450200-051426	9881 50th Street 06/26	$ 36.21
Florida Power & Light Company	300612	1412345298-051426	5756 99th Avenue Electric Charges 06/26	$ 86.18
Florida Power & Light Company	300612	2102316292-051426	9908 59th Street Electric Charges 06/26	$ 38.77
Florida Power & Light Company	300612	2302548272-051426	5755 Harrison Ranch Blvd Electric Charges 06/26	$ 34.37

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	300612	2384337065-051426	11049 58th Street Electric Charges 06/26	$ 55.26
Florida Power & Light Company	300612	2909055432-051426	10402 55th Avenue Electric Charges 06/26	$ 32.70
Florida Power & Light Company	300612	2967878196-051426	10202 57th Court Electric Charges 06/26	$ 35.50
Florida Power & Light Company	300612	2968369252-051426	10016 58th Street Electric Charges 06/26	$ 33.60
Florida Power & Light Company	300612	30037-27066-061526	Electric Charges 06/26	$ 55.38
Florida Power & Light Company	300612	3079737064-061526	5808 110th Avenue 06/26	$ 37.81
Florida Power & Light Company	300612	3125579270-051426	Electric Charges 06/26	$ 46.14
Florida Power & Light Company	300612	3854929274-051426	9935 52nd Street Electric Charges 06/26	$ 34.54
Florida Power & Light Company	300612	4612819252-051426	5838 100th Avenue Electric Charges 06/26	$ 39.43
Florida Power & Light Company	300612	46298257030-051426	Electric Charges 06/26	$ 74.49
Florida Power & Light Company	300612	5672086294-051426	9737 50th Street Electric Charges 06/26	$ 44.34
Florida Power & Light Company	300612	5938121463-051426	Electric Utility 06/26	$ 1,744.85
Florida Power & Light Company	300612	6796051205-051426	5323 98th Avenue 06/26	$ 56.04

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	300612	6957629360-051426	9805 47th Street Electric Charges 06/26	$ 44.99
Florida Power & Light Company	300612	7148020378-051426	5026 Harrison Ranch Blvd. Electric Charges 06/26	$ 33.74
Florida Power & Light Company	300612	7528420461-051426	5821 100th Ave Electric Charges 06/26	$ 45.76
Florida Power & Light Company	300612	7656888273-051426	5755 Harrison Ranch Bvld Electric Charges 06/26	$ 819.00
Florida Power & Light Company	300612	7787191514-051426	10609 48th Street Electric Charges 06/26	$ 33.17
Florida Power & Light Company	300612	7860478036-051426	5009 99th Avenue Electric Charges 06/26	$ 67.60
Florida Power & Light Company	300612	7995070468-051426	5755 Harrison Ranch 06/26	$ 149.90
Florida Power & Light Company	300612	8017139109-051426	5735 99th Avenue Electric Charges 06/26	$ 36.86
Florida Power & Light Company	300612	9384648250-051426	Electric Charges 06/26	$ 62.79
Florida Power & Light Company	300612	9516690204-051426	5221 100th Drive Electric Charges 06/26	$ 64.48
Florida Power & Light Company	300612	9627349039-051426	4728 100th Drive Electric Charges 06/26	$ 38.01
Florida Power & Light Company	300612	970138257-051426	5012 100th Drive Electric Charges 06/26	$ 39.96
Frontier Communications of FL	070126-01	94177630950907195070626	Internet 5755 Harrison Ranch Blvd 06/26	$ 735.51

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Haute Mess Cleaning Services, LLC	300611	171	Cleaning 08/26	$ 800.00
Haute Mess Cleaning Services, LLC	300611	172	Cleaning Services 08/26	$ 1,284.60
Juniper Landscaping of Florida, LLC	300580	402277	Landscape Replacement 06/26	$ 2,575.00
Juniper Landscaping of Florida, LLC	300580	402278	Landscape Maintenance 06/26	$ 2,395.00
Juniper Landscaping of Florida, LLC	300580	402380	Landscape Replacement 06/26	$ 128.75
Juniper Landscaping of Florida, LLC	300580	402381	Landscape Repair 06/26	$ 119.75
Juniper Landscaping of Florida, LLC	300598	403788	Insect & Disease Control 06/26	$ 875.75
Juniper Landscaping of Florida, LLC	300598	405099	Maintenance Contract 07/26	$ 31,528.09
Kilinski Van Wyk, PLLC	300581	15159	Legal Counsel 05/26	$ 4,752.98
Kilinski Van Wyk, PLLC	300610	15395	Legal Counsel 06/26	$ 4,904.48
Manatee County Utilities Department	072226-02	100135961-063026	5755 Harrison Ranch Blvd 06/26	$ 1,016.66
Manatee County Utilities Department	072326-01	100136017-070126	5755 Harrison Ranch Blvd. 06/26	$ 28.27
Manatee County Utilities Department	071726-01	100136072-062526	5755 Harrison Ranch Utilities 05/26	$ 1,869.08

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	071726-01	100136072-071626	5755 Harrison Ranch Blvd 06/26	$ 1,326.69
Manatee County Utilities Department	072226-01	100136410-063026	10704 58th Street Reclaim Water 06/26	$ 3.72
Manatee County Utilities Department	072226-03	100136468-063026	10402 55th Lane Reclaim Water 06/26	$ 3.72
Marliss Brockington	300609	MB062626	Event Deposit Dated On 09/26	$ 500.00
Marliss Brockington	300614	MB071726	Polynesian Entertainers 09/18/26	$ 1,500.00
Owens Electric, Inc.	300599	41645489	Monthly Night Inspection 06/26	$ 6,999.05
Piper Fire Protection, Inc.	300615	235798	Fire Sprinkler Inspection 07/26	$ 183.75
Piper Fire Protection, Inc.	300615	235799	5 Year Inspection completed 07/26	$ 1,250.00
Piper Fire Protection, Inc.	300615	235804	Annual Inspection 07/26	$ 243.60
Pure Green Lawn and Pest Services	300582	22059	Pest Control 06/26	$ 100.00
Randy Babb	300574	061026	Event 06/26	$ 525.00
Rizz Co., LLC	300600	119874	Monthly Cleaning Services 07/26	$ 2,350.00
Rizzetta & Company, Inc.	300587	INV0000110140	Personnel Reimbursment 06/26	$ 7,252.56

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300586	INV0000110562	Mass Mailings 06/26	$ 1,693.39
Rizzetta & Company, Inc.	300585	INV0000110608	Accounting Services 07/26	$ 5,531.17
Rizzetta & Company, Inc.	300592	INV0000110718	Personnel Reimbursement 07/26	$ 8,034.03
Rizzetta & Company, Inc.	300593	INV0000110806	Cell Phone 06/26	$ 50.00
Rizzetta & Company, Inc.	300605	INV0000110843	Personnel Reimbursement 07/26	$ 7,064.38
Romaner Graphics	300583	23148	Sign Replacement 06/26	$ 724.00
Romaner Graphics	300607	23172	Street Signs 07/26	$ 15,489.00
Schappacher Engineering, LLC	300601	3060	Engineering Services 06/26	$ 1,181.25
Sharkys Events and Inflatables	300575	061026	Inflatable for Event	$ 1,289.00
ShutterShop	300613	Q22206	Maintenance and Repairs 07/26	$ 312.38
Sitex Aquatics, LLC	300584	10875-b	Midge Fly Treatment 04/26	$ 10,263.00
Sitex Aquatics, LLC	300602	11296-b	Aquatic Maintenance 07/26	$ 5,664.00
Sitex Aquatics, LLC	300602	11306-b	Quarterly Aeration Maintenance 07/26	$ 300.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	300602	11309-b	Adding Fish to Pond 07/26	$ 4,000.00
Spectrum	070726-01	2144984061826 061826	Cable Services -Gym 06/26	$ 99.56
Susan Walterick	071326-01	SW070126	BOS Meeting 07/01/2026	$ 200.00
Symbiont Service Corp.	300603	0000264	Service Call 06/25	$ 1,490.00
The Observer Group, Inc.	300604	26-01144M	Legal Advertising 07/26	$ 282.19
The Observer Group, Inc.	300608	26-01235M	Legal Advertising 07/26	$ 282.19
Thomas Benton	300589	TB070126	BOS Meeting 07/01/2026	$ 200.00
Tracy Lee Joniec	300590	TJ070126	BOS Meeting 07/01/2026	$ 200.00
Valley National Bank	072826-01	CC063026	Maintenance	$ 3,860.71
Victor G Colombo	300591	VC070126	BOS Meeting 07/01/2026	$ 200.00
Total Report				**$ 206,730.51**

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

Invoice No. *377118*
Date *07/02/2026*
Client No. *20828*

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2025

Total Invoice Amount $ 3,360.00

You can pay online at: https://treasurecoastcpas.com or

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Berger, Toombs, Elam, Gaines, Frank, McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

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(813) 444-4355

Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	19428
Invoice Date	03-09-26
Balance Due	**$11,606.00**

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== Remainder Invoice for Project == (CAMERA SYSTEM PROJECT) - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	$11,606.00	1.0	$11,606.00

Subtotal	**$11,606.00**
Tax	$0.00
Invoice Total	$11,606.00
Payments	$0.00
Credits	$0.00
Balance Due	**$11,606.00**



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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	19430
Invoice Date	03-09-26
Balance Due	**$6,247.50**

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== Remainder Invoice for Project == (ACCESS CONTROL PROJECT) - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	$6,247.50	1.0	$6,247.50

Subtotal	**$6,247.50**
Tax	$0.00
Invoice Total	$6,247.50
Payments	$0.00
Credits	$0.00
Balance Due	**$6,247.50**



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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20032
Invoice Date	05-06-26
Balance Due	**$412.50**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.5	$412.50

Subtotal	**$412.50**
Tax	$0.00
Invoice Total	$412.50
Payments	$0.00
Credits	$0.00
Balance Due	**$412.50**



Invoice Ticket

Ticket Date	Mon 05-04-26 02:47 PM
Ticket #	12921
Subject	**Door Magnets not working**

Ticket Issue

Initial Issue Mon 05-04-26 02:47 PM David Lago	Laura stated that after initiating a lockdown scenario, the door lock magnets do not activate. As a result, the door can be opened freely, even though Brivo indicates that the door is locked.

Ticket Comments

Date	Comment
Note Tue 05-05-26 12:46 PM Jacob Macy	Ps 600 boards were getting 120 but not powering dc. Removed all connectors and bled the power. Turned back on. Went through the readers on site and tested every door,button and motion. All worked but rear pool gate. Tested voltage on data lines and got 5v on data1 and 1.2v on data0 on reader side and at panel. Called brivo to get the board rmad. Replaced DB and mag still wasnt unmagging with reader or pulse. Found that the PS relay wasnt changing states on output side. Moved to relay 8 on top board from relay 4 and it is now working.
Update Mon 05-04-26 03:44 PM Mark Johnson	Scheduling Jacob to go look at it tomorrow morning. Need to look at all the gates, but the front pool gate and side pool gate are the primary concerns. Doors are set to a scheduled unlock during the day, so we will need to remove that before testing.
Initial Issue Mon 05-04-26 02:47 PM David Lago	Laura stated that after initiating a lockdown scenario, the door lock magnets do not activate. As a result, the door can be opened freely, even though Brivo indicates that the door is locked.

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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20403
Invoice Date	06-19-26
Balance Due	**$40.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [06/15/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	4.0	$40.00

Subtotal	**$40.00**
Tax	$0.00
Invoice Total	$40.00
Payments	$0.00
Credits	$0.00
Balance Due	**$40.00**



Invoice Ticket

Ticket Date	Mon 06-15-26 09:01 AM
Ticket #	13115
Subject	**Brivo Account Creation | Week of 6/15/2026**

Ticket Issue

Initial Issue Mon 06-15-26 09:01 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

Ticket Comments

Date	Comment
Initial Issue Mon 06-15-26 09:01 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20420
Invoice Date	06-24-26
Balance Due	**$1,905.00**

Item	Description	Unit Cost	Quantity	Line Total
Ditek Card Reader Surge Protector	DITEK DTK-4LVLPCR Card Reader Surge Protector for Card Readers Operating on 12/24V Power, Protects Pairs, (Replaces 0-295745)	$90.00	12.0	$1,080.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	5.0	$825.00

Subtotal	**$1,905.00**
Tax	$0.00
Invoice Total	$1,905.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,905.00**



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Harrison Ranch CDD
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Parrish, FL, United States 34219

Invoice #	20421
Invoice Date	06-24-26
Balance Due	**$1,505.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo ACS6100 Expansion Board	Two Reader Expansion Board with OSDP. [Can be used to replace ACS6000 series DBs when used with the B-ACS6100-ADPL adapter plate.]	$725.00	1.0	$725.00
Brivo Reader - Full Size	Single gang tri-technology reader. Compatible with Brivo Mobile Pass bluetooth credentials (when used with the B-ACS6000/6100-E or B-ACS300-E, B-ACS100-E), 125KHz proximity credentials, B-SC, B-SCP smartcards and B-SF KeyFobs. Black enclosure.	$390.00	2.0	$780.00

Subtotal	**$1,505.00**
Tax	$0.00
Invoice Total	$1,505.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,505.00**



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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20422
Invoice Date	06-24-26
Balance Due	**$251.00**

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	18.0	$171.00
EEN 2-Way Intercom License	Eagle Eye VMS Speaker/Intercom M30 Monthly	$20.00	4.0	$80.00

Subtotal	**$251.00**
Tax	$0.00
Invoice Total	$251.00
Payments	$0.00
Credits	$0.00
Balance Due	**$251.00**



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Harrison Ranch CDD
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Parrish, FL, United States 34219

Invoice #	20439
Invoice Date	06-26-26
Balance Due	**$80.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [06/22/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	8.0	$80.00

Subtotal	**$80.00**
Tax	$0.00
Invoice Total	$80.00
Payments	$0.00
Credits	$0.00
Balance Due	**$80.00**



Invoice Ticket

Ticket Date	Mon 06-22-26 09:00 AM
Ticket #	13149
Subject	**Brivo Account Creation | Week of 6/22/2026**

Ticket Issue

Initial Issue Mon 06-22-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

Ticket Comments

Date	Comment
Initial Issue Mon 06-22-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20636
Invoice Date	07-01-26
Balance Due	**$1,068.00**

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud | High Res Local)	$9.50	18.0	$171.00
EEN 2-Way Intercom License	Eagle Eye VMS Speaker/Intercom M30 Monthly	$20.00	4.0	$80.00
Monitored Camera System	Cameras Monitored after hours. Notifies Police (Monthly)	$100.00	5.0	$500.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	$18.50	12.0	$222.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	$35.00	1.0	$35.00

Subtotal	**$1,068.00**
Tax	$0.00
Invoice Total	$1,068.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,068.00**



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Harrison Ranch CDD
5755 Harrison Ranch Boulevard
Parrish, FL, United States 34219

Invoice #	20639
Invoice Date	07-02-26
Balance Due	**$20.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [06/29/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	2.0	$20.00

Subtotal	**$20.00**
Tax	$0.00
Invoice Total	$20.00
Payments	$0.00
Credits	$0.00
Balance Due	**$20.00**



Invoice Ticket

Ticket Date	Mon 06-29-26 09:00 AM
Ticket #	13196
Subject	**Brivo Account Creation | Week of 6/30/2026**

Ticket Issue

Initial Issue Mon 06-29-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

Ticket Comments

Date	Comment
Initial Issue Mon 06-29-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

Cooper Pools Inc

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

Invoice #: 1843
Invoice Date: 6/24/2026
Due Date: 7/24/2026

Bill To: Harrison Ranch CDD
Harrison Ranch CDD3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 5755 Harrison Ranch Blvd, Parrish

Item	Description	Qty	Rate	Amount
Installation / Labor	Installation / Labor	1.00	$180.00	$180.00
Snap-Tite Escutcheon Chrome	Snap-Tite Escutcheon Chrome	16.00	$67.50	$1,080.00

Subtotal: $1,260.00
Tax: $0.00
Total: $1,260.00
Amount Due: $1,260.00

INVOICE

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

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

Cooper Pools
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.: 2026-1556
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/24/2026	**Scum Gutter Grate**	Scum Gutter Grate	3	$15.00	$45.00
2.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance July 2026	1	$5,280.00	$5,280.00

Total **$5,325.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221

Invoice

Date: 2/16/2026
Invoice # 24932
P.O. #

Bill To	Project Info
Harrison Ranch 3434 Colwell Ave. Suite 200 Tampa, FL 33614	

Terms: Net 30
Due Date: 3/18/2026

Description	Qty	Price	Amount
Harrison Ranch			
Pond 17- Add backfill under MES, compact, install FW404 filter fabric and 6"-12" rip rap along perimeter of MES (at least 4' each side and 18" along the top).	3	1,150.00	3,450.00
Pond 19- Add backfill under MES, compact, install FW404 filter fabric and 6"-12" rip rap along perimeter of MES (at least 4' each side and 18" along the top).	1	1,250.00	1,250.00
Pond 19- Backfill rutted bank, compact and add bahia sod	1	1,300.00	1,300.00
Pond 29- Add backfill and compact on south side of swale, compact to create slope with maximum 1:3 add filter fabric and add bahia sod.	1	2,375.00	2,375.00
Pond 32- Add backfill under MES, compact, install FW404 filter fabric and 6"-12" rip rap along perimeter of MES (at least 4' each side and 18" along the top).	1	1,150.00	1,150.00
Pond 34- Excavate 6" below skimmer on control structure	1	300.00	300.00
Pond 35- Add backfill to eroded area above MES, compact, and add bahia sod. Add backfill under MES, compact, install FW404 filter fabric and 6"-12" rip rap along perimeter of MES(at least 4' each side and 18" along the top).	1	1,325.00	1,325.00
Pond 35- Add fiberglass skimmer to control structure, opening is 24" wide and 30" high. Skimmer to extend 2" below weir. Skimmer to be 32" high, 24" wide.	1	1,650.00	1,650.00
Pond 36- Add backfill under MES, compact, install FW404 filter fabric and 6"-12" rip rap along perimeter of MES (at least 4' each side and 18" along the top).	1	1,250.00	1,250.00
Pond 37- Remove broken MES, add backfill as needed and pour new MES, add bahia sod	1	4,350.00	4,350.00

Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221

Invoice

Date: 2/16/2026
Invoice # 24932
P.O. #

Bill To	Project Info
Harrison Ranch 3434 Colwell Ave. Suite 200 Tampa, FL 33614	

Terms: Net 30
Due Date: 3/18/2026

Description	Qty	Price	Amount
Pond 37- Remove vegetation 10' from downstream side of control weir	1	1,200.00	1,200.00
Miscellaneous and access repairs	1	700.00	700.00

RECOMMENDED FOR PAYMENT:

Scott Schuppler 6/5/26

Thank you for your business!

