Rizzetta & Company

Harrison Ranch
Community Development District

Board of Supervisors' Meeting
November 4, 2026

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

www.HarrisonRanchCDD.org

Professionals in Community Management

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.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Zoom Meeting ID 729 939 1718	Passcode HR271327
Teams Dail in number: 321-754-9488	Phone conference ID: 852 049 848#

Board of Supervisors
Harrison Ranch Community
Development District

11/4/2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Wednesday, November 4, 2026, at 6:00 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
   - **E.** Clubhouse Manager Report .....Tab 3
   - **F.** District Manager Report .....Tab 4
4. **BUSINESS ITEMS**
   - **A.** Discussion of HOA Contract Update
   - **B.** Discussion of Capital Outlay
   - **C.** Consideration of Proposed Contract for Sale and Purchase of Parcels 127,128, and 129……Tab 5
   - **D.** Consideration of Resolution 2027-02, FY 2025-2026 Amended Budget……..Tab 6
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Operations and Maintenance Expenditures for September 2026..... Tab 7
   - **B.** Consideration of the Board of Supervisors' Meeting Minutes Held on October 7, 2026 .....Tab 8
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