Subtotal	$20,300.00
Sales Tax (0.0%)	$0.00
Total	$20,300.00
Payments/Credits	$0.00
Balance Due	$20,300.00

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851
Registration #: NWT-13784

Specializing in
Bee, Wasp, Wild
Hog, Rodent and
Raccoon Removal

Type of Animal and Job Description	Amount
Removal of wild Hogs from Harrison Ranch Community Development under Contract and verbal Agreement.	
June:	$1200.00
Send Ck to Harrison Ranch Clubhouse Attn: Joe	
5755 Harrison Ranch Blvd. Parrish, FL 34219	
Total	$1200.00

Customer Signature _____

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851
Registration #: NWT-13784

Specializing in
Bee, Wasp, Wild
Hog, Rodent and
Raccoon Removal

Type of Animal and Job Description	Amount
Trapping & Removal of wild Hogs from Harrison Ranch Community Development. Under Contract.	
~~X~~ May	$1200.00
Thank you.	
Total	$1200.00

Customer Signature _____

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851
Registration #: NWT-13784

Specializing in
Bee, Wasp, Wild
Hog, Rodent and
Raccoon Removal

Type of Animal and Job Description	Amount
Trapping & Removal of wild Hogs from Harrison Ranch Community Development under Contract.	
X April / Visit each 100	$1200.00
Feed 600 =	
Thank You	
Total	$1200.00

Customer Signature _____

Sent to avid bill.com

Cope Wildlife Removal

David Cope
FWC Registered
Nuisance Wildlife
Trapper

(941) 744-6851
Registration #: NWT-13784

Specializing in
Bee, Wasp, Wild
Hog, Rodent and
Raccoon Removal

Type of Animal and Job Description	Amount
Trapping & Removal of wild Hogs from Harrison Ranch Community Development	
X Mark	$1200
Total	$1200

Customer Signature _____

CONTRACT INVOICE

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

Invoice Number: AR15523281
Invoice Date: 6/18/2026

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	30 Days	7/18/2026	$36.00	**$36.00**
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
DX105400-01		$36.00		6/15/2026	
Contract Remarks					

Summary:

Contract base rate charge for the 06/15/2026 to 07/14/2026 billing period	$31.00 *
Contract overage charge for this overage period	$0.00 **
Tariff Offset	$5.00
*Sum of equipment base charges **See overage details below	$36.00

Detail:

Equipment included under this contract

5755 Harrison Ranch Blvd
Clubhouse

Dex/Dex Color LJ Mngd Flow D78630

Number	Serial Number	Base Charge	Location
1299068	MXCCTB8116	$31.00	Harrison Ranch Community Development District 5755 Harrison Ranch Blvd Parrish, FL 34219-4401 Clubhouse

Meter Type	Meter Group	Covered	Rate
FVirtual	SHIPPING	0	$0.001700
Color	COLOR	400	$0.070000
B\W	B/W	300	$0.010000

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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 $37.08 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	$36.00
Tax:	$0.00
Invoice Total	$36.00
Balance Due:	**$36.00**

CONTRACT INVOICE

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

Invoice Number: AR15671706
Invoice Date: 7/15/2026

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	30 Days	8/14/2026	$55.97	**$55.97**
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
DX105400-01		$55.97		6/15/2026	
Contract Remarks					

Summary:

Contract base rate charge for the 07/15/2026 to 08/14/2026 billing period	$31.00 *
Contract overage charge for the 06/15/2026 to 7/14/2026 overage period	$19.97 **
Tariff Offset	$5.00
*Sum of equipment base charges **See overage details below	$55.97

Detail:

Equipment included under this contract

5755 Harrison Ranch Blvd
Clubhouse

Dex/Dex Color LJ Mngd Flow D78630

Number	Serial Number	Base Charge	Location
1299068	MXCCTB8116	$31.00	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	108	740	632	400	232	$0.070000	$16.24
B\W	B/W	69	552	483	300	183	$0.010000	$1.83
FVirtual	SHIPPING	177	1,292	1,115	0	1,115	$0.001700	$1.90
								$19.97

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Invoice SubTotal	$55.97
Tax:	$0.00
Invoice Total	$55.97
Balance Due:	**$55.97**

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

Invoice

Date	Invoice #
6/30/2026	39236

Bill To	Ship To
Harrison RanchCDD 3434 Colwell Ave STE 200 Tampa, Fl 33614 813-514-0400	Harrison Ranch CDD 5755 Harrison Ranch Blvd Parrish, FL 34219

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

Item	Description	Qty	Rate	Amount
	Precor FTS-Glide S/N ANCDL12190043			
Parts	CABLE ASSEMBLY	2	175.00	350.00
Labor	Labor	2	90.00	180.00
Freight Sales (INV)	Freight Charges are subject to change		35.00	35.00

Subtotal	$565.00
Sales Tax (0.0%)	$0.00
Total	$565.00
Payments/Credits	$0.00
Balance Due	$565.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

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

FPL.

JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 02865-79362
Service Address:
4605 HARRISON RANCH BLVD # MAIN ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$80.47
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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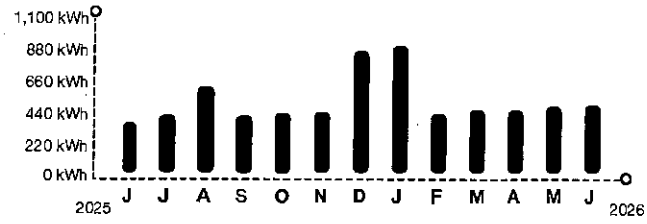
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	79.05
Payments received	-79.05
Balance before new charges	0.00
Total new charges	80.47
Total amount you owe	**$80.47**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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0005 0078 500017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

02865-79362	$80.47	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		79.05
Payment received - Thank you		-79.05
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$47.96	
Fuel: *($0.032020 per kWh)*	$16.23	
Electric service amount	78.39	
Gross receipts tax (State tax)	2.01	
Taxes and charges	2.01	
Regulatory fee (State fee)	0.07	
Total new charges		$80.47
Total amount you owe		**$80.47**

METER SUMMARY

Meter reading - Meter AC13668. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	94045		93538		507

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	507	496	375
Service days	32	30	30
kWh/day	16	17	13
Amount	$80.47	$79.05	$60.68

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 05365-28037
Service Address:
9918 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$43.18
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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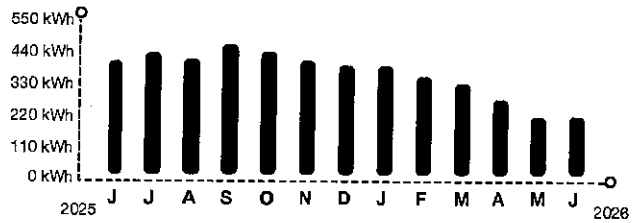
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	42.78
Payments received	-42.78
Balance before new charges	0.00
Total new charges	43.18
Total amount you owe	**$43.18**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

05365-28037	$43.18	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		42.78
Payment received - Thank you		-42.78
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$20.82	
Fuel: *($0.032020 per kWh)*	$7.04	
Electric service amount	42.06	
Gross receipts tax (State tax)	1.08	
Taxes and charges	1.08	
Regulatory fee (State fee)	0.04	
Total new charges		$43.18
Total amount you owe		**$43.18**

METER SUMMARY

Meter reading - Meter ACD9904. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	08635		08415		220

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	220	217	425
Service days	32	30	30
kWh/day	7	7	14
Amount	$43.18	$42.78	$66.99

KEEP IN MIND

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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 05462-88259
Service Address:
9782 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$76.45
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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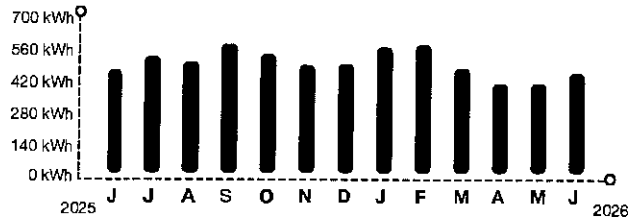
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	69.55
Payments received	-69.55
Balance before new charges	0.00
Total new charges	76.45
Total amount you owe	**$76.45**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

05462-88259	$76.45	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		69.55
Payment received - Thank you		-69.55
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$45.04	
Fuel: *($0.032020 per kWh)*	$15.24	
Electric service amount	74.48	
Gross receipts tax (State tax)	1.91	
Taxes and charges	1.91	
Regulatory fee (State fee)	0.06	
Total new charges		$76.45
Total amount you owe		**$76.45**

METER SUMMARY

Meter reading - Meter AC13499. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	56386		55910		476

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	476	423	493
Service days	32	30	30
kWh/day	15	14	16
Amount	$76.45	$69.55	$75.60

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 97013-08257
Service Address:
5012 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$39.96
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	39.43
Payments received	-39.43
Balance before new charges	0.00
Total new charges	39.96
Total amount you owe	**$39.96**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

97013-08257	$39.96	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		39.43
Payment received - Thank you		-39.43
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$0.28	
Non-fuel: *($0.094600 per kWh)*	$18.27	
Fuel: *($0.032020 per kWh)*	$6.18	
Electric service amount	38.93	
Gross receipts tax (State tax)	1.00	
Taxes and charges	1.00	
Regulatory fee (State fee)	0.03	
Total new charges		$39.96
Total amount you owe		**$39.96**

METER SUMMARY

Meter reading - Meter ACD1823. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07614		07421		193

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	193	182	264
Service days	32	30	30
kWh/day	6	6	9
Amount	$39.96	$39.43	$46.63

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 10034-50200
Service Address:
9881 50TH STREET CIR E # LTS
PARRISH, FL 34219

JUN 2 2 2026

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$36.21
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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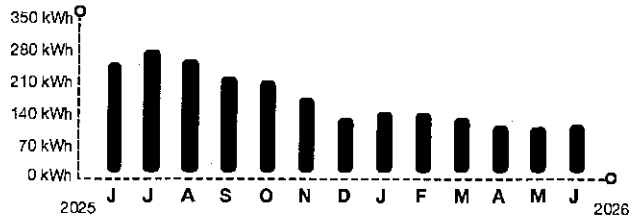
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.97
Payments received	-35.97
Balance before new charges	0.00
Total new charges	36.21
Total amount you owe	**$36.21**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

FPL.

/ 3* SEND SUMMARY BILL MASTER COUPON ONLY*

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HARRISON RANCH COD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

10034-50200	$36.21	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		35.97
Payment received - Thank you		-35.97
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$6.64	
Non-fuel: *($0.094600 per kWh)*	$10.78	
Fuel: *($0.032020 per kWh)*	$3.65	
Electric service amount	35.27	
Gross receipts tax (State tax)	0.91	
Taxes and charges	0.91	
Regulatory fee (State fee)	0.03	
Total new charges		$36.21
Total amount you owe		**$36.21**

METER SUMMARY

Meter reading - Meter AC13677. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	82234		82120		114

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	114	109	261
Service days	32	30	30
kWh/day	4	4	9
Amount	$36.21	$35.97	$46.26

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 14123-45298
Service Address:
5756 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

JUN 2 2 [illegible]

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$86.18
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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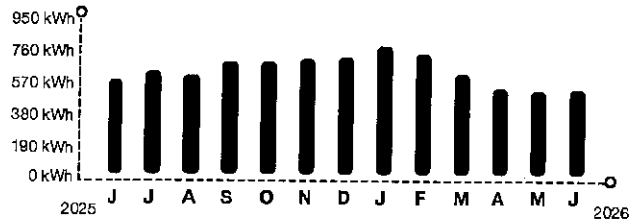
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	84.64
Payments received	-84.64
Balance before new charges	0.00
Total new charges	86.18
Total amount you owe	**$86.18**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

14123-45298	$86.18	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		84.64
Payment received - Thank you		-84.64
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$52.12	
Fuel: *($0.032020 per kWh)*	$17.64	
Electric service amount	83.96	
Gross receipts tax (State tax)	2.15	
Taxes and charges	2.15	
Regulatory fee (State fee)	0.07	
Total new charges		$86.18
Total amount you owe		**$86.18**

METER SUMMARY

Meter reading - Meter AC13476. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	42149		41598		551

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	551	539	610
Service days	32	30	30
kWh/day	17	18	20
Amount	$86.18	$84.64	$90.41

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 21023-16292
Service Address:
9908 59TH ST E # LTS
PARRISH, FL 34219

JUN 2 2 2026

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$38.77
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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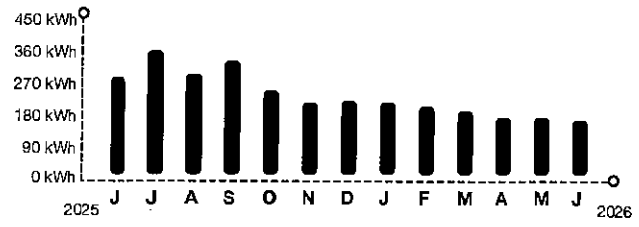
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	39.15
Payments received	-39.15
Balance before new charges	0.00
Total new charges	38.77
Total amount you owe	**$38.77**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

21023-16292	$38.77	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		39.15
Payment received - Thank you		-39.15
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$2.29	
Non-fuel: *($0.094600 per kWh)*	$15.90	
Fuel: *($0.032020 per kWh)*	$5.38	
Electric service amount	37.77	
Gross receipts tax (State tax)	0.97	
Taxes and charges	0.97	
Regulatory fee (State fee)	0.03	
Total new charges		$38.77
Total amount you owe		**$38.77**

METER SUMMARY

Meter reading - Meter AC13475. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	72823		72655		168

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	168	176	299
Service days	32	30	30
kWh/day	5	6	10
Amount	$38.77	$39.15	$51.05

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 23025-48272
Service Address:
5755 HARRISON RANCH BLVD # PERIMETER LIG
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$34.37
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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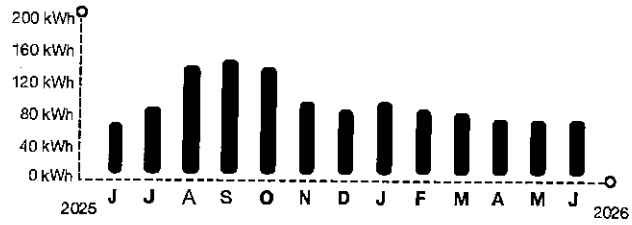
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	34.37
Payments received	-34.37
Balance before new charges	0.00
Total new charges	34.37
Total amount you owe	**$34.37**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

23025-48272	$34.37	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		34.37
Payment received - Thank you		-34.37
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$9.77	
Non-fuel: *($0.094600 per kWh)*	$7.11	
Fuel: *($0.032020 per kWh)*	$2.40	
Electric service amount	33.48	
Gross receipts tax (State tax)	0.86	
Taxes and charges	0.86	
Regulatory fee (State fee)	0.03	
Total new charges		$34.37
Total amount you owe		**$34.37**

METER SUMMARY

Meter reading - Meter AE05816. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	15108		15033		75

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	75	75	69
Service days	32	30	30
kWh/day	2	3	2
Amount	$34.37	$34.37	$29.23

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 23843-37065
Service Address:
11049 58TH STREET CIR E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$55.26
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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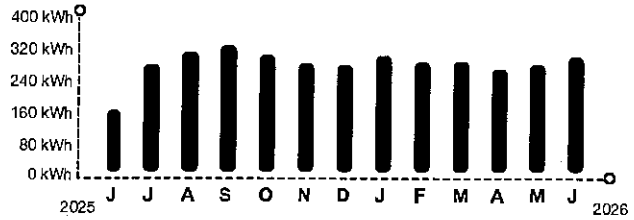
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	52.53
Payments received	-52.53
Balance before new charges	0.00
Total new charges	55.26
Total amount you owe	**$55.26**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

23843-37065	$55.26	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		52.53
Payment received - Thank you		-52.53
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$29.61	
Fuel: *($0.032020 per kWh)*	$10.02	
Electric service amount	53.83	
Gross receipts tax (State tax)	1.38	
Taxes and charges	1.38	
Regulatory fee (State fee)	0.05	
Total new charges		$55.26
Total amount you owe		**$55.26**

METER SUMMARY

Meter reading - Meter ACD5445. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10723		10410		313

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	313	292	167
Service days	32	30	30
kWh/day	10	10	6
Amount	$55.26	$52.53	$34.34

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 29090-55432
Service Address:
10402 55TH LN E # SIGN
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$32.70
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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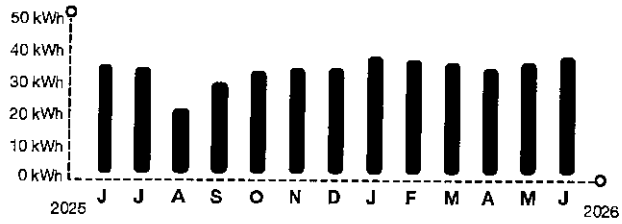
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.61
Payments received	-32.61
Balance before new charges	0.00
Total new charges	32.70
Total amount you owe	**$32.70**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

29090-55432	$32.70	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.61
Payment received - Thank you		-32.61
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$12.58	
Non-fuel: *($0.094600 per kWh)*	$3.79	
Fuel: *($0.032020 per kWh)*	$1.28	
Electric service amount	31.85	
Gross receipts tax (State tax)	0.82	
Taxes and charges	0.82	
Regulatory fee (State fee)	0.03	
Total new charges		$32.70
Total amount you owe		**$32.70**

METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	09573		09533		40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	40	38	37
Service days	32	30	30
kWh/day	1	1	1
Amount	$32.70	$32.61	$27.58

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 29678-78196
Service Address:
10202 57TH CT E
PARRISH, FL 34219

JUN 2 2 ...

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$35.50
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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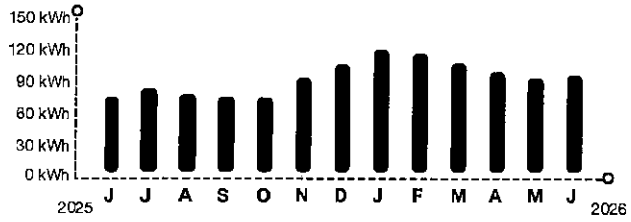
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.35
Payments received	-35.35
Balance before new charges	0.00
Total new charges	35.50
Total amount you owe	**$35.50**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

29678-78196	$35.50	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		35.35
Payment received - Thank you		-35.35
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$7.84	
Non-fuel: *($0.094600 per kWh)*	$9.37	
Fuel: *($0.032020 per kWh)*	$3.17	
Electric service amount	34.58	
Gross receipts tax (State tax)	0.89	
Taxes and charges	0.89	
Regulatory fee (State fee)	0.03	
Total new charges		$35.50
Total amount you owe		**$35.50**

METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	18512		18413		99

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	99	96	77
Service days	32	30	30
kWh/day	3	3	3
Amount	$35.50	$35.35	$29.65

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 29683-69252
Service Address:
10016 58TH ST E
PARRISH, FL 34219

JUN 2 2 '26

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.60
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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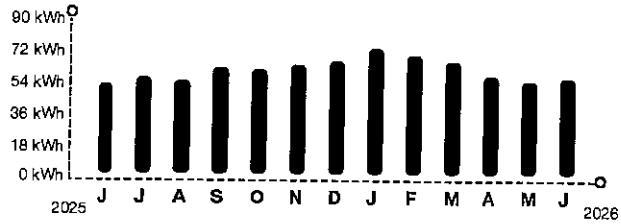
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.51
Payments received	-33.51
Balance before new charges	0.00
Total new charges	33.60
Total amount you owe	**$33.60**

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

29683-69252	$33.60	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.51
Payment received - Thank you		-33.51
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$11.06	
Non-fuel: *($0.094600 per kWh)*	$5.58	
Fuel: *($0.032020 per kWh)*	$1.89	
Electric service amount	32.73	
Gross receipts tax (State tax)	0.84	
Taxes and charges	0.84	
Regulatory fee (State fee)	0.03	
Total new charges		$33.60
Total amount you owe		**$33.60**

METER SUMMARY

Meter reading - Meter AC13541. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	28297		28238		59

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	59	57	55
Service days	32	30	30
kWh/day	2	2	2
Amount	$33.60	$33.51	$28.50

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 30037-27066
Service Address:
11131 58TH STREET CIR E #UNIT 1
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$55.38
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.93
Payments received	-33.93
Balance before new charges	0.00
Total new charges	55.38
Total amount you owe	**$55.38**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

30037-27066	$55.38	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.93
Payment received - Thank you		-33.93
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$29.70	
Fuel: *($0.032020 per kWh)*	$10.05	
Electric service amount	53.95	
Gross receipts tax (State tax)	1.38	
Taxes and charges	1.38	
Regulatory fee (State fee)	0.05	
Total new charges		$55.38
Total amount you owe		**$55.38**

METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	19212		18898		314

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	314	66	246
Service days	32	30	30
kWh/day	10	2	8
Amount	$55.38	$33.93	$44.36

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 30797-37064
Service Address:
5808 110TH AVE E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$37.81
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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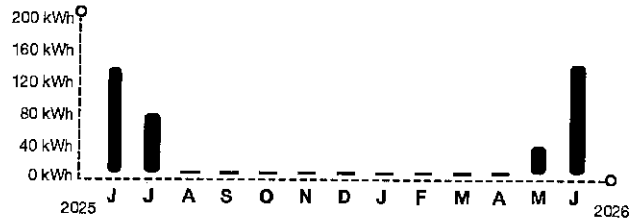
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.61
Payments received	-32.61
Balance before new charges	0.00
Total new charges	37.81
Total amount you owe	**$37.81**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

30797-37064	$37.81	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.61
Payment received - Thank you		-32.61
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$3.90	
Non-fuel: *($0.094600 per kWh)*	$13.99	
Fuel: *($0.032020 per kWh)*	$4.74	
Electric service amount	36.83	
Gross receipts tax (State tax)	0.95	
Taxes and charges	0.95	
Regulatory fee (State fee)	0.03	
Total new charges		$37.81
Total amount you owe		**$37.81**

METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04211		04063		148

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	148	38	143
Service days	32	30	30
kWh/day	5	1	5
Amount	$37.81	$32.61	$33.07

KEEP IN MIND

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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 31255-79270
Service Address:
10515 48TH CT E # ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$46.14
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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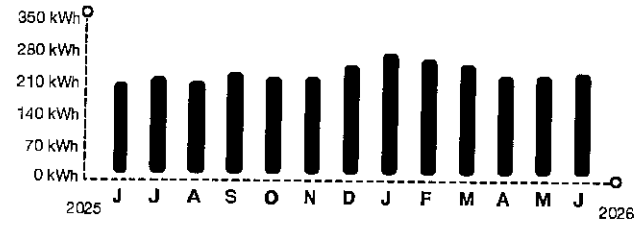
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	45.26
Payments received	-45.26
Balance before new charges	0.00
Total new charges	46.14
Total amount you owe	**$46.14**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

31255-79270	$46.14	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		45.26
Payment received - Thank you		-45.26
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$22.97	
Fuel: *($0.032020 per kWh)*	$7.78	
Electric service amount	44.95	
Gross receipts tax (State tax)	1.15	
Taxes and charges	1.15	
Regulatory fee (State fee)	0.04	
Total new charges		$46.14
Total amount you owe		**$46.14**

METER SUMMARY

Meter reading - Meter AC45138. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07300		07057		243

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	243	236	217
Service days	32	30	30
kWh/day	8	8	7
Amount	$46.14	$45.26	$40.67

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 36260-99109
Service Address:
5755 HARRISON RANCH BLVD # IRR
PARRISH, FL 34219

JUN 2 2 2026

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$109.31
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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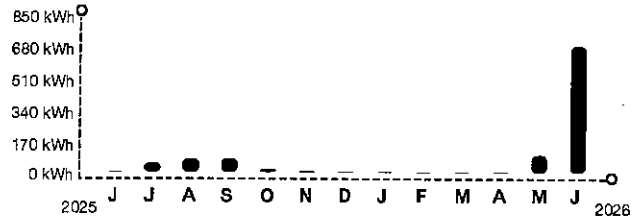
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.59
Payments received	-35.59
Balance before new charges	0.00
Total new charges	109.31
Total amount you owe	**$109.31**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

36260-99109	$109.31	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		35.59
Payment received - Thank you		-35.59
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$68.95	
Fuel: *($0.032020 per kWh)*	$23.34	
Electric service amount	106.49	
Gross receipts tax (State tax)	2.73	
Taxes and charges	2.73	
Regulatory fee (State fee)	0.09	
Total new charges		$109.31
Total amount you owe		**$109.31**

METER SUMMARY

Meter reading - Meter KLJ3465. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	22584		21855		729

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	729	101	2
Service days	32	30	30
kWh/day	22	3	0
Amount	$109.31	$35.59	$25.75

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 38549-29274
Service Address:
9935 52ND ST E # LTS
PARRISH, FL 34219

JUN 2 2 '26

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$34.54
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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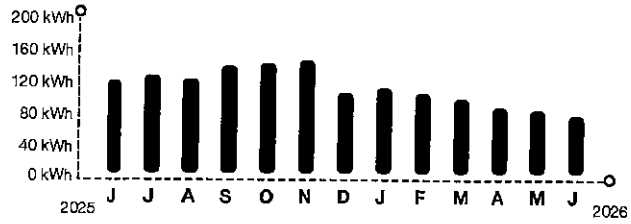
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	34.86
Payments received	-34.86
Balance before new charges	0.00
Total new charges	34.54
Total amount you owe	**$34.54**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

38549-29274	$34.54	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		34.86
Payment received - Thank you		-34.86
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$9.45	
Non-fuel: *($0.094600 per kWh)*	$7.47	
Fuel: *($0.032020 per kWh)*	$2.53	
Electric service amount	33.65	
Gross receipts tax (State tax)	0.86	
Taxes and charges	0.86	
Regulatory fee (State fee)	0.03	
Total new charges		$34.54
Total amount you owe		**$34.54**

METER SUMMARY

Meter reading - Meter AC13500. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	08180		08101		79

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	79	86	126
Service days	32	30	30
kWh/day	2	3	4
Amount	$34.54	$34.86	$32.19

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 46128-19252
Service Address:
5838 100TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$39.43
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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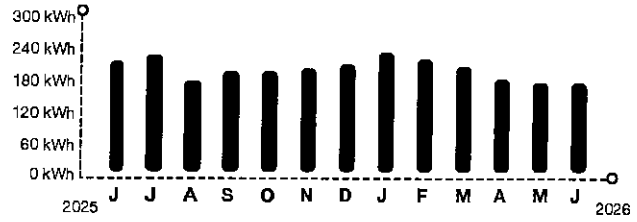
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	39.48
Payments received	-39.48
Balance before new charges	0.00
Total new charges	39.43
Total amount you owe	**$39.43**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

46128-19252	$39.43	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		39.48
Payment received - Thank you		-39.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$1.17	
Non-fuel: *($0.094600 per kWh)*	$17.21	
Fuel: *($0.032020 per kWh)*	$5.83	
Electric service amount	38.41	
Gross receipts tax (State tax)	0.99	
Taxes and charges	0.99	
Regulatory fee (State fee)	0.03	
Total new charges		$39.43
Total amount you owe		**$39.43**

METER SUMMARY

Meter reading - Meter AC13544. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	91742		91560		182

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	182	183	226
Service days	32	30	30
kWh/day	6	6	8
Amount	$39.43	$39.48	$41.83

KEEP IN MIND

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JUN 2 2 '26

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 56720-86294
Service Address:
9737 50TH STREET CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$44.34
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	44.21
Payments received	-44.21
Balance before new charges	0.00
Total new charges	44.34
Total amount you owe	**$44.34**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

56720-86294	$44.34	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		44.21
Payment received - Thank you		-44.21
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$21.66	
Fuel: *($0.032020 per kWh)*	$7.33	
Electric service amount	43.19	
Gross receipts tax (State tax)	1.11	
Taxes and charges	1.11	
Regulatory fee (State fee)	0.04	
Total new charges		$44.34
Total amount you owe		**$44.34**

METER SUMMARY

Meter reading - Meter AC13496. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	29792		29563		229

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	229	228	319
Service days	32	30	30
kWh/day	7	8	11
Amount	$44.34	$44.21	$53.59

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 59381-21463
Service Address:
5755 HARRISON RANCH BLVD # POOL
PARRISH, FL 34219

JUN 2 2 2026

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$1,744.85
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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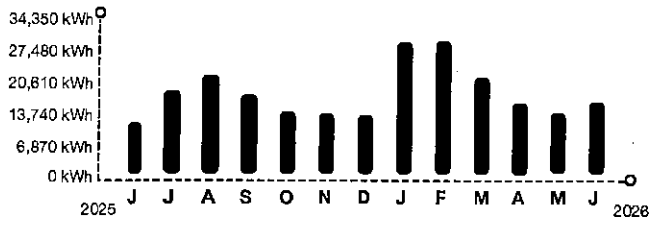
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,681.66
Payments received	-1,681.66
Balance before new charges	0.00
Total new charges	1,744.85
Total amount you owe	**$1,744.85**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

59381-21463	$1,744.85	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,681.66
Payment received - Thank you		-1,681.66
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$524.83	
Fuel: *($0.032010 per kWh)*	$540.01	
Demand: *($15.03 per KW)*	$601.20	
Electric service amount	1,699.75	
Gross receipts tax (State tax)	43.62	
Taxes and charges	43.62	
Regulatory fee (State fee)	1.48	
Total new charges		$1,744.85
Total amount you owe		**$1,744.85**

METER SUMMARY

Meter reading - Meter KLL6997. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	08283		91413		16870
Demand KW	40.01				40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	16870	14228	11990
Service days	32	30	30
kWh/day	527	474	399
Amount	$1,744.85	$1,681.66	$1,416.11

KEEP IN MIND

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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 67960-61205
Service Address:
5323 98TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$56.04
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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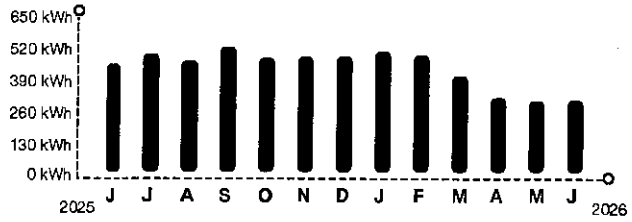
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	55.66
Payments received	-55.66
Balance before new charges	0.00
Total new charges	56.04
Total amount you owe	**$56.04**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

67960-61205	$56.04	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		55.66
Payment received - Thank you		-55.66
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$30.18	
Fuel: *($0.032020 per kWh)*	$10.21	
Electric service amount	54.59	
Gross receipts tax (State tax)	1.40	
Taxes and charges	1.40	
Regulatory fee (State fee)	0.05	
Total new charges		$56.04
Total amount you owe		**$56.04**

METER SUMMARY

Meter reading - Meter AC13472. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	43800		43481		319

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	319	316	477
Service days	32	30	30
kWh/day	10	11	16
Amount	$56.04	$55.66	$73.58

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 69576-29360
Service Address:
9805 47TH ST E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$44.99
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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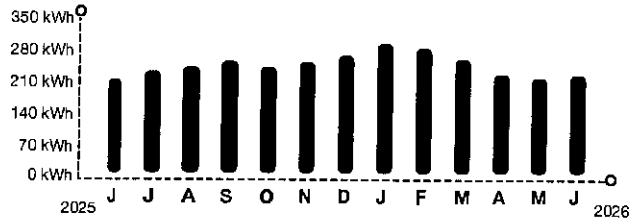
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	44.08
Payments received	-44.08
Balance before new charges	0.00
Total new charges	44.99
Total amount you owe	**$44.99**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

69576-29360	$44.99	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		44.08
Payment received - Thank you		-44.08
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$22.14	
Fuel: *($0.032020 per kWh)*	$7.49	
Electric service amount	43.83	
Gross receipts tax (State tax)	1.12	
Taxes and charges	1.12	
Regulatory fee (State fee)	0.04	
Total new charges		$44.99
Total amount you owe		**$44.99**

METER SUMMARY

Meter reading - Meter ACD5317. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02404		02170		234

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	234	227	223
Service days	32	30	30
kWh/day	7	8	7
Amount	$44.99	$44.08	$41.44

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 71480-20378
Service Address:
5026 HARRISON RANCH BLVD # ENTRANCE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.74
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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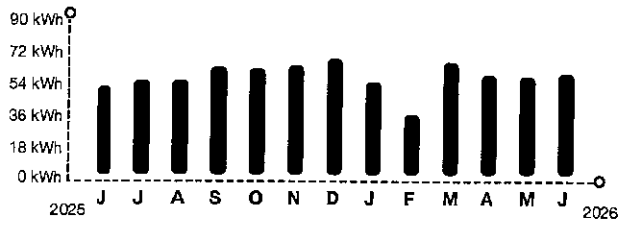
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.65
Payments received	-33.65
Balance before new charges	0.00
Total new charges	33.74
Total amount you owe	**$33.74**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

71480-20378	$33.74	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.65
Payment received - Thank you		-33.65
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$10.82	
Non-fuel: *($0.094600 per kWh)*	$5.86	
Fuel: *($0.032020 per kWh)*	$1.99	
Electric service amount	32.87	
Gross receipts tax (State tax)	0.84	
Taxes and charges	0.84	
Regulatory fee (State fee)	0.03	
Total new charges		$33.74
Total amount you owe		**$33.74**

METER SUMMARY

Meter reading - Meter AC13495. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	19851		19789		62

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	62	60	54
Service days	32	30	30
kWh/day	2	2	2
Amount	$33.74	$33.65	$28.45

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 75284-20461
Service Address:
5821 100TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$45.76
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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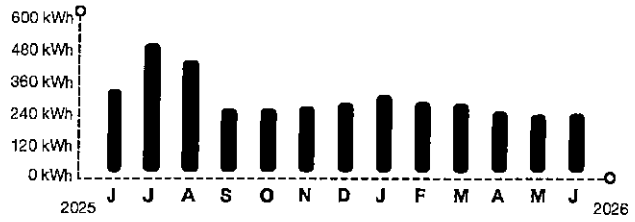
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	45.26
Payments received	-45.26
Balance before new charges	0.00
Total new charges	45.76
Total amount you owe	**$45.76**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
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SUMMARY BILL MASTER
79909-28017

75284-20461	$45.76	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		45.26
Payment received - Thank you		-45.26
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$22.70	
Fuel: *($0.032020 per kWh)*	$7.68	
Electric service amount	44.58	
Gross receipts tax (State tax)	1.14	
Taxes and charges	1.14	
Regulatory fee (State fee)	0.04	
Total new charges		$45.76
Total amount you owe		**$45.76**

METER SUMMARY

Meter reading - Meter AC45137. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	09399		09159		240

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	240	236	339
Service days	32	30	30
kWh/day	8	8	11
Amount	$45.76	$45.26	$56.11

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 76568-88273
Service Address:
5755 HARRISON RANCH BLVD
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$819.00
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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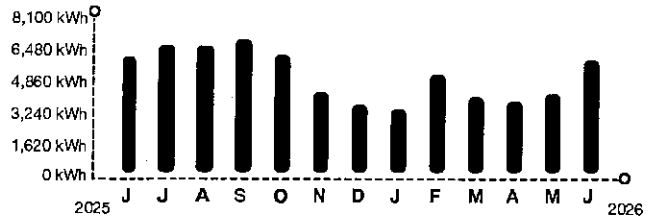
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	578.31
Payments received	-578.31
Balance before new charges	0.00
Total new charges	819.00
Total amount you owe	**$819.00**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

76568-88273	$819.00	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		578.31
Payment received - Thank you		-578.31
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$585.47	
Fuel: *($0.032020 per kWh)*	$198.17	
Electric service amount	797.84	
Gross receipts tax (State tax)	20.47	
Taxes and charges	20.47	
Regulatory fee (State fee)	0.69	
Total new charges		$819.00
Total amount you owe		**$819.00**

METER SUMMARY

Meter reading - Meter KLL6998. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	67664		61475		6189

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	6189	4337	6383
Service days	32	30	30
kWh/day	193	144	212
Amount	$819.00	$578.31	$692.92

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 77871-91514
Service Address:
10609 48TH ST E
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.17
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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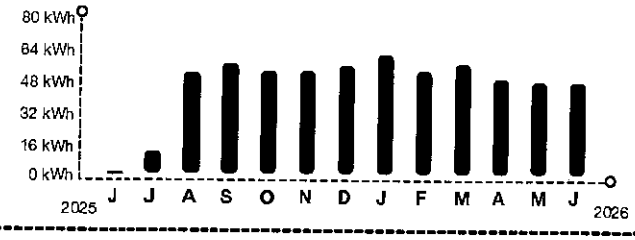
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.17
Payments received	-33.17
Balance before new charges	0.00
Total new charges	33.17
Total amount you owe	**$33.17**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

SUMMARY BILL MASTER
79909-28017

77871-91514	$33.17	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.17
Payment received - Thank you		-33.17
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$11.78	
Non-fuel: *($0.094600 per kWh)*	$4.73	
Fuel: *($0.032020 per kWh)*	$1.60	
Electric service amount	32.31	
Gross receipts tax (State tax)	0.83	
Taxes and charges	0.83	
Regulatory fee (State fee)	0.03	
Total new charges		$33.17
Total amount you owe		**$33.17**

METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	05757		05707		50

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	50	50	0
Service days	32	30	30
kWh/day	2	2	0
Amount	$33.17	$33.17	$25.66

KEEP IN MIND

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JUN 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 78604-78036
Service Address:
5009 99TH AVE E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$67.60
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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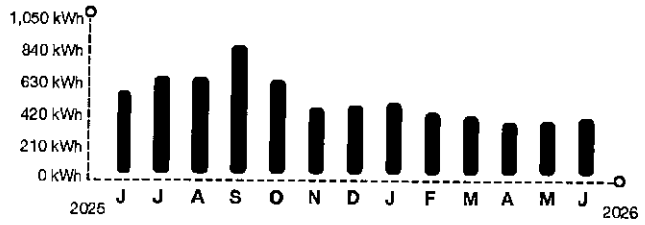
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	64.22
Payments received	-64.22
Balance before new charges	0.00
Total new charges	67.60
Total amount you owe	**$67.60**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

78604-78036	$67.60	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		64.22
Payment received - Thank you		-64.22
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$38.59	
Fuel: *($0.032020 per kWh)*	$13.06	
Electric service amount	65.85	
Gross receipts tax (State tax)	1.69	
Taxes and charges	1.69	
Regulatory fee (State fee)	0.06	
Total new charges		$67.60
Total amount you owe		**$67.60**

METER SUMMARY

Meter reading - Meter AC13479. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	42908		42500		408

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	408	382	590
Service days	32	30	30
kWh/day	13	13	20
Amount	$67.60	$64.22	$87.88

KEEP IN MIND

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JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 79950-70468
Service Address:
5755 HARRISON RANCH BLVD # LANDSCAPE
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$149.90
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	136.64
Payments received	-136.64
Balance before new charges	0.00
Total new charges	149.90
Total amount you owe	**$149.90**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ ∃* SEND SUMMARY BILL MASTER COUPON ONLY*

0067 0078 500017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-D393

SUMMARY BILL MASTER
79909-28017

79950-70468	$149.90	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		136.64
Payment received - Thank you		-136.64
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$98.49	
Fuel: *($0.032020 per kWh)*	$33.33	
Electric service amount	146.02	
Gross receipts tax (State tax)	3.75	
Taxes and charges	3.75	
Regulatory fee (State fee)	0.13	
Total new charges		$149.90
Total amount you owe		**$149.90**

METER SUMMARY

Meter reading - Meter KL83325. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	92187		91146		1041

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	1041	939	826
Service days	32	30	30
kWh/day	32	31	27
Amount	$149.90	$136.64	$117.74

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 80171-39109
Service Address:
5735 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$36.86
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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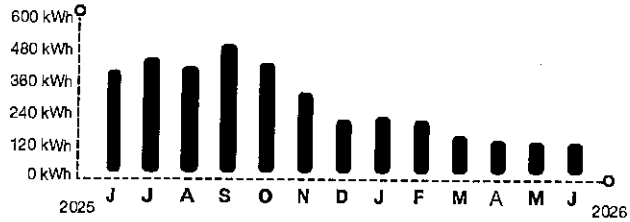
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.01
Payments received	-37.01
Balance before new charges	0.00
Total new charges	36.86
Total amount you owe	**$36.86**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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0069 0078 500017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

80171-39109	$36.86	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.01
Payment received - Thank you		-37.01
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$5.51	
Non-fuel: *($0.094600 per kWh)*	$12.10	
Fuel: *($0.032020 per kWh)*	$4.10	
Electric service amount	35.91	
Gross receipts tax (State tax)	0.92	
Taxes and charges	0.92	
Regulatory fee (State fee)	0.03	
Total new charges		$36.86
Total amount you owe		**$36.86**

METER SUMMARY

Meter reading - Meter AC13473. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	38190		38062		128

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	128	131	418
Service days	32	30	30
kWh/day	4	4	14
Amount	$36.86	$37.01	$66.10

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 93846-48250
Service Address:
5769 99TH AVENUE CIR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$62.79
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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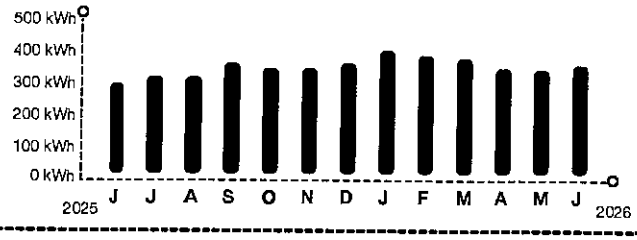
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	60.73
Payments received	-60.73
Balance before new charges	0.00
Total new charges	62.79
Total amount you owe	**$62.79**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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0071 0078 500017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

93846-48250	$62.79	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		60.73
Payment received - Thank you		-60.73
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$35.09	
Fuel: *($0.032020 per kWh)*	$11.88	
Electric service amount	61.17	
Gross receipts tax (State tax)	1.57	
Taxes and charges	1.57	
Regulatory fee (State fee)	0.05	
Total new charges		$62.79
Total amount you owe		**$62.79**

METER SUMMARY

Meter reading - Meter AC13474. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00100		99729		371

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	371	355	307
Service days	32	30	30
kWh/day	12	12	10
Amount	$62.79	$60.73	$52.05

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 95166-90204
Service Address:
5221 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$64.48
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	60.97
Payments received	-60.97
Balance before new charges	0.00
Total new charges	64.48
Total amount you owe	**$64.48**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1 % will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

95166-90204	$64.48	Jul 8, 2026	$ SEND MASTER COUPON
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		60.97
Payment received - Thank you		-60.97
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$36.32	
Fuel: *($0.032020 per kWh)*	$12.30	
Electric service amount	62.82	
Gross receipts tax (State tax)	1.61	
Taxes and charges	1.61	
Regulatory fee (State fee)	0.05	
Total new charges		$64.48
Total amount you owe		**$64.48**

METER SUMMARY

Meter reading - Meter AC13542. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	35428		35044		384

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	384	357	408
Service days	32	30	30
kWh/day	12	12	14
Amount	$64.48	$60.97	$64.84

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 96273-49039
Service Address:
4728 100TH DR E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$38.01
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.92
Payments received	-37.92
Balance before new charges	0.00
Total new charges	38.01
Total amount you owe	**$38.01**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

96273-49039	$38.01	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.92
Payment received - Thank you		-37.92
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$3.58	
Non-fuel: *($0.094600 per kWh)*	$14.38	
Fuel: *($0.032020 per kWh)*	$4.87	
Electric service amount	37.03	
Gross receipts tax (State tax)	0.95	
Taxes and charges	0.95	
Regulatory fee (State fee)	0.03	
Total new charges		$38.01
Total amount you owe		**$38.01**

METER SUMMARY

Meter reading - Meter AC13606. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	53155		53003		152

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	152	150	189
Service days	32	30	30
kWh/day	5	5	6
Amount	$38.01	$37.92	$37.12

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 46298-57030
Service Address:
9712 46TH CT E # LTS
PARRISH, FL 34219

HARRISON RANCH CDD,
Here's what you owe for this billing period.

CURRENT BILL

$74.49
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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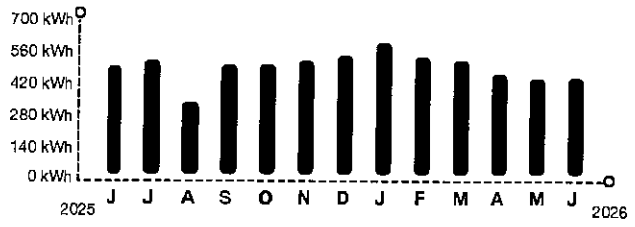
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	74.12
Payments received	-74.12
Balance before new charges	0.00
Total new charges	74.49
Total amount you owe	**$74.49**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service:	Summary Bill Coordinator	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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0039 0078 500017

HARRISON RANCH CDD
9530 MARKETPLACE RD STE 206
FORT MYERS FL 33912-0393

SUMMARY BILL MASTER
79909-28017

46298-57030	$74.49	Jul 8, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	SEND MASTER COUPON AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		74.12
Payment received - Thank you		-74.12
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$43.61	
Fuel: *($0.032020 per kWh)*	$14.76	
Electric service amount	72.57	
Gross receipts tax (State tax)	1.86	
Taxes and charges	1.86	
Regulatory fee (State fee)	0.06	
Total new charges		$74.49
Total amount you owe		**$74.49**

METER SUMMARY

Meter reading - Meter AC73195. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	65517		65056		461

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	461	458	516
Service days	32	30	30
kWh/day	14	15	17
Amount	$74.49	$74.12	$78.51

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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

Billing Date:
Jun 07, 2026

Billing Period:
Jun 07 - Jul 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.

Total balance
$735.51
Auto Pay is scheduled
Jul 01

Bill history

Previous balance	$735.51
Payment received by Jun 07, thank you	-$735.51

Service summary

	Previous month	Current month
Bundle	$661.33	$661.33
Other	$4.50	$4.50
Taxes and Fees	$69.68	$69.68
Total services	**$735.51**	**$735.51**
Total balance		**$735.51**

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

6790 0107 DY RP 07 06092026 NNNNNN 01 001060 0005

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

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

9730049941776309509071900000000000000735515

HAUTE MESS CLEANING SERVICES LLC

12405 Triple Creek Boulevard
Riverview, Florida 33579
hautemesscleaning@gmail.com

RECIPIENT:

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Invoice #171	
Issued	Jul 21, 2026
Due	Aug 20, 2026
Total	**$800.00**

Harrison Ranch: Deep Clean

Product/Service	Description	Total
Deep Cleaning	Comprehensive cleaning service including dusting, vacuuming, mopping, bathroom and kitchen deep clean, focusing on removing built-up grime and dirt. This will be completed Aug 12th and 14th	$800.00

Total	**$800.00**

Thank you for your business. Please contact us with any questions regarding this invoice.

Haute Mess Cleaning 922979111

Pay Now

HAUTE MESS CLEANING SERVICES LLC

12405 Triple Creek Boulevard
Riverview, Florida 33579
hautemesscleaning@gmail.com

RECIPIENT:

Harrison Ranch
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Invoice #172	
Issued	Jul 21, 2026
Due	Aug 20, 2026
Total	**$1,284.60**

August Services Harrison Ranch

Product/Service	Description	Total
Monthly Service 3x/Week Starting August 10th	10 days of service during the month of August	$1,284.60

Total	**$1,284.60**

Thank you for your business. Please contact us with any questions regarding this invoice.

Haute Mess Cleaning 922979111

Pay Now

Please Remit Payment to:

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

Invoice 402277

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

Date	Due Date
06/19/26	7/19/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Qty/UOM	Rate	Ext. Price	Amount
#399451 - Various Dead Palm Removals				**$2,575.00**
Mulch, Rock, Soil - 06/16/2026				
Palm Tree Removal	1.00EA	$2,275.00	$2,275.00	

Grand Total **$2,575.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$4,970.00	$0.00	$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 402278

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

Date	Due Date
06/19/26	7/19/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Qty/UOM	Rate	Ext. Price	Amount
#400013 - Lift Station near Lasso Loop Trail Head				**$2,395.00**
Site Prep - 06/15/2026				
Remove and dispose dead Viburnum in hedge and prep for replacement - Disposal Fee Included	16.00HR	$70.00	$1,120.00	
Viburnum 'Odoratissimum' 7gal (Installed) - To replace dead viburnum in hedge	15.0007g	$85.00	$1,275.00	

Grand Total **$2,395.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$4,970.00	$0.00	$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 402380

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

Date	Due Date
06/22/26	7/22/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Qty/UOM	Rate	Ext. Price	Amount
#399451 - Various Dead Palm Removals				**$128.75**
Fuel Surcharge 5.0% - 06/20/2026				
Fuel Surcharge	2,575.EA 00	$0.05	$128.75	

Grand Total **$128.75**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$5,218.50	$0.00	$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 402381

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

Date	Due Date
06/22/26	7/22/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Qty/UOM	Rate	Ext. Price	Amount
#400013 - Lift Station near Lasso Loop Trail Head				**$119.75**
Fuel Surcharge 5.0% - 06/20/2026				
Fuel Surcharge	2,395.EA 00	$0.05	$119.75	

Grand Total **$119.75**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$5,218.50	$0.00	$0.00	$0.00	$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 403788

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Amount
#369033 - Harrison Ranch CDD 2025/2026 Maintenance Contract	
Insect and Disease Control- IPM - 06/25/2026	*$875.75*

Grand Total **$875.75**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$6,094.25	$0.00	$0.00	$0.00	$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 405099

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

Date	Due Date
07/01/26	7/31/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Amount
#369033 - Harrison Ranch CDD 2025/2026 Maintenance Contract July 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)
$37,622.34	$0.00	$0.00	$0.00	$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

KILINSKI | VAN WYK

INVOICE

Invoice # 15159
Date: 06/16/2026
Due On: 07/16/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$3,738.92	+	$4,752.98	) - (	$0.00	) =	**$8,491.90**

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	05/04/2026	Review agenda and prepare for board meetings.	0.80	$355.00	-	$284.00
Service	PC	05/04/2026	Correspond with District Manager regarding requested update to agenda for May meeting of the Board of Supervisors; Draft amendment to HOA lease agreement; Analysis of final agenda for 05/06/ 2026 meeting of the Board of Supervisors including review of organizational matters, Fiscal Year 2027 budget approval matters, and staff reports.	1.50	$300.00	-	$450.00
Service	LG	05/06/2026	Travel to and attend	4.30	$355.00	-	$1,526.50

			Board meeting.				
Expense	KB	05/06/2026	Travel: Mileage - LG.	91.00	$0.725	-	$65.98
Service	LG	05/07/2026	Prepare temporary community programming agreement; prepare 30 days' notice for Donkor agreement.	0.70	$355.00	-	$248.50
Service	PC	05/07/2026	Draft resolution re-designating offices of the District; Draft mailed and published notices of Fiscal Year 2027 budget and assessment hearings.	0.60	$300.00	-	$180.00
Service	LG	05/12/2026	Review communications regarding termination of community programming agreement.	0.20	$355.00	-	$71.00
Service	LG	05/12/2026	Review HOA lease amendment.	0.20	$355.00	-	$71.00
Service	SD	05/12/2026	Begin drafting a New Supervisor Notebook for Supervisor Tracy Joniec.	0.90	$185.00	100.0%	$0.00
Service	PC	05/14/2026	Correspond with District Manager regarding amendment to HOA lease agreement.	0.10	$300.00	-	$30.00
Service	PC	05/19/2026	Confer with staff regarding HOA request for AV equipment and closet access.	0.20	$300.00	-	$60.00
Service	LG	05/20/2026	Advise regarding HOA cost share for audio equipment.	0.10	$355.00	-	$35.50
Service	PC	05/20/2026	Correspond with District Manager regarding HOA access to office, storage space, and use of AV equipment.	0.10	$300.00	100.0%	$0.00
Service	LG	05/22/2026	Advise regarding irrigation cost share agreement.	0.30	$355.00	-	$106.50
Service	SD	05/22/2026	Draft New Supervisor Notebook for Tracy Joniec.	1.00	$185.00	-	$185.00
Service	LG	05/23/2026	Review and revise new supervisor notebook;	1.30	$355.00	-	$461.50

			prepare updated agreement for community program services.				
Service	LG	05/26/2026	Confer with Rizzetta regarding June agenda; review and revise April and May minutes.	0.90	$355.00	-	$319.50
Service	SD	05/26/2026	Revise and transmit New Supervisor Notebook to Supervisor Joniec.	0.40	$185.00	-	$74.00
Service	PC	05/29/2026	Analysis of agenda for June meeting of the Board of Supervisors including review of prior meeting minutes, organizational matters, staff reports, purchase order proposals, vendor proposals, and district financial statements; Correspond with District Manager regarding requested revisions to June meeting agenda.	1.00	$300.00	-	$300.00
Service	LG	05/29/2026	Review agenda and prepare for Board meeting.	0.80	$355.00	-	$284.00
						Line Item Discount Subtotal	**-$196.50**
						Total	**$4,752.98**

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

Please pay within 30 days.

KILINSKI | VAN WYK

INVOICE

Invoice # 15395
Date: 07/16/2026
Due On: 08/15/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$4,904.48	) - (	$0.00	) =	**$4,904.48**

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	06/03/2026	Analyze age restrictions in amenity policies in preparation for board meeting.	0.40	$355.00	-	$142.00
Service	LG	06/03/2026	Travel to and attend board meeting.	5.30	$355.00	-	$1,881.50
Expense	KB	06/03/2026	Travel: Mileage - LG.	91.00	$0.725	-	$65.98
Expense	KB	06/03/2026	Travel: Meals - LG.	1.00	$11.00	-	$11.00
Service	PC	06/04/2026	Draft additional services order to April landscaping approvals;	0.20	$300.00	-	$60.00
Service	LG	06/05/2026	Prepare agreement for street sign repair services.	0.80	$355.00	-	$284.00
Service	LG	06/06/2026	Prepare resolution adopting and ratifying amenity policy changes made at June board	0.40	$355.00	-	$142.00

			meeting.				
Service	PC	06/08/2026	Draft agreement for tennis court resurfacing and restriping with Lacelot Industries.	0.80	$300.00	-	$240.00
Service	LG	06/09/2026	Advise regarding minor access cards and alcohol at events; review and revise tennis court agreement.	0.60	$355.00	-	$213.00
Service	PC	06/09/2026	Draft final revisions to agreement for tennis court resurfacing and correspond with District Manager regarding the same.	0.20	$300.00	-	$60.00
Service	PC	06/15/2026	Review general election qualifying results.	0.10	$300.00	100.0%	$0.00
Service	LG	06/15/2026	Review qualifying candidates for open board seats.	0.20	$355.00	-	$71.00
Service	LG	06/16/2026	Advise regarding trespass procedures.	0.10	$355.00	-	$35.50
Service	PC	06/17/2026	Analysis of tentative agenda for July meeting of the Board of Supervisors; Review District Manager's final draft of Fiscal Year 2027 mailed and published notice of assessments for accuracy.	0.40	$300.00	-	$120.00
Service	LG	06/17/2026	Review draft FY25 audit and provide comments to same.	0.50	$355.00	-	$177.50
Service	AH	06/18/2026	Confer with district staff regarding agenda items.	0.20	$195.00	-	$39.00
Service	LG	06/19/2026	Advise regarding amenity event; advise regarding payments to tennis court contractor.	0.30	$355.00	-	$106.50
Service	LG	06/23/2026	Review and provide comments to June meeting minutes; review agenda package and send comments to same;	1.10	$355.00	-	$390.50

			advise regarding wording for closed security session.				
Service	PC	06/25/2026	Draft Fiscal Year 2027 budget appropriation resolution and assessment resolution.	0.80	$300.00	-	$240.00
Service	PC	06/26/2026	Analysis of agenda for July meeting of the Board of Supervisors including review of prior meeting minutes, staff reports, vendor reports, vendor proposals, organizational matters, and district financial statements.	0.90	$300.00	-	$270.00
Service	LG	06/26/2026	review agenda and prepare for Board meeting.	0.80	$355.00	-	$284.00
Service	LG	06/29/2026	Provide appropriation resolution and assessment resolution for FY 27 budget.	0.20	$355.00	100.0%	$0.00
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.20	$355.00	-	$71.00
					Line Item Discount Subtotal		**-$101.00**
						Total	**$4,904.48**

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

Please pay within 30 days.

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$1,016.66**
Please Pay By	**21-Jul-2026**
Account Number	**100135961**

Auto-pay is scheduled for 21-Jul-2026

Account Summary

Previous Amount Due	**$999.32**
Payments Received	**-$999.32**
Balance Forward	**$0.00**
Contract Charges	**$1,016.66**
Total Amount Due	**$1,016.66**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334174

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	8362	06/22	8721	35.9 kgal

Important Information

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- 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 05/21 - 06/22 (33 Days)

Master Metered Water Commercial (Meter # 61334174) (05/21 - 06/22)		
Water Base Rate	0.33 month(s) x $73.58	$24.53
Water Base Rate	0.67 month(s) x $79.96	$53.31
Master Meter Water Commercial	11.97 kgal x $2.97	$35.55
Master Meter Water Commercial	23.93 kgal x $3.11	$74.42
Master Metered Sewer Commercial (05/21 - 06/22)		
Sewer Base Rate	0.33 month(s) x $208.02	$69.34
Sewer Base Rate	0.67 month(s) x $217.59	$145.06
Master Metered Sewer Commercial	11.97 kgal x $6.59	$78.88
Master Metered Sewer Commercial	23.93 kgal x $6.89	$164.88
Commercial Rented Bins Service (05/23 - 06/22)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (05/23 - 06/22)		
Gate Service	1 month(s) x $45.00	$45.00
Total New Charges		**$1,016.66**
Total Amount Due		**$1,016.66**

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100135961
BILLING DATE	30-Jun-2026
DUE DATE	21-Jul-2026
TOTAL AMOUNT DUE	$1,016.66

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

10013596 1Z 00001016660000000

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$28.27**
Please Pay By	**22-Jul-2026**
Account Number	**100136017**

Auto-pay is scheduled for 22-Jul-2026

Account Summary

Previous Amount Due	**$28.01**
Payments Received	**-$28.01**
Balance Forward	**$0.00**
Contract Charges	**$28.27**
Total Amount Due	**$28.27**

Usage Profile (Consumption x 1000 = GAL)

No usage this period

Charge Details — Service Period 05/30 - 06/29 (31 Days)

Unmetered Fireline Service (05/30 - 06/29)

Unmetered Fireline Base Rate	0.06 month(s) x $28.01	$1.81
Unmetered Fireline Base Rate	0.94 month(s) x $28.29	$26.46
Total New Charges		**$28.27**
Total Amount Due		**$28.27**

Important Information

- SWFWMD has extended the Modified Phase III "Extreme" Water Shortage through Oct 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.

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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136017
BILLING DATE	01-Jul-2026
DUE DATE	22-Jul-2026
TOTAL AMOUNT DUE	$28.27

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

100136017Z0000002827000000

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$1,869.08**
Please Pay By	**16-Jul-2026**
Account Number	**100136072**

Auto-pay is scheduled for 16-Jul-2026

Account Summary

Previous Amount Due	**$6,074.40**
Payments Received	**-$6,074.40**
Balance Forward	**$0.00**
Contract Charges	**$1,869.08**
Total Amount Due	**$1,869.08**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70179894

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	316214	05/19	332189	1,597.5 kgal

Charge Details — Service Period 04/22 - 05/19 (28 Days)

Individual Residential Commercial Reclaim (Meter # 70179894) (04/22 - 05/19)

Individual Residential Commercial Reclaim Usage	1,597.5 kgal x $1.17	$1,869.08
Total New Charges		**$1,869.08**
Total Amount Due		**$1,869.08**

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136072
BILLING DATE	25-Jun-2026
DUE DATE	16-Jul-2026
TOTAL AMOUNT DUE	$1,869.08

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

100136072Z0000186908000000000

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
5755 HARRISON RANCH BLVD

Amount Due	**$3,195.77**
Please Pay By	**16-Jul-2026**
Account Number	**100136072**

Auto-pay is scheduled for 16-Jul-2026

Account Summary

Previous Amount Due	**$1,869.08**
Payments Received	**$0.00**
Balance Forward	**$1,869.08**
Contract Charges	**$1,326.69**
Total Amount Due	**$3,195.77**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70179894

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/20	332189	06/21	343228	1,103.9 kgal

Charge Details — Service Period 05/20 - 06/21 (33 Days)

Individual Residential Commercial Reclaim (Meter # 70179894) (05/20 - 06/21)

Individual Residential Commercial Reclaim Usage	401.42 kgal x $1.17	$469.66
Individual Residential Commercial Reclaim Usage	702.48 kgal x $1.22	$857.03
Total New Charges		**$1,326.69**
Balance Forward		$1,869.08
Total Amount Due		**$3,195.77**

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	5755 HARRISON RANCH BLVD
ACCOUNT NUMBER	100136072
BILLING DATE	25-Jun-2026
DUE DATE	16-Jul-2026
TOTAL AMOUNT DUE	$3,195.77

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

100136072Z00003195770000000

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
10704 58TH ST E UNIT RECLM

Amount Due	**$3.72**
Please Pay By	**21-Jul-2026**
Account Number	**100136410**

Auto-pay is scheduled for 21-Jul-2026

Account Summary

Previous Amount Due	**$1.76**
Payments Received	**-$1.76**
Balance Forward	**$0.00**
Contract Charges	**$3.72**
Total Amount Due	**$3.72**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60662922

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/20	3367	06/21	3398	3.1 kgal

Charge Details — Service Period 05/20 - 06/21 (33 Days)

Individual Residential Commercial Reclaim (Meter # 60662922) (05/20 - 06/21)

Individual Residential Commercial Reclaim Usage	1.13 kgal x $1.17	$1.32
Individual Residential Commercial Reclaim Usage	1.97 kgal x $1.22	$2.40
Total New Charges		**$3.72**
Total Amount Due		**$3.72**

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
- 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.

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	100136410
BILLING DATE	30-Jun-2026
DUE DATE	21-Jul-2026
TOTAL AMOUNT DUE	$3.72

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

100136410Z00000003720000000

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

HARRISON RANCH CDD
10402 55TH LN E

Amount Due	**$3.72**
Please Pay By	**21-Jul-2026**
Account Number	**100136468**

Auto-pay is scheduled for 21-Jul-2026

Account Summary

Previous Amount Due	**$3.28**
Payments Received	**-$3.28**
Balance Forward	**$0.00**
Contract Charges	**$3.72**
Total Amount Due	**$3.72**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60660521

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/20	26185	06/21	26216	3.1 kgal

Charge Details — Service Period 05/20 - 06/21 (33 Days)

Individual Residential Commercial Reclaim (Meter # 60660521) (05/20 - 06/21)

Individual Residential Commercial Reclaim Usage	1.13 kgal x $1.17	$1.32
Individual Residential Commercial Reclaim Usage	1.97 kgal x $1.22	$2.40
Total New Charges		**$3.72**
Total Amount Due		**$3.72**

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
- 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.

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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	10402 55TH LN E
ACCOUNT NUMBER	100136468
BILLING DATE	30-Jun-2026
DUE DATE	21-Jul-2026
TOTAL AMOUNT DUE	$3.72

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

HARRISON RANCH CDD
3434 COLWELL AVENUE 200
TAMPA, FL 33614

MAKE CHECKS PAYABLE TO MCUD

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

100136468Z00000003720000000

Ho'o Nani Polynesian Entertainers
6600 Eagle St.|Fort Myers, FL 33966
PHONE: 239.777.0323

TO: Laura Daily

DATE: 9/26/2026
FOR: Private Party

PHONE: 417.676.0223
EMAIL: ljdaily15@outlook.com

THIS CONFIRMS THE FOLLOWING CONTRACT BETWEEN YOU THE "PURCHASER" AND Marliss Brockington

NAME/ADDRESS OF THE PLACE OF ENGAGEMENT: Harrison Ranch
5755 Harrison Ranch Blvd
Parrish, FL 34219

ENGAGEMENT DATES: Saturday September 26 2026

HOURS OF ENGAGEMENT: Approx. 1 hour

ENGAGEMENT TIME: Show will begin at TBA
Performers will arrive at approximately 1.5 hours prior to showtime

ENGAGEMENT DETAILS: 1 musician/mc
2 female dancer/1 male dancer
Performance will include audience participation

ARTISTS WILL REPORT TO: Laura

PRICE AGREED UPON: ***$500 deposit made payable to Marliss Brockington via Cash, Card, Check, or electronic payment
***Remaining payment of $1500 paid night of performance

SPECIAL PROVISIONS: Dancers will need a room or area to change
Dancers will bring their own sound equipment
Meal for performers included?

PURCHASER: Harrison Ranch

ARTIST: Marliss Brockington 239.777.0323

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: $1500.00

Date requested: 07/17/2026

Event Date 9/26/2026

Payable to: Marliss Brockington
6600 Eagle St
Fort Myers, Fl 33966

Address: 5755 Harrison Ranch Blvd
Parrish, Fl 34219

Description: Polynesian Entertainers

Requestor: Laura Daily

Special Instructions: Please send check to Harrison Ranch Clubhouse by 9/18/2026

Approved by: _____
Matt O'Nolan, District Manager

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

Invoice 41645489
Invoice Date 6/30/2026
Completed Date 6/30/2026
Payment Term Due Upon Receipt
Due Date 6/30/2026

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 monthly night inspection of property lights and repairs.

Pole #19 out- Retrofit to LED. Tested for proper operation.
Pole #97 out- Retrofit to LED. Tested for proper operation.
Pole #183 out- Retrofit to LED and replaced (2) fuse holders and (2) fuses at the base of the pole. Tested for proper operation.
Pole #251 out- Retrofit to LED and replaced (2) fuse holders and (2) fuses at the base of the pole. Tested for proper operation.
Pole #256 out- Proposal has been sent to replace the damaged fixture.
Pole #328 entrance side out- Replaced bad lamp and ballast. Tested for proper operation.
Pole #329 exit side out- Replaced Bad lamp and Ballast.
Pole #354 entrance side out- Replaced bad lamp and ballast.

Changed out bad photocells on poles #220 and #229.

Did a ground light inspection at all entrances and found 3 bad photocells and 3 bad ground lights. Removed the bad photocells and bad fixtures and replaced with new photocells and ground lights. Made up all connections 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	4.00	$525.00	$2,100.00
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician	4.00	$225.00	$900.00
1HR LBR-1.20 SVC	1 Labor Hours - 2 Technicians	5.00	$195.00	$975.00
M-FUS-130	Edison Base Screw In Fuse 15-20a	4.00	$17.25	$69.00
Fuseholder 15A	Fuseholder; In-Line, up to 15A and In-Line Fuse (0.5A - 15A)	4.00	$33.00	$132.00
HPS Lamp 250W mogul base	250W, mogul base, HPS lamp	3.00	$68.75	$206.25
HPS Ballast 250W multi-tap	250W, multi-tap, HPS ballast	3.00	$382.50	$1,147.50
Ground LED	LED Light Fixture, Ground Mounted	3.00	$281.25	$843.75
M-DEV-180	Photocell button style	5.00	$47.11	$235.55

Sub-Total	$6,999.05
Tax	$0.00
Total	$6,999.05
Payment	$0.00
Balance Due	$6,999.05

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

Click here to pay online

INVOICE

235798

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

BILL TO		SITE			
Customer No:	PF-3870	**SiteNo:**	PF-4345	**Date:**	07/22/2026
Company:	**Harrison Ranch CDD**	**Company:**	Harrison Ranch Clubhouse	**Sales Rep:**	
Address:	**5755 Harrison Ranch Blvd**	**Address:**	5755 Harrison Ranch Blvd	**Terms:**	NET 30
	Parrish, FL 34219		Parrish, FL 34219	**Due Date:**	08/21/2026
		Contact:	Helena Teixeira	**Call No:**	298934

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
FIXED: CALLBILL-F - Non-Taxable	1.00	$183.75	$183.75

COMMENTS

Total:	**$183.75**
Paid Amount:	$0.00
Balance:	$183.75

Annual fire sprinkler inspection completed 7/22/26 cgj.

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

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

Click here to pay online

INVOICE

235799

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

BILL TO		SITE			
Customer No:	PF-3870	**SiteNo:**	PF-4345	**Date:**	07/22/2026
Company:	**Harrison Ranch CDD**	**Company:**	Harrison Ranch Clubhouse	**Sales Rep:**	
Address:	**5755 Harrison Ranch Blvd**	**Address:**	5755 Harrison Ranch Blvd	**Terms:**	NET 30
	Parrish, FL 34219		Parrish, FL 34219	**Due Date:**	08/21/2026
		Contact:	Helena Teixeira	**Call No:**	301357

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Water Gauge 1/4 x 4" Custom	4.00	$0.00	$0.00
FIXED: CALLBILL-F - Non-Taxable	1.00	$1,250.00	$1,250.00

COMMENTS

5-Year inspection completed 7/22/26 cgj.

Total:	**$1,250.00**
Paid Amount:	$0.00
Balance:	$1,250.00

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

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

Click here to pay online

INVOICE

235804

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

BILL TO		SITE			
Customer No:	PF-3870	**SiteNo:**	PF-4345	**Date:**	07/22/2026
Company:	**Harrison Ranch CDD**	**Company:**	Harrison Ranch Clubhouse	**Sales Rep:**	
Address:	**5755 Harrison Ranch Blvd**	**Address:**	5755 Harrison Ranch Blvd	**Terms:**	NET 30
	Parrish, FL 34219		Parrish, FL 34219	**Due Date:**	08/21/2026
		Contact:	Helena Teixeira	**Call No:**	299732

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
FIXED: Fixed Priced Service	1.00	$243.60	$243.60

COMMENTS

Annual fire alarm inspection is complete

Total:	**$243.60**
Paid Amount:	$0.00
Balance:	$243.60

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

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

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

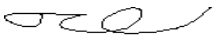
Invoice # 22059

Invoice Date: 06/12/2026 Friday
Time In/Out: 05:37 PM - 05:38 PM
Bill-To: 100043
Location: 100039
Technician: Tony Paul
Lic:JE146100

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

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

Service Description	Quantity	Price
Pest Control Service	1.00	$100.00



TECHNICIAN SIGNATURE

SUBTOTAL	$100.00
TAX	$0.00
AMT PAID	$0.00
TOTAL	$100.00
PRIOR BAL	$100.00
AMOUNT DUE	**$200.00**

Payment Receipt. Please Return with Payment Remittance

Account #: 100043
Date: 06/12/2026
PO Number:
Invoice #: 22059
Terms: DUE ON RECEIPT
Technician: Tony Paul
Amount Paid: _____
Check No.: _____

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

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

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: $525.00

Date requested: 06/10/26

Event Date 7/18/2026

Payable to: Randy Babb
9951 52nd St E
Parrish Fl 34219

Address: 5755 Harrison Ranch Blvd
Parrish, Fl 34219

Description: Summer Splash – Glitter Tattoos

Requestor: Laura Daily

Special Instructions: Please send check to Harrison Ranch Clubhouse by 7/10/2026

Approved by: _____
Matt O'Nolan, District Manager

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	119874
Date	Jul 1, 2026
Terms	Net 30
Due date	Jul 31, 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 #
6/18/2026	INV0000110140

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,252.56	$7,252.56

Subtotal	$7,252.56
Total	$7,252.56

Amenities
Employee Expenses
6/18/2026

	Harrison Ranch CDD
Employee Expenses	
Salaries - Amenity Management	$5,371.14
Payroll Taxes	401.22
Insurance	303.42
Payroll Expenses - 401k ER Match	
Payroll Expenses -Payroll Fees	1,114.47
Payroll Expenses - Work Comp	62.31
Total Employee Expenses	**7,252.56**

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

Invoice

Date	Invoice #
6/26/2026	INV0000110562

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice - 6-18-2026	1.00	$1,693.39	$1,693.39

Subtotal	$1,693.39
Total	$1,693.39

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

Invoice

Date	Invoice #
7/2/2026	INV0000110608

Bill To:

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

Services for the month of	Terms	Client Number
July	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 #
7/2/2026	INV0000110718

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,100.00	$1,100.00
Personnel Reimbursement	1.00	$6,934.03	$6,934.03

Subtotal	$8,034.03
Total	$8,034.03

Amenities
Employee Expenses
7/03/2026

	Harrison Ranch CDD
Employee Expenses	
Salaries - Amenity Management	$5,134.89
Payroll Taxes	383.14
Insurance	303.42
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,053.02
Payroll Expenses - Work Comp	59.56
Total Employee Expenses	**6,934.03**

6/29/2026 3:18 PM

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

Invoice

Date	Invoice #
7/1/2026	INV0000110806

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
7/17/2026	INV0000110843

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,064.38	$7,064.38

Subtotal	$7,064.38
Total	$7,064.38

Amenities
Employee Expenses
7/17/2026

	Harrison Ranch CDD
Employee Expenses	
Salaries - Amenity Management	$5,209.39
Payroll Taxes	388.84
Insurance	303.42
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,102.30
Payroll Expenses - Work Comp	60.43
Total Employee Expenses	**7,064.38**

ROMANER
GRAPHICS
design · illustration · printing · signage
brochures · photography

20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23148

TO: Harrison Ranch
COMPANY NAME:
DATE: 6/24/26

Second sign and frame at 107th Ave Cir E in Normandie East	$425.00
Replacement of 24" x 30" median sign and frame in Normandie West	$299.00
TOTAL:	$724.00

Thank You,

ROMANER GRAPHICS

design · illustration · printing · signage
brochures · photography

20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23172

TO: Harrison Ranch
COMPANY NAME:
DATE: 7/15/26

1) Harrison Ranch Blvd / 48th St. E	
Keep Right Sign, 24" x 30" frame	$1079.00
2) Harrison Ranch Blvd / 48th St. E	
Street Name Signs, 9" x 36", Custom frames	$1554.00
With stop sign & frame 30" add	$349.00
3) Harris Ranch Blvd / South of 50th Lane E	
Wildlife Crossing sign 30", 30" x 30" frame	$1149.00
4) 52nd St. E / 100 Dr. E	
Street Name Signs, 9" x 36", Custom frames	$1554.00
With stop sign & frame 30"	$349.00
With stop sign & frame 30"	$349.00
5) 99th Ave. E / 50th St. Circle E	
Street Name Signs, 9" x 36", Custom frames	$1554.00
With stop sign & frame 30"	$349.00

6) 98th Ave. E / 46th Ct. E
Street Name Signs, 9" x 36", Custom frames $1554.00
With stop sign & frame 30" $349.00

7) 52nd Ct. E / Harris Ranch Blvd
Wildlife Crossing sign 30", 30" x 30" frame $1149.00

8) 10709 58th St E.
Wildlife Crossing sign 30", 30" x 30" frame $1149.00

9) 5710 106th Ave. E
Pedestrian Crossing Sign, 30", 30" x 30" frame
Arrow Sign 24" x 12", frame $1448.00

10) 107th Terr. E / 56th St. E
Street Name Signs, 9" x 36", Custom frames $1554.00

All signs include 3" fluted aluminum post, black powder coated, base & finial, installed with concrete.

TOTAL: $15,489.00
(with stop signs)

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
7/6/2026	3060

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
6/3/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Update with pond bank repair vendor, update with land acquisition attorney for Erie Rd. round-about. Attend CDD meeting and site reviews.	5.5	175.00	962.50
6/5/2026	Review invoice for MES repairs and forward to Rizzetta for processing.	0.25	175.00	43.75
6/29/2026	Review e-mails and respond to team.	0.25	175.00	43.75
6/30/2026	Coordinate with CDD chairperson on vegetative growth at structures. Coordinate with aquatic vendor to spray areas, forward maps. Respond to CDD manager regarding CDD right-of-way along Harrison Ranch Blvd. and discuss location of The Eddy sign.	0.75	175.00	131.25

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $1,181.25

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: $1289.10

Date requested: 06/10/26

Event Date 7/18/2026

Payable to: Sharkeys Events & Inflatables
1815 80th Ave E
Parrish Fl 34219

Address: 5755 Harrison Ranch Blvd
Parrish, Fl 34219

Description: Summer Splash – Water Slides

Requestor: Laura Daily

Special Instructions: Please send check to Harrison Ranch Clubhouse by 7/10/2026

Approved by: _____
Matt O'Nolan, District Manager

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

Check Request

Amount: $312.38

Date: 07/24/2026

Payable to: ShutterShop

Description: Deposit to replace two broken rollershades

Requestor: Laura Harrison Ranch Clubhouse

Special Instructions: Send check to the clubhouse

Approved by: _____

QUOTE



Client Details
Harrison Ranch Community Center,
Laura Daily
5755 Harrison Ranch Boulevard
Parrish, FL, 34219
(941) 776-9725
clubhousemanager@harrisonranchcdd.org

06/26/2026
#Q-22206

Sales Rep
Tommy Parrott

Company Details
ShutterShop
3103 81st Court East
Suite 101, Bradenton, FL, 34211
(941) 745-5950
ShuttershopSales@gmail.com

Gym / Exercise Left side Large IB, qty 1 — **Total Amount**

Roller Shades Group 4 — $ 312.38

- Fabric Name - M Screen 5%
- Color - Linen/Stone
- Shade Type - Interior Shade
- Operating System - Standard Clutch System
- Color Options - Alabaster
- Control Side - Right
- Bottomrail Options - Welded Hem Bar
- Cassette and Valance Options - Open Roll
- Roll Direction - Standard

Gym / Exercise Back Left IB, qty 1 — **Total Amount**

Roller Shades Group 4 — $ 312.38

- Fabric Name - M Screen 5%
- Color - Linen/Stone
- Shade Type - Interior Shade
- Operating System - Standard Clutch System
- Color Options - Alabaster
- Control Side - Right
- Bottomrail Options - Welded Hem Bar
- Cassette and Valance Options - Open Roll
- Roll Direction - Standard

Sub Total	$ 624.76
Total	**$ 624.76**
Deposit Due	$ 312.38
Balance Due	$ 312.38

Pricing is valid for 30 days from the date of the quote.

Standard Deposit Terms:

Upon ordering, a 50% deposit of the total order amount is required.

Final Balance:

The remaining balance is payable upon scheduling of the installation. For customers who paid the initial deposit by credit card or ACH, any balance due will automatically be processed using the same payment information originally provided. For customers who paid the initial deposit by cash or check, any balance due requires payment no later than the day of installation. If partial installation is requested, the remaining balance on just that portion of the order is due upon scheduling. Customers requesting us to hold products beyond 30 days are required to pay the balance upon notification that the order is ready. Any final payments not received within 5 business days from completion of installation will be automatically assessed late payment fees of $25.00 plus interest accruing from the original due date until payment is provided.

Additionally, you agree that:

1. Window or door areas to be installed will be clear and free of obstacles (such as furniture, boxes, lamps or other impediments) that may impair our installers abilities to easily perform their tasks. Failure to do so may result in additional charges being applied to your order if our installers have to move items in order to complete their installation tasks.
2. You will be present to inspect, approve, and provide any payment due for the products being installed or, in the event you can't be there, you must provide payment at the time of scheduling the appointment.
3. Any defective products, whether installed or not, will not require balance due payment until corrected product is installed.
4. Failure to make payments as required will result in late fees and interest accruing until such time as payment is made in full. In the event collection actions are necessary, you agree that ShutterShop will be reimbursed for any reasonable costs (including attorney or collection agency fees) that may be incurred.

Other Terms and Conditions:

> Please check ALL details of this quote to ensure they are correct since the products will be made to the exact specifications detailed on your order and cannot be changed or canceled after 24 hours once the order is placed. Since these are custom made-to-order products, all sales are final and no refunds will be provided.

> Shutter louvers will never completely block all light penetration when closed. Shutter louvers are engineered to fully close only in the UP position. Arched Panel louvers will only open in an uptilt direction or flat horizontal position.

> Shutter panels over 30" wide may flex slightly, due to their weight, when they are swung open from the frame. This is NOT a product fault or defect and will not cause damage.

> We do our very best to align the divider rails (if designed for your shutter panels) as close as possible to where the upper and lower sections of your window meet, but they may be slightly higher or lower when manufactured due to fixed rail sizes and louver sizes selected.

MEASUREMENTS -Measurements are taken using industry best practices for proper sizing and fit. However, it is very common that window or door openings are not perfectly square and/or not level. ShutterShop will use our best processes for trying to compensate for these variance but cannot guarantee the results.

WARRANTIES – ShutterShop Shutters are covered by a Lifetime Warranty for materials and workmanship. Blinds, Shades, and other window treatments are warrantied in accordance with their manufacturer's guarantees, which typically provides for repair or replacement at their sole discretion. There is no trip charge for a period of 6 months after installation. *However, after that initial period, cases that require onsite service visits for removal, shipping, handling or reinstallation of defective or damaged products… customers will be responsible for all costs associated with that process, including ShutterShop trip charges for services, and will be billed at our then prevalent rates.* Copies of product warranties are available upon request.

SPECIAL STATEMENT: If you make any changes to your windows, doors, or flooring that change the dimensions needed for the products you previously had measured and then ordered… this may cause your products to not fit properly upon installation. The remedy of which may result in additional costs to alter such products (if possible) to accommodate the new sizing necessary or may require an entirely new order to be submitted at your expense. Please NOTIFY US IMMEDIATELY if you have any changes occurring that may affect your order.

ShutterShop Best Price Guarantee

We won't be beat on price.

We will meet or beat the current product price of local competitors for products that we have quoted to you within 15 days of the quote provided by ShutterShop.

Special considerations:

- The competitors' quote must be for the ***identical product by brand, features, options, and inclusive of all additional costs*** (such as any add on costs for measuring, shipping, or installation).
- Only local full-service competitor quotes are considered for inclusion under our Best Price Guarantee.
- Products purchased, shipped from, or sold by third-party sellers on eCommerce sites and/or Online Retailers are not covered by this guarantee.
- You will need to provide a copy of the competitors' quote so that we may verify we are providing pricing that exactly matches detail-for-detail what a competitor has provided.
- If their pricing is lower, we will meet or beat their price.
- Our Best Price Guarantee covers new items only (excludes excess inventory clearance, used or refurbished items, scratch and dent, etc.). Products by Hunter Douglas are also excluded.
- Sales taxes are not factored in as part of our Best Price Guarantee.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

Bill to
Harrison Ranch CDD
C/o Rizzetta & company
5755 Harrison Ranch Blvd
Parrish, FL 34219

Invoice details
Invoice no.: 10875-b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Larvicide**	Midge Larviciding	1	$10,263.00	$10,263.00

Total **$10,263.00**

Overdue 05/01/2026

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.: 11296-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	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.: 11306-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	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

INVOICE

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PO Box 917
Parrish, FL 34219

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

Bill to
Harrison Ranch CDD
C/o Rizzetta & company
5755 Harrison Ranch Blvd
Parrish FL 34219

Invoice details
Invoice no.: 11309-b
Terms: Net 30
Invoice date: 07/08/2026
Due date: 08/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Additional Services**	Bluegill fish to various pond banks Pond #35, 37-40 1”-3” Bluegill (aprox 400 fish per pond) Installation Included	1	$4,000.00	$4,000.00

Total **$4,000.00**

Ways to pay

BANK

View and pay

June 18, 2026
Invoice Number: 2144984061826
Account Number: **8337 12 013 2144984**

Service At: 5755 HARRISON RANCH BLVD
PARRISH FL 34219-4401

Auto Pay Notice

NEWS AND INFORMATION

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

Summary

Service from 06/18/26 through 07/17/26 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
YOUR AUTO PAY WILL BE PROCESSED 07/05/26	
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 06192026 NNNNNNNN 01 995809

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

June 18, 2026

Harrison Ranch

Invoice Number: 2144984061826
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

83371201321449840009956 4

June 18, 2026

Harrison Ranch
Invoice Number: 2144984061826
Account Number: 8337 12 013 2144984

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

8633 2390 DY RP 18 06192026 NNNNNNNN 01 995809

Charge Details

Previous Balance		99.56
EFT Payment	06/05	-99.56
Remaining Balance		**$0.00**

Payments received after 06/18/26 will appear on your next bill.

Service from 06/18/26 through 07/17/26

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....

HARRISON
RANCH CDD
7/1/2026
SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Tracy Joniec	x
Susan Walterick	x
Tom Benton	x
James Ritchey	
Victor Colombo	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	9:13
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/

Bill to
Harrison Ranch CDD
c/o Rizzetta & Company
3434 Colwell Ave #200
Tampa, FL 33614

Ship to
Harrison Ranch CDD
5755 Harrison Ranch Blvd.
Parrish, FL 34219

Invoice #: SA 0000264

Invoice Due Date: 7/23/2026

Item	Description	Quantity	Price	Amount
000033	PM1 WS AC or PH [smaller than a 165] Agreement - 1st Unit	1	$170.00	$170.00
000034	PM1 WS AC or PH [smaller than a 165] Agreement Additional Units	8	$140.00	$1,120.00
000048	Additional charge required for PM - Difficult Access/Additional tech required for large job and/or lake screen pull.	1	$200.00	$200.00
SA-1	SA-Payment of this invoice will continue your planned maintenance you have with us for your equipment for one (1) visit per year. The contract is valid for the term of 1 year with discounts on parts and labor throughout that year. *Additional Service Calls not included during the term of this year if unrelated to maintenance contract. *Filters are not included in contract pricing.	1	$0.00	$0.00

Billing Schedule Notes
1x annual planned maintenance for 9 WSPH 90s - 2-men needed for lake screen

Subtotal:	$1,490.00
Tax:	$0.00
Total:	$1,490.00
Payments:	$0.00
Balance Due:	$1,490.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01144M **Date 07/10/2026**

Attn:
Harrison Ranch CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01144M **Upcoming Public Hearings and Regular Meetings** **RE:** Meeting on August 5, 2026 at 6:30pm **Published:** 7/10/2026	$282.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$282.19**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number
26-01144M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE



STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Upcoming Public Hearings and Regular Meetings

in the matter of Meeting on August 5, 2026 at 6:30pm

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Harrison Ranch Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 5, 2026
TIME:	6:30 p.m.
LOCATION:	Harrison Ranch Clubhouse 5755 Harrison Ranch Boulevard Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	30	1.00	$1,556.05
Single Family 55/60	785	1.15	$1,789.46
Single Family 70	264	1.30	$2,022.86
Single Family 80	30	1.40	$2,178.47

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

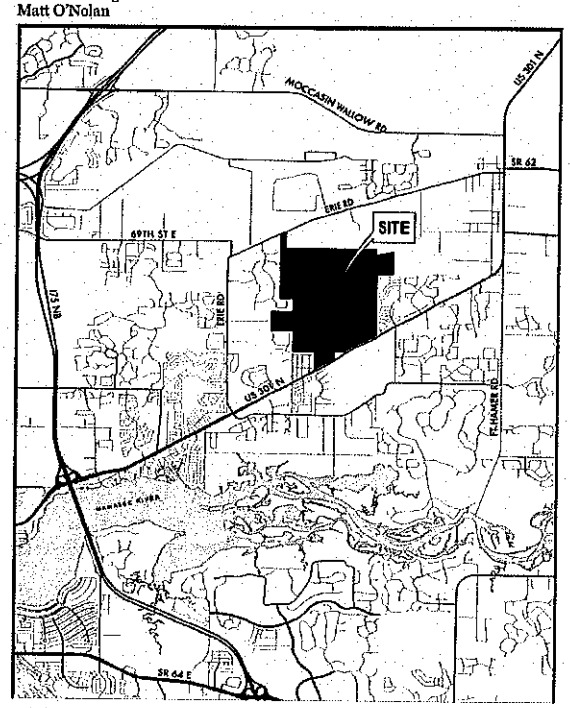
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
Matt O'Nolan



July 10, 2026 26-01144M

JUL 13 2026

FILE COPY

Serial Number
26-01144M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

JUL 13 2026

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Holly Botkin

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10th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

BS 1 of 2

JUL 13 2026

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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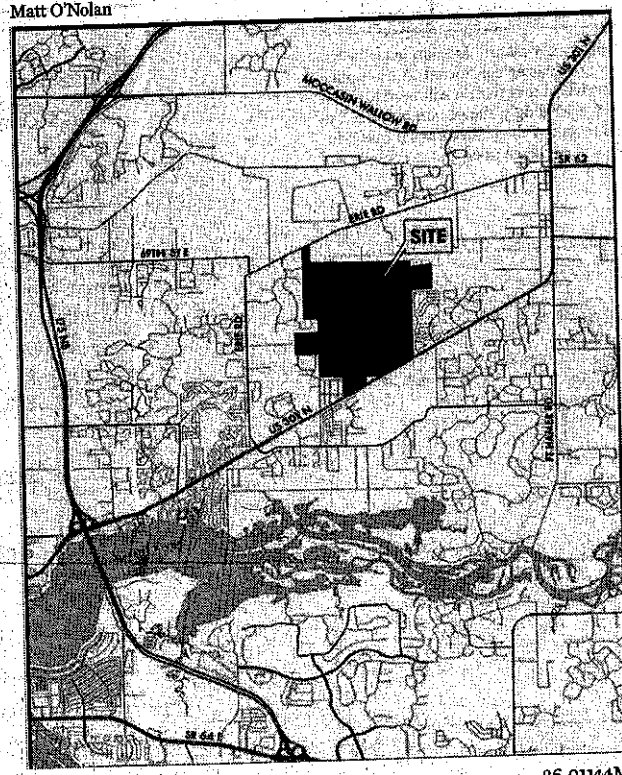
District Manager
Matt O'Nolan



July 10, 2026

26-01144M

PS 2 of 2

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01235M **Date 07/17/2026**

Attn:
Harrison Ranch CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01235M **Notice of Public Hearing** **RE:** Meeting on August 5, 2026 at 6:30pm **Published:** 7/17/2026	$282.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$282.19**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Harrison Ranch Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 5, 2026
TIME:	6:30 p.m.
LOCATION:	Harrison Ranch Clubhouse 5755 Harrison Ranch Boulevard Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	30	1.00	$1,556.05
Single Family 55/60	785	1.15	$1,789.46
Single Family 70	264	1.30	$2,022.86
Single Family 80	30	1.40	$2,178.47

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

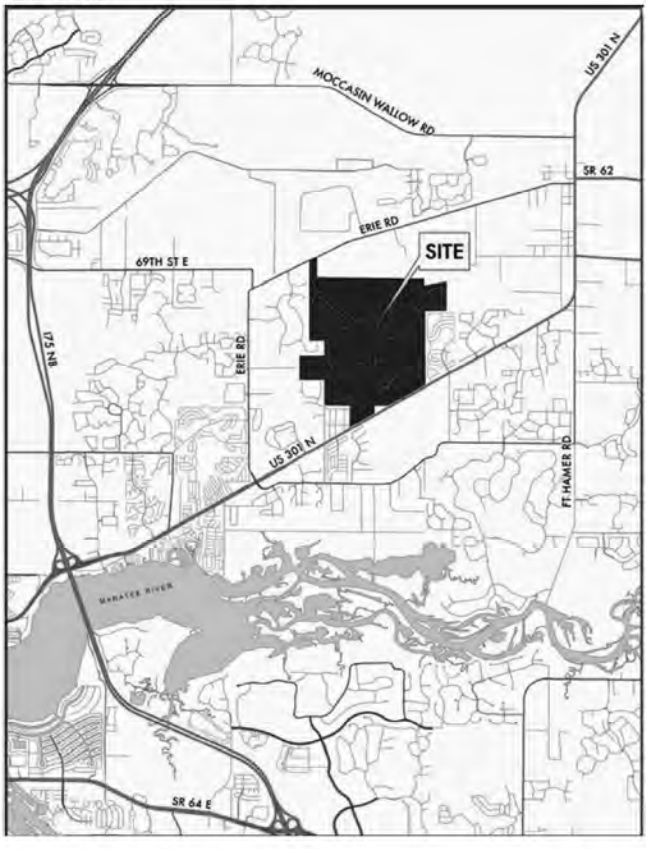
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
Matt O'Nolan



July 17, 2026 26-01235M

Valley

CC063026-362

0 HARRISON RANCH CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$5,942.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$5,492.40
Payments & Credits	$5,543.38
Purchases & Other Charges	$3,911.69
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$3,860.71

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

PAYMENT INFORMATION

New Balance	$3,860.71
Minimum Payment Due	**$3,860.71**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$5,492.40-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	5,492.40-
		THOMAS DONATO	**$3,127.12**	
05/30	06/01	0543684H72X6Q8Y25	STARBUCKS SEATTLE WA	3.69
			MCC: 5814 MERCHANT ZIP: 98134	
06/05	06/05	8211755HQEHMWNKMS	COASTAL BIN CLEANING PARRISH FL	400.00
			MCC: 7349 MERCHANT ZIP:	
06/05	06/05	8173261HQEHY27Q5L	COOPER POOLS ZEPHYRHILLS FL	365.23
			MCC: 5996 MERCHANT ZIP:	
06/08	06/08	5543286HF5W31ADRT	LOWES #03453* PARRISH FL	613.12
			MCC: 5200 MERCHANT ZIP: 34219	
06/08	06/08	5543286HF5W43NX1K	LOWES #03453* PARRISH FL	170.94
			MCC: 5200 MERCHANT ZIP: 34219	
06/09	06/09	5543286HG5WFWWXNG	LOWES #03453* PARRISH FL	45.39
			MCC: 5200 MERCHANT ZIP: 34219	
06/10	06/10	0230537HJ00GXZKAS	PUBLIX #1305 PARRISH FL	30.55

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$3,860.71**
Minimum Payment Due	$3,860.71
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
			MCC: 5411 MERCHANT ZIP: 34219	
06/12	06/12	0230537HL00J3KGZR	PUBLIX #1305 PARRISH FL	23.30
			MCC: 5411 MERCHANT ZIP: 34219	
06/16	06/16	1230202HP011QX9HE	ADOBE SAN JOSE CA	179.88
			MCC: 5817 MERCHANT ZIP: zz	
06/16	06/16	0230537HRHEYATT56	PUBLIX #1152 PARRISH FL	19.45
			MCC: 5411 MERCHANT ZIP: 34219	
06/18	06/18	5543286HT5ZDTVQ0G	LOWES #03453* PARRISH FL	69.98
			MCC: 5200 MERCHANT ZIP: 34219	
06/18	06/18	8230509HTEHP02WGJ	SONNYSBBQ ATLANTA GA	1,026.56
			MCC: 5812 MERCHANT ZIP:	
06/19	06/19	0230537HVHEYKHSQH	PUBLIX #1152 PARRISH FL	43.18
			MCC: 5411 MERCHANT ZIP: 34219	
06/20	06/20	5543286HV6059MDTP	CHEVRON 0384134 BRADENTON FL	21.39
			MCC: 5541 MERCHANT ZIP:	
06/23	06/23	8230509HZEHM9007G	PDFAPP.COM* PDFAPP.COM MIDDLETOWN DE	0.99
			MCC: 5734 MERCHANT ZIP:	
06/23	06/23	0230537HZ00GH38AT	PUBLIX #1305 PARRISH FL	25.65
			MCC: 5411 MERCHANT ZIP: 34219	
06/25	06/25	5543286J061X1J5T6	LOWES #03453* PARRISH FL	50.98
			MCC: 5200 MERCHANT ZIP: 34219	
06/26	06/26	5543286J1625V3F23	LOWES #03453* PARRISH FL	18.98
			MCC: 5200 MERCHANT ZIP: 34219	
06/26	06/26	5543286J1625V3F5N	LOWES #03453* PARRISH FL CREDIT	50.98-
			MCC: 5200 MERCHANT ZIP:	
06/29	06/29	5543286J46382SMJ2	LOWES #03453* PARRISH FL	68.84
			MCC: 5200 MERCHANT ZIP: 34219	
		ANGELA SAVINON	**$733.59**	
06/03	06/03	8230509HAEHP3P1Q5	AMAZON MARK* VK6T87A13 SEATTLE WA	89.82
			MCC: 5999 MERCHANT ZIP:	
06/09	06/09	8230509HGEHN3B0H0	AMAZON MARK* PX7BO97W3 SEATTLE WA	105.48
			MCC: 5999 MERCHANT ZIP:	
06/09	06/09	8230509HHEHM62XA9	AMAZON MARK* WI0A972K3 SEATTLE WA	120.63
			MCC: 5999 MERCHANT ZIP:	
06/15	06/15	8230509HPEHMA65ZS	AMAZON MARK* 9R9H59DF3 SEATTLE WA	141.27
			MCC: 5999 MERCHANT ZIP:	
06/16	06/16	5543286HP5YR5SZ4W	AMAZON MKTPL*TM0ZM7ZB3 SEATTLE WA	8.54
			MCC: 5942 MERCHANT ZIP:	
06/18	06/18	8230509HTEHNGS0DT	AMAZON MARK* IE5KP2GN3 SEATTLE WA	85.98
			MCC: 5999 MERCHANT ZIP:	
06/23	06/23	8230509HYEHNQQXZE	AMAZON RETA* 654XT6643 SEATTLE WA	73.90
			MCC: 5331 MERCHANT ZIP:	
06/24	06/24	8230509HZEHMT2RFK	AMAZON MARK* 8S4MJ7SE3 SEATTLE WA	107.97
			MCC: 5999 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $3,860.71 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Harrison Ranch CDD
Closing Date June 30, 2026
Payment Date July 25, 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	Parks & Rec
				Access Control Maintenance & Repairs	Clubhouse Janitorial Supplies	Clubhouse Maintenance & Repairs	Clubhouse Programs & Events	Int. Clubhouse Maintenance & Repairs	Office Supplies
Date	**Vendor Name**	**Description**	**Amount**	**57200-4729**	**57200-4707**	**57200-4705**	**57200-4731**	**57200-4723**	**57200-5101**
6/1/2026		**Beginning Balance**	**$ 5,492.40**						
06/01/26	Starbucks	Clubhouse Program Event	$ 3.69			$ 3.69			
06/05/26	Coastal Bin Cleaning	Clubhouse Maintenance	$ 400.00			$ 400.00			
06/05/26	Cooper Pools	Clubhouse Maintenance	$ 365.23			$ 365.23			
06/08/26	Lowes	Clubhouse Maintenance	$ 613.12					$ 613.12	
06/08/26	Lowes	Clubhouse Maintenance	$ 170.94			$ 170.94			
06/09/26	Lowes	Clubhouse Maintenance	$ 45.39					$ 45.39	
06/10/26	Publix	Gas Kubota	$ 30.55			$ 30.55			
06/12/26	Publix	Clubhouse Maintenance	$ 23.30		$ 23.30				
06/16/26	Adobe	Clubhouse Maintenance	$ 179.88			$ 179.88			
06/16/26	Publix	Clubhouse Maintenance	$ 19.45		$ 19.45				
06/18/26	Lowes	Clubhouse Program Event	$ 69.98				$ 69.98		
06/18/26	Sonnys BBQ	Clubhouse Program Event	$ 1,026.56				$ 1,026.56		
06/19/26	Publix	Clubhouse Program Event	$ 43.18				$ 43.18		
06/20/26	Chevron	Gas Kubota	$ 21.39			$ 21.39			
06/23/26	PDFAPP.com	Clubhouse Maintenance	$ 0.99			$ 0.99			
06/23/26	Publix	Clubhouse Maintenance	$ 25.65		$ 25.65				
06/25/26	Lowes	Clubhouse Maintenance	$ 50.98	$ 50.98					
06/26/26	Lowes	Clubhouse Maintenance	$ 18.98	$ 18.98					
06/26/26	Lowes	Clubhouse Maintenance	$ (50.98)	$ (50.98)					
06/29/26	Lowes	Clubhouse Maintenance	$ 68.84	$ 68.84					
06/03/26	Amazon	Janatorial supplies	$ 89.82		$ 89.82				
06/09/26	Amazon	Clubhouse Program	$ 105.48				$ 105.48		
06/09/26	Amazon	Clubhouse Program	$ 120.63				$ 120.63		
06/15/26	Amazon	Clubhouse Maintenance	$ 141.27			$ 141.27			
06/16/26	Amazon	Clubhouse Program	$ 8.54						$ 8.54
06/18/26	Amazon	Clubhouse Maintenance	$ 85.98			$ 85.98			
06/23/26	Amazon	Janatorial supplies	$ 73.90		$ 73.90				
06/24/26	Amazon	Janatorial supplies	$ 107.97		$ 107.97				
06/25/26		Automatic Payment	$ (5,492.40)						
06/30/26	**TOTAL**		**$ 3,860.71**	**$ 87.82**	**$ 340.09**	**$ 1,399.92**	**$ 1,365.83**	**$ 658.51**	**$ 8.54**
				57200-4729	**57200-4707**	**57200-4705**	**57200-4731**	**57200-4723**	**57200-5101**

amazon.com

Final Details for Order #113-7110039-9095460

Order Placed: June 3, 2026
Amazon.com order number: 113-7110039-9095460
Order Total: $89.82

Shipped on June 3, 2026

Items Ordered	Price
1 of: *Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dis penser Ideal For Public Use* Sold by and invoiced on behalf of: Innovent Inc (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$89.82

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$89.82
Shipping & Handling:	$0.00
Total before tax:	$89.82
Sales Tax:	$0.00
Total for This Shipment:	**$89.82**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$89.82
Shipping & Handling:	$0.00
Total before tax:	$89.82
Estimated Tax:	$0.00
Grand Total:	**$89.82**

Credit Card transactions — MasterCard ending in 4717: June 3, 2026: $89.82

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

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Final Details for Order #113-1252791-2921818

Order Placed: June 8, 2026
Amazon.com order number: 113-1252791-2921818
Order Total: **$105.48**

Shipped on June 9, 2026

Items Ordered	Price
1 of: *Sipthene 100 Pack 8 oz Disposable Coffee Cups with Lids, To Go Insulated Thick Coffee Cups for Hot/Cold Beverage, Corrug ated Ripple Wall Cups for Espresso Coffee, Hot Chocolate and Cocoa - Black* Sold by and invoiced on behalf of: PANSUN INC. (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	$25.64
1 of: *Starbucks K-Cup Coffee Pods, Medium Roast Hot or Iced Coffee, Pike Place Roast, 40 Keurig Pods* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$33.74
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)* Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	$31.12
1 of: *DAD'S ROOT BEER BARRELS Hard Candy 2 lb - Bulk Bag, Old Fashioned, Original Flavor, Individually Wrapped (100 Piece s)* Sold by and invoiced on behalf of: Donty-Tonty (seller profile) Condition: New	$14.98

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$105.48
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$105.48
Sales Tax:	$0.00
Total for This Shipment:	**$105.48**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$105.48
Shipping & Handling:	$2.99
Promotion applied:	-$2.99
Total before tax:	$105.48
Estimated Tax:	$0.00

	Grand Total: $105.48
Credit Card transactions	MasterCard ending in 4717: June 9, 2026: $105.48

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

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Final Details for Order #113-3821933-5035450

Order Placed: June 8, 2026
Amazon.com order number: 113-3821933-5035450
Order Total: $120.63

Shipped on June 8, 2026

Items Ordered	Price
1 of: *misaya 4 Packs Buffalo Disposable Table Cloth, 54 x 108 Inch Waterproof Plastic Tablecloth, Rectangle Aquamarine and Whi te Checkered Table Covers for Picnic, Birthday, Party* Sold by and invoiced on behalf of: Misaya Direct (seller profile) Condition: New	$15.99
1 of: *Baderke 50 Sets Plastic Parfait Cups with Red Plastic Soda Spoons and Paper Straws Disposable Root Beer Float Cups Clear Milkshake Mugs for Ice Cream Sundae Yogurt Party Drinks (12oz)* Sold by and invoiced on behalf of: LeenMu (seller profile) Condition: New	$23.99
1 of: *misaya 4 Packs Buffalo Disposable Table Cloth, 54 x 108 Inch Waterproof Plastic Tablecloth, Rectangle Green and White Ch eckered Table Covers for Picnic, Birthday, Party* Sold by and invoiced on behalf of: Misaya Direct (seller profile) Business Price Condition: New	$13.98
1 of: *LYDTICK 30Pack Cooling Towels for Neck and Face (40"x12"), Ice Microfiber Cooling Towels Bulk for Workout Chil l Sweat Towels Cooling Neck Wraps for Gym Yoga Golf Running Sport* Sold by and invoiced on behalf of: LYDTICK (seller profile) Business Price Condition: New	$22.79

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$76.75
Shipping & Handling:	$0.00
Total before tax:	$76.75
Sales Tax:	$0.00
Total for This Shipment:	**$76.75**

Shipped on June 9, 2026

Items Ordered	Price
1 of: *Hpscdyo 180Pcs Golf Party Supplies Paper Plates and Napkins Serve 60 Disposable Tableware Set for Birthday Party Decorat ions Game Day Family Holiday Sports Events* Sold by and invoiced on behalf of: Hpscdyo (seller profile) Condition: New	$24.99
1 of: *Party Solids Emerald Green Plastic Silverware Heavy Duty 150 Pieces Green Disposable Silverware Heavy Duty, Utensil Sets*	$18.89

, 50 Of Each Forks, Knives & Spoons Disposable Cutlery Set For Party Supplies
Sold by and invoiced on behalf of: Factory Direct Party Store (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business, Classified Small Business - Gartner Standard
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$43.88
Shipping & Handling:	$0.00
Total before tax:	$43.88
Sales Tax:	$0.00
Total for This Shipment:	**$43.88**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$120.63
Shipping & Handling:	$0.00
Total before tax:	$120.63
Estimated Tax:	$0.00
Grand Total:	**$120.63**

Credit Card transactions	MasterCard ending in 4717: June 9, 2026: $120.63

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

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Final Details for Order #113-1404394-0147446

Order Placed: June 12, 2026
Amazon.com order number: 113-1404394-0147446
Order Total: $85.98

Shipped on June 18, 2026

Items Ordered	Price
2 of: *Lifebuoy Set 20Inch Life Preserver Ring and Water Floating Lifesaving Rope 98.6FT,Swim Foam Ring Buoy,Swimming Pool Safe ty Throwing Ring with Perimeter Rope,Throwable Flotation Device*	$42.99
Sold by and invoiced on behalf of: Peter Wakefield (seller profile)	
Business Price	
Condition: New	

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$85.98
Shipping & Handling:	$0.00
Total before tax:	$85.98
Sales Tax:	$0.00
Total for This Shipment:	**$85.98**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$85.98
Shipping & Handling:	$0.00
Total before tax:	$85.98
Estimated Tax:	$0.00
Grand Total:	**$85.98**

Credit Card transactions — MasterCard ending in 4717: June 18, 2026: $85.98

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

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amazon.com

Final Details for Order #113-2206454-9051400

Order Placed: June 12, 2026
Amazon.com order number: 113-2206454-9051400
Order Total: $141.27

Shipped on June 13, 2026

Items Ordered	Price
1 of: *MakerTick High Torque Clock Movement with 17.7" Clock Hands - Large Wall Clock Motor Replacement for 36" to 50 " DIY Clocks - Battery-Operated, Clock Mechanism Kit*	$30.98
Sold by and invoiced on behalf of: MakerTick US (seller profile)	
Condition: New	

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$30.98
Shipping & Handling:	$0.00
Total before tax:	$30.98
Sales Tax:	$0.00
Total for This Shipment:	**$30.98**

Shipped on June 13, 2026

Items Ordered	Price
3 of: *No Smoking in Pool Area No IFS, Ands, Or Butts! Sign, Pool Sign, 10x14 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA*	$12.99
Sold by and invoiced on behalf of: SIGO SIGNS (seller profile)	
Seller Credentials: 889 Certification, Classified Small Business - SBA Standard	
Condition: New	

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$38.97
Shipping & Handling:	$0.00
Total before tax:	$38.97
Sales Tax:	$0.00
Total for This Shipment:	**$38.97**

Shipped on June 15, 2026

Items Ordered	Price
2 of: *Pool Sign, Children Must Have Adult Supervision Sign, 10x14 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA*	$9.99
Sold by and invoiced on behalf of: SIGO SIGNS (seller profile)	

Seller Credentials: 889 Certification, Classified Small Business - SBA Standard
Condition: New

1 of: *SmartSign "Ring Buoy Is For Emergency Use Only, It Is Not A Pool Toy" Sign | 10" x 14" Aluminum* $13.81
Sold by and invoiced on behalf of: SmartSign (seller profile)
Seller Credentials: 889 Certification
Condition: New

3 of: *SmartSign 14 x 10 inch "No Glass Allowed In Pool Area" Metal Sign with Symbol, Screen Printed, 40 mil Laminate d Rustproof Aluminum, Red, Black and White, Made in USA* $12.51
Sold by and invoiced on behalf of: SmartSign (seller profile)
Seller Credentials: 889 Certification
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$71.32
Shipping & Handling:	$0.00
Total before tax:	$71.32
Sales Tax:	$0.00
Total for This Shipment:	**$71.32**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$141.27
Shipping & Handling:	$0.00
Total before tax:	$141.27
Estimated Tax:	$0.00
Grand Total:	**$141.27**

Credit Card transactions MasterCard ending in 4717: June 15, 2026: $141.27

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

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amazon.com

Final Details for Order #113-5511806-5004226

Order Placed: June 12, 2026
Amazon.com order number: 113-5511806-5004226
Order Total: $8.54

Shipped on June 16, 2026

Items Ordered	**Price**
1 of: *ExcelMark Custom Name Plate for Desk or Door - 14 Color Choices (2" X 8")* Sold by and invoiced on behalf of: ExcelMark USA (seller profile) Seller Credentials: 889 Certification, Registered Small Business, Classified Small Business - SBA Standard Business Price Condition: New	$8.54

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$8.54
Shipping & Handling:	$0.00
Total before tax:	$8.54
Sales Tax:	$0.00
Total for This Shipment:	**$8.54**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$8.54
Shipping & Handling:	$0.00
Total before tax:	$8.54
Estimated Tax:	$0.00
Grand Total:	**$8.54**

Credit Card transactions — MasterCard ending in 4717: June 16, 2026: $8.54

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

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Final Details for Order #113-0745013-0439429

Order Placed: June 22, 2026
Amazon.com order number: 113-0745013-0439429
Order Total: $73.90

Shipped on June 23, 2026

Items Ordered — **Price**

1 of: *Georgia-Pacific Pacific Blue Basic 2-Ply Jumbo Jr. 9" Toilet Paper by GP PRO (Georgia-Pacific), 12798, 1,000 Linear Feet per Roll, 8 Rolls Per Case* — $36.95
Sold by and invoiced on behalf of: Amazon.com
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$36.95
Shipping & Handling:	$1.50
Free Shipping:	-$1.50
Total before tax:	$36.95
Sales Tax:	$0.00
Total for This Shipment:	**$36.95**

Shipped on June 23, 2026

Items Ordered — **Price**

1 of: *Georgia-Pacific Pacific Blue Basic 2-Ply Jumbo Jr. 9" Toilet Paper by GP PRO (Georgia-Pacific), 12798, 1,000 Linear Feet per Roll, 8 Rolls Per Case* — $36.95
Sold by and invoiced on behalf of: Amazon.com
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Item(s) Subtotal:	$36.95
Shipping & Handling:	$1.49
Free Shipping:	-$1.49
Total before tax:	$36.95
Sales Tax:	$0.00
Total for This Shipment:	**$36.95**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD

Item(s) Subtotal:	$73.90
Shipping & Handling:	$2.99
Promotion applied:	-$2.99

PARRISH, FL 34219-4401 United States	Total before tax: $73.90 Estimated Tax: $0.00 --- **Grand Total: $73.90**
Credit Card transactions	MasterCard ending in 4717: June 23, 2026: $73.90

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

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Final Details for Order #113-7362770-7106626

Order Placed: June 22, 2026
Amazon.com order number: 113-7362770-7106626
Order Total: $107.97

Shipped on June 23, 2026

Items Ordered — **Price**

2 of: *Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A* — $34.99
Sold by and invoiced on behalf of: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$69.98
Shipping & Handling:	$0.00
Total before tax:	$69.98
Sales Tax:	$0.00
Total for This Shipment:	**$69.98**

Shipped on June 23, 2026

Items Ordered — **Price**

1 of: *Reli. Contractor Garbage Bags 55 Gallon | 40 Trash Bags | Heavy Duty | Black Contractor* — $37.99
Sold by and invoiced on behalf of: Reli. (seller profile)
Seller Credentials: 889 Certification, Registered Small Business, Minority-Owned Business
Business Price
Condition: New

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$37.99
Shipping & Handling:	$0.00
Total before tax:	$37.99
Sales Tax:	$0.00
Total for This Shipment:	**$37.99**

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401

Item(s) Subtotal:	$107.97
Shipping & Handling:	$0.00
Total before tax:	$107.97
Estimated Tax:	$0.00

United States	**Grand Total: $107.97**
Credit Card transactions	MasterCard ending in 4717: June 23, 2026: $107.97

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

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Details for Order #113-5166222-4917864

Order Placed: June 30, 2026
Amazon.com order number: 113-5166222-4917864
Order Total: $73.68

Not Yet Shipped

Items Ordered	Price
1 of: *Granny Pants Yard Game Set, 4 PCS Granny Pants Family Party Outdoor Games with 4 Pants 20 Bouncy Balls 4 Stakes 1 Storag e Bag for Large Group, Birthday Party Gift, Carnival Party Reunion Gathering* Sold by and invoiced on behalf of: ChicEast (seller profile) Condition: New	$45.99
1 of: *JOYIN 18 Pack 16.5" Water Gun, Blaster Squirt Guns, Bulk Water Guns Summer Outdoor Swimming Pool, Backyard, B each Water Game Fighting Play Pool Toys* Sold by and invoiced on behalf of: JoyinDirect (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	$29.99

Shipping Address:
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
MasterCard | Last digits: 4717

Billing address
Tom Donato
5755 HARRISON RANCH BLVD
PARRISH, FL 34219-4401
United States

Item(s) Subtotal:	$75.98
Shipping & Handling:	$2.99
Promotion applied:	-$5.29

Total before tax:	$73.68
Estimated Tax:	$0.00

Grand Total:	**$73.68**

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

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LOWE'S [illegible]ERS, LLC
8[illegible] 301 NORTH
PARRISH, FL [illegible]19 (941) 981-6760

- SALE -

SALES#: S3453EMN 5221117 TRANS#: 320536486 06-08-26

1255146 MOEN GEORGENE SS PULL-DOW	170.07
8006773 BADGER 7XL W/C	159.00
110356 SCH ABZ ENTRY LVR ACCENT	54.98
23536 OATEY 14-OZ PLUMBERS PUTT	4.28
5024386 JRGNSN 1/2IN WD CHSL W CL	12.98
456833 PTFE TAPE 1/2-IN X 43-FT	1.98
6834320 RB 4-IN SN SQ-5/8R SECURI	5.98
6834325 RB 4-IN ORB SQ SECURITY H	62.90
5 @ 12.58	
5685582 TPCN BLK STR 3/16X3-1/4 I	11.96
2 @ [illegible].98	
5685590 TPCN BLK ST[illegible]16X2-3/4 I	11.96
2 @ [illegible]8	
61836 TPCN ORL 6[illegible]-1/2 IN	6.98
308936 4-IN 5/8[illegible] BRNZE DOO	69.94
[illegible] 5.38	

SUBTOTAL:	573.01
[illegible] TAX:	40.11
INVOICE 79[illegible] TOTAL:	613.12
M/C:	613.12

MC: XXX[illegible]97 AMOUNT: 613.12 AUTHCD: 008899
TAP REFID:345325793060 06/08/26 11:21:05
CUSTOMER CODE: HARRISON RANCH DOORS [illegible]
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 25 06/08/26 11:21:38
 # OF ITEMS PURCHASED: 30
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

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

- SALE -

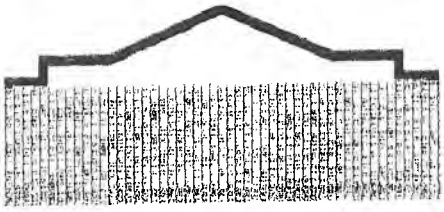
SALES#: S3453KL1 4754394 TRANS#: 373930142 06-09-26

567013 COLOR CHANGING WALL TEXTU	14.98
13617 GREAT STUFF 12-FL OZ GAP/	4.48
6843095 GORILLA WALL REPAIR CLR C	14.98
18347 6-INX6-IN WALL PATCH (543	7.98

SUBTOTAL:	42.42
TOTAL TAX:	2.97
INVOICE 85747 TOTAL:	45.39
M/C:	45.39

MC: XXXXXXXXXXXX6127 AMOUNT: 45.39 AUTHCD: 009968
TAP REFID:345307747675 06/09/26 16:36:53
CUSTOMER CODE: hhale qptch
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 07 06/09/26 16:37:12
 # OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

- SALE -

SALES#: S3453IZA 4846975 TRANS#: 904144614 06-18-26

1085853 6FT FIH BLOW MOLD TABLE G	69.98
SUBTOTAL:	69.98
TOTAL TAX:	0.00
INVOICE 92161 TOTAL:	69.98
M/C:	69.98

MC: XXXXXXXXXXXX6127 AMOUNT: 69.98 AUTHCD: 016130
CHIP REFID:345310161207 06/18/26 09:47:19
CUSTOMER CODE: NA
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 3453 TERMINAL: 10 06/18/26 09:47:37
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





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

- SALE -

SALES#: S3453IZA 4846975 TRANS#: 777778088 06-26-26

804053 MASTERLK HEAVY DUTY COMBO	18.98
SUBTOTAL:	18.98
TOTAL TAX:	0.00
INVOICE 95385 TOTAL:	18.98
M/C:	18.98

MC: XXXXXXXXXXXX6127 AMOUNT: 18.98 AUTHCD: 026492
TAP REFID:345310385729 06/26/26 08:43:15
CUSTOMER CODE: NA
TVR : 0000008001
AID : A0000000041010

Purchase

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

- SALE -

SALES#: S3453EMN 5221117 TRANS#: 122735630 06-25-26

478571 ML KEY SAFE PUSH BUT (-29	50.98

SUBTOTAL:	50.98
TOTAL TAX:	0.00
INVOICE 93657 TOTAL:	50.98
M/C:	50.98

MC: XXXXXXXXXXX6127 AMOUNT: 50.98 AUTHCD: 025810
TAP REFID:345307657619 06/25/26 14:31:50
CUSTOMER CODE: NA
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 07 06/25/26 14:32:09

 # OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Return

LOWE'S®

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

- MRV RETURN 95347 -

SALES#:R S3453VP1 1091175 TRANS#: 773641060 06-26-26

478571 ML KEY SAFE PUSH BUT (-29	50.98-
ORIG. STORE: 3453 DATE:06/25/26 INV:93657	
INVOICE 95347 SUBTOTAL:	50.98-

SUBTOTAL:	50.98-
TAX:	0.00-
TOTAL RETURN:	50.98-
M/C:	50.98-

MC: XXXXXXXXXXX6127 AMOUNT: 50.98 AUTHCD: 026520
KEYED REFID:345316347922 06/26/26 08:36:07

```
**********************************************************
*                  SHARE YOUR FEEDBACK!                  *
*              ENTER FOR A CHANCE TO BE                  *
*        ONE OF FIVE $500 WINNERS DRAWN MONTHLY!         *
*              ¡ENTRE EN EL SORTEO MENSUAL               *
*      PARA SER UNO DE LOS CINCO GANADORES DE $500!      *
*                                                        *
*           ENTER BY COMPLETING A SHORT SURVEY           *
*         WITHIN ONE WEEK AT: www.lowes.com/survey       *
*              Y O U R   I D #953473 345361 778167       *
*                                                        *
*         NO PURCHASE NECESSARY TO ENTER OR WIN.         *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.   *
*  OFFICIAL RULES & WINNERS AT:  www.lowes.com/survey    *
**********************************************************
```

STORE: 3453 TERMINAL: 16 06/26/26 08:36:08





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

- SALE -

SALES#: S3453IZA 4846975 TRANS#: 416196812 06-29-26

63250 1-1/2IN SPLIT RING	2.48
33283 HM #97 TITAN BRASS KEY	5.48
71992 HM #93 MASTER PADLOCK BRA	5.48
71877 HM #66 KWIKSET BRASS KEY	17.04
3 @ 5.68	
71891 HM #69 MASTER PADLOCK BRA	5.48
71888 HM #68 SCHLAGE BRASS KEY	32.88
6 @ 5.48	
SUBTOTAL:	68.84
TOTAL TAX:	0.00
INVOICE 79428 TOTAL:	68.84
M/C:	68.84

MC: XXXXXXXXXXX6127 AMOUNT: 68.84 AUTHCD: 029572
TAP REFID:345325428481 06/29/26 10:00:28
CUSTOMER CODE: NA
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 25 06/29/26 10:00:51
OF ITEMS PURCHASED: 13
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

WELCOME TO
CHEVRON 486
6319 STATE RD 64
BRADENTON FL34208
00384134
Chevron486
6319 E SR 64
Bradenton Fl

	Description	Qty	Amount
T	GROCERY TAX	1	7.99
T	2 Bags Ice for 6	1	6.00
T	2 Bags Ice for 6	1	6.00
	Subtotal		19.99
	Tax		1.40
	TOTAL		**21.39**
	CREDIT	$	21.39

MERCHANT COPY

DONATO/ THOMAS
Stn# 00384134 004
Inv# 3447181
Auth# 020623
Sale
Mastercard
Entry Method: Chip Read
Acct/Card #: **********6127
E/MASTERCARD
USD$ 21.39
Approve 0001

I agree to pay the above total amount
according to card issuer agreement
(Merchant agreement if credit voucher).

X_____
BUYER'S SIGNATURE ID

MODE: ISSUER
AID: A0000000041010

Get rewarded on
every fill-up at
Chevron with a
Techron Advantage
card. See app
for details.

ST#486 DR#1 TRAN#1019358
CSH: 4 6/20/26 10:17:40 AM

Publix

Parkwood Square
9005 US Highway 301 N
Parrish, FL 34219-8673
(941) 776-8084
Store Manager: Michael Leto

Hot Shot Wasp & Hornt Kil T	5.19
Chipotle Gc $20-200 - 2056	25.00
Subtotal	30.19
Sales Tax 7% - T	0.36
Total	30.55
Credit	30.55
Change	0.00

MasterCard: *6127	$30.55
Credit Card	Purchase
Auth/Trace: 010843/748601	Ctls
Reference: [illegible]22194687	
A0000000041010	
Mastercard	

06/10/2026 02:29PM
Thank you for shopping at store 1305
4783, 0174, 774

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Terms & conditions apply.

Publix Super Markets, Inc.

1305 6AR 744 783

Publix

Parkwood Square
9005 US Highway 301 N
Parrish, FL [illegible]19-8673
(941) [illegible]084
Store Manager: Michael Leto

Cloralen Apc Spray Fresh	T	3.79
Bounty 4=12 White Fs	T	17.99
Subtotal		21.78
Sales Tax 7% - T		1.52
Total		23.30
Credit		23.30
Change		0.00

MasterCard: *6127	$23.30
Credit Card	Purchase
Auth/Trace: 012537/732761	Ctls
Reference: 003822949781	
A0000000041010	
Mastercard	

06/12/2026 04:04PM
Thank you for shopping at store 1305
5727, 0173, 773

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Publix Super Markets, Inc.

1305 6CR 735 727

Manager Copy

Publix

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

1152 6JR 036 365

A&W ROOT BEER
4 @ 11.59 46.36 T
Promotion -11.59 T
Promotion -11.59 T
PUB R&C ICE CREAM
1 @ 2 FOR 10.00 5.00 F
You Saved 0.99
PUB R&C ICE CREAM
1 @ 2 FOR 10.00 5.00 F
You Saved 0.99
PUB R&C ICE CREAM
1 @ 2 FOR 10.00 5.00 F
You Saved 0.99
PUB R&C ICE CREAM
1 @ 2 FOR 10.00 5.00 F
You Saved 0.99
TAX EXEMPT

Order Total 43.18
Grand Total 43.18
Credit Payment 43.18

TAX FORGIVEN 1.62

Change 0.00

Savings Summary
Special Price Savings 27.14

****
* Your Savings at Publix *
* 27.14 *
****

Receipt ID: 1152 6JR 036 365

PRESTO!
Trace #: 030000
Reference #: 1575896437
Acct #: XXXXXXXXXXX6127
Purchase Mastercard
Amount: $43.18
Auth #: 019388

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Cntctless
Mode:

Publix

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

PUB SNH DS TRSHBG		8.79 T
HEFTY 13GAL BAGS		9.39 T
Order Total		18.18
Sales Tax		1.27
Grand Total		19.45
Credit	Payment	19.45
Change		0.00

Receipt ID: 1152 6GR 710 589

PRESTO!
Trace #: 718631
Reference #: 1572696648
Acct #: XXXXXXXXXXXX6127
Purchase Mastercard
Amount: $19.45
Auth #: 016133

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

Your cashier was Self-Checkout Lane 1

05/16/2026 14:10 S1152 R171 0589 C0771

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Publix Super Markets, Inc.



Publix

Parkwood Square
9005 US Highway 301 N
Parrish, FL 34219-8673
(941) 776-8084
Store Manager: Michael Leto

Raid Wasp & Hornet	T	6.99
Raid Wasp & Hornet	T	6.99
Hot Soup 32 Oz.	T	9.99
Subtotal		23.97
Sales Tax 7% - T		1.68
Total		25.65
Credit		25.65
Change		0.00

Voided Items
Hot Soup 32 Oz. 9.99

MasterCard: *6127	$25.65
Credit Card	Purchase
Auth/Trace: 023940/740072	Ctls
Reference: 009706030948	
A0000000041010	
Mastercard	

06/23/2026 02:01PM
Thank you for shopping at store 1305
8280, 0174, 774

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Terms & conditions apply.

Publix Super Markets, Inc.



1305 6NR 748 280

Manager Copy

Outlook

Sonny's BBQ Catering Order Received

From Sonny's BBQ Catering Online Ordering <noreply@olo.com>
Date Thu 6/18/2026 1:39 PM
To Clubhouse Manager <clubhousemanager@HarrisonRanchCDD.org>



CATERING BRADENTON EAST
631-67th Street, Circle East, Bradenton,
FL 34208

(941) 746-6166

Order # 44524084179238913
(Note: This number is for reference only.)

Customer Name:	Laura Daily
Customer Email:	clubhousemanager@harrisonranchcdd.org
Customer Contact Number:	14176760223

Payment Method: Credit Card Mastercard x-6127. Amount: $1026.56

ORDER FOR PICKUP
Order ready at **10:45 AM**, (SATURDAY, 6/20/2026)

Thank You Kindly!

60 x Two Meats (Pickup)	(60 x $12.99)	=	$779.40
• 1 x Pulled Pork			
• 1 x Sweet & Smokey Ribs	(60 x $3.00)	=	$180.00
• 1 x Homemade Coleslaw			
• 1 x Mac & Cheese			
• 1 x Green Beans			
• 1 x Corn Bread			
• 1 x Sandwich Bun			
• 1 x Sweet Tea			
• 1 x Unsweet Tea			
• 1 x Lemonade			
• 1 x Yes, Include Paper Products			
• 1 x Yes, Include Ice & Cups			
• 2 x Assorted Sauce			
SUBTOTAL			$959.40
TAX			$67.16
TOTAL			**$1026.56**

Pd

Tab 14

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, March 4, 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**
Victor Colombo	**Board Supervisor, Asst. Secretary**
Julianne Giella	**Board Supervisor, Asst. Secretary**
James Ritchey	**Board Supervisor, Asst. Secretary**

Also present were:

Matt O'Nolan	**District Manager, Rizzetta & Company**
Brent Clark	**Clubhouse Manager, Rizzetta & Company**
Tom Donato	**Clubhouse Manager, Rizzetta & Company**
Lauren Gentry	**District Counsel, Kilinski/Van Wyk**
Patrick Collins	**District Counsel, Kilinski/Van Wyk**
Todd Huggles	**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 construction, ethics complaints, street signs, pickle ball, cost questions, missing street signs, amenity furniture and zoom.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Pond & Mitigation Maintenance Update

The Board advised they will forward questions to Mr. Smith for follow-up estimates for pond plants and fish stock

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There was a concern voiced about something floating in pond 20. Sitex will follow up.

B. Landscape Maintenance Updates

The Juniper team introduced themselves and provided a maintenance update.

Mr. O'Nolan and Ms. Gentry will go over the LMP contract and will follow up on old projects and new projects with Juniper.

C. District Counsel

1. Discussion of Ebikes and Bike Park

Ms. Gentry went over her report with the Board and spoke about ethics complaints, legislative updates, ebikes/bike/skate parks and facility use agreements.

D. District Engineer

1. Consideration of the Eddy North Barrier

2. Consideration of Pond Bank Repair Update

This topic was tabled.

E. Clubhouse Manager Report

1. Consideration of Pressure Washing Proposal
2. Consideration of Basketball and Tennis Court repair to Pickleball Courts
3. Discussion of Court Fencing

Mr. Donato briefed the Board on his background and his initial items and observations as well as Amenity rule enforcement.

The Board held a discussion on an incident regarding a teen scaling the locked tennis fence.

> On a Motion by Mr. Benton, seconded by Mr. Colombo, with all in favor, the Board of Supervisors authorized staff to review an incident and take appropriate action per policy, for the Harrison Ranch Community Development District.

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved to renew the pressure washing proposal in the amount of $10,408.10, for the Harrison Ranch Community Development District.

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the Lancelot court repair in the amount of $2,500.00, for the Harrison Ranch Community Development District.

F. District Manager Report

Mr. O'Nolan stated that the next BOS Meeting is scheduled for April 22, 2026, at 6:30 pm. He reviewed the latest financial report.

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FOURTH ORDER OF BUSINESS

A. Review of August, October, November and December 2025 Financial Report

The Board reviewed the Financial Reports for October, November and December 2025.

B. Consideration of Operations & Maintenance Expenditures for August, October, November and December 2025

The Board reviewed the Operations & Maintenance Expenditures for August, October, November and December 2025

C. Consideration of the Meeting Minutes for the meeting held on December 8 and January 12, 2026

The Board reviewed the Meeting Minutes for the meeting held on December 8 and January 12, 2026.

> On a Motion by Mr. Colombo, seconded by Ms. Walterick , with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August ($123,876.96),October($186,664.20),November($62,131.54),December $277,619.71) and the meeting minutes for the meeting held on December 8 and January 12, 2026, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS Consideration of Roofing Projects

The Borad discussed the color options, ventilation and Timeline of roofing projects.

> On a Motion by Mr. Ritchey, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the dark bronze color, two solar fans ($1700.00) and the cabana roof for a total combined amount of $9,150.00, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS Consideration of Camera Proposal

The Board discussed the existing system and the Complete IT proposal features, credentials, data retention, camera options, features, and surge protection.

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved terminating safe touch, for the Harrison Ranch Community Development District.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the Complete IT proposal for access control system, camera replacement and surge protection, for the Harrison Ranch Community Development District.

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SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Adopting the Amended Annual Meeting Dates and Times**

> On a Motion by Mr. Ritchey, seconded by Mr. Benton, with all in favor, the Board of Supervisors adopted resolution 2026-04, for the amended annual meeting dates and times, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, General Election**

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adopted resolution 2026-05, to conduct the District's General Election, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Supervisor Ritchey inquired about the missing gate at the playground.

Supervisor Colombo inquired about ethics.

Supervisor Benton requested to look into the spray paint in the new section by the clubhouse, fixing the clock by the pool, and the digital sign in the front.

TENTH ORDER OF BUSINESS **Adjournment**

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

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:09 p.m. for the Harrison Ranch Community Development District.

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Asst. Secretary

Chair / Vice Chair

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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, August 05, 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 (via phone)**
Victor Colombo	**Board Supervisor, Asst. Secretary**
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 Donato	**Clubhouse Manager, Rizzetta & Company**
Lauren Gentry	**District Counsel, Kilinski/Van Wyk**
Rick Schappacher	**District Engineer, Schappacher Engineering**
Bert Smith	**Representative, Sitex**
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 Normande entrances, landscaping, drainage near 10707 52nd Ct E., budget increases, and opinions on the resident damage reimbursement.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Pond & Mitigation Maintenance Update
1. Consideration of Sitex Report and Proposal

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Mr. Smith presented his report to the Board and spoke about recent rainfall causing water lettuce and duckweed to flush from littoral shelves.

> On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the Sitex planting proposal in the amount of $24,962 for the Harrison Ranch Community Development District.

B. Discussion of Juniper Landscape Maintenance

Mr. Watson updated the Board on ongoing maintenance and spoke about shell maintenance, pathway rock touchups and Chinch bug treatment.

C. District Counsel

Ms. Gentry had no report but stated she was present for any questions.

D. District Engineer

1. Consideration of Bid Tabulation Form

Mr. Schappacher presented his report and spoke about asphalt repairs, crosswalks and lakeside path.

> On a Motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved a not to exceed of $9k for asphalt repairs, for the Harrison Ranch Community Development District.

E. Clubhouse Manager Report

Mr. Donato spoke to the Board about new pool furniture, clubhouse vandalism, broken door, pool lift, fencing street signs, events, staffing and amenity rules.

1. Discussion of Gaddis Suspension

Mr. O'Nolan provided a summary of the incident that led to the damage reimbursement and subsequent suspension. A representative from the household subject to the suspension was present to address the Board. The Board discussed alternative arrangements to address the damage.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the Gaddis suspension revoked; reimbursement amount reduced to $645. District staff to reinstate access card(s). Residents given three options: (A) pay full amount of $645 as a lump sum; (B) pay full amount of $645 on a payment plan; (C) pay $300 and perform 16 hours of community service on CDD projects. Resident will report back and board will finalize at next meeting, for the Harrison Ranch Community Development District.

F. District Manager Report

Mr. O'Nolan stated that the next BOS Meeting is scheduled for Tuesday, September 15, 2026, at 6:00 pm. He reviewed the latest financial report.

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FOURTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026-2027 Final Budget**

1. **Public Comments on the Fiscal Year 2026-2027 Final Budget**

> On a Motion by Ms. Walterick, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved opening the public hearing for the Fiscal Year 2026-2027 Final Budget, for the Harrison Ranch Community Development District.

Members of the public provided comments regarding amenity staff salaries, opposition to an increase, and observation that Harrison Ranch CDD fees are not the highest in Parrish as falsely reported on social media.

> On a Motion by Mr. Ritchey, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved closing the public hearing for the Fiscal Year 2026-2027 Final Budget, for the Harrison Ranch Community Development District.

2. **Consideration of Resolution 2026-10, Adopting the Final Budget for Fiscal Year 2026-2027**

   The Board discussed the budget and comments received. The Board directed Mr. O'Nolan to amend the proposed budget to reduce the assessment increase to 4.11%.

> On a Motion by Ms. Walterick, seconded by Mr. Ritchey, with one opposed (Mr. Benton), the Board of Supervisors adopted Resolution 2026-10 Adopting the final budget for FY 26-27 with a 4.11% increase with an annual per home increase ranging from $60.93 to $85.31 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026-2027 Assessments**

1. **Public Hearing on Fiscal Year 2026-2027 Assessments**

> On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved opening the public hearing for the Fiscal Year 2026-2027 assessments, for the Harrison Ranch Community Development District.

There were no public comments on the assessments.

> On a Motion by Mr. Colombo, seconded by Ms. Joniec, with all in favor, the Board of Supervisors approved closing the public hearing for the Fiscal Year 2026-2027 assessments, for the Harrison Ranch Community Development District.

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2. Consideration of Resolution 2026-11, Levying O&M Assessments for Fiscal Year 2026-2027

> On a Motion by Mr. Colombo, seconded by Ms. Joniec, with one opposed (Mr. Benton), the Board of Supervisors adopted Resolution 2026-11 Levying O&M assessment for FY 26-27, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-12, Setting the Meeting Schedule for Fiscal Year 2026-2027**

Mr. O'Nolan presented the FY 26/27 meeting schedule and suggested moving the meetings from 6:30 to 6:00 p.m.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors adopted resolution 2026-12 Setting the Meeting Schedule for FY 26-27 keeping the presented dates and changing the time to 6pm for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of the 2025 Financial Audit**

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors accepted the FY 25 audit, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Copier Lease Proposal**

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the Copier Lease proposal pending agreement updated to 60 months for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Sign Proposal**

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the Romaner Graphics street sign proposal in the amount of $11,588, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Proposed Contract for Sale and Purchase of Parcel 130 and Parcel 131**

Ms. Gentry and Mr. Schappacher reviewed the County's offer to purchase Parcel 130 and 131 in connection with their road widening project. Ms. Gentry reviewed the terms of the proposed conveyance agreement.

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> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the contract for sale and purchase of parcel 130 in substantial form, authorizing the Chair to work with DE and DC to execute the agreement and a deed after county approval, for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Pest Control**

The Board tabled this topic.

TWELFTH ORDER OF BUSINESS **Consideration of Security Services**

The Board tabled this topic.

THIRTEENTH ORDER OF BUSINESS **Review of Financial Report for June 2026**

The Board reviewed the Financial Report for June 2026.

FOURTEENTH ORDER OF BUSINESS **Consideration of Operations & Maintenance Expenditures for May and June 2026**

The Board reviewed the Operations & Maintenance Expenditures for May and June 2026.

FIFTEENTH ORDER OF BUSINESS **Consideration of the Board of Supervisors' Meeting Minutes Held on July 1, 2026**

The Board reviewed the Board of Supervisors' Meeting Minutes Held on July 1, 2026.

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for June 2026 ($161,526.60) and the Board of Supervisors' meeting minutes held on July 1, 2026, for the Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Colombo requested to get cost for sign at Erie Road.
Ms. Joniec raised concerns about use of CDD outdoor areas after hours and whether anything could be done for additional security.

SEVENTEETH ORDER OF BUSINESS **Adjournment**

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

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On a Motion by Mr. Colombo, seconded by Mr. Ritchey , with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:54 p.m. for the Harrison Ranch Community Development District.

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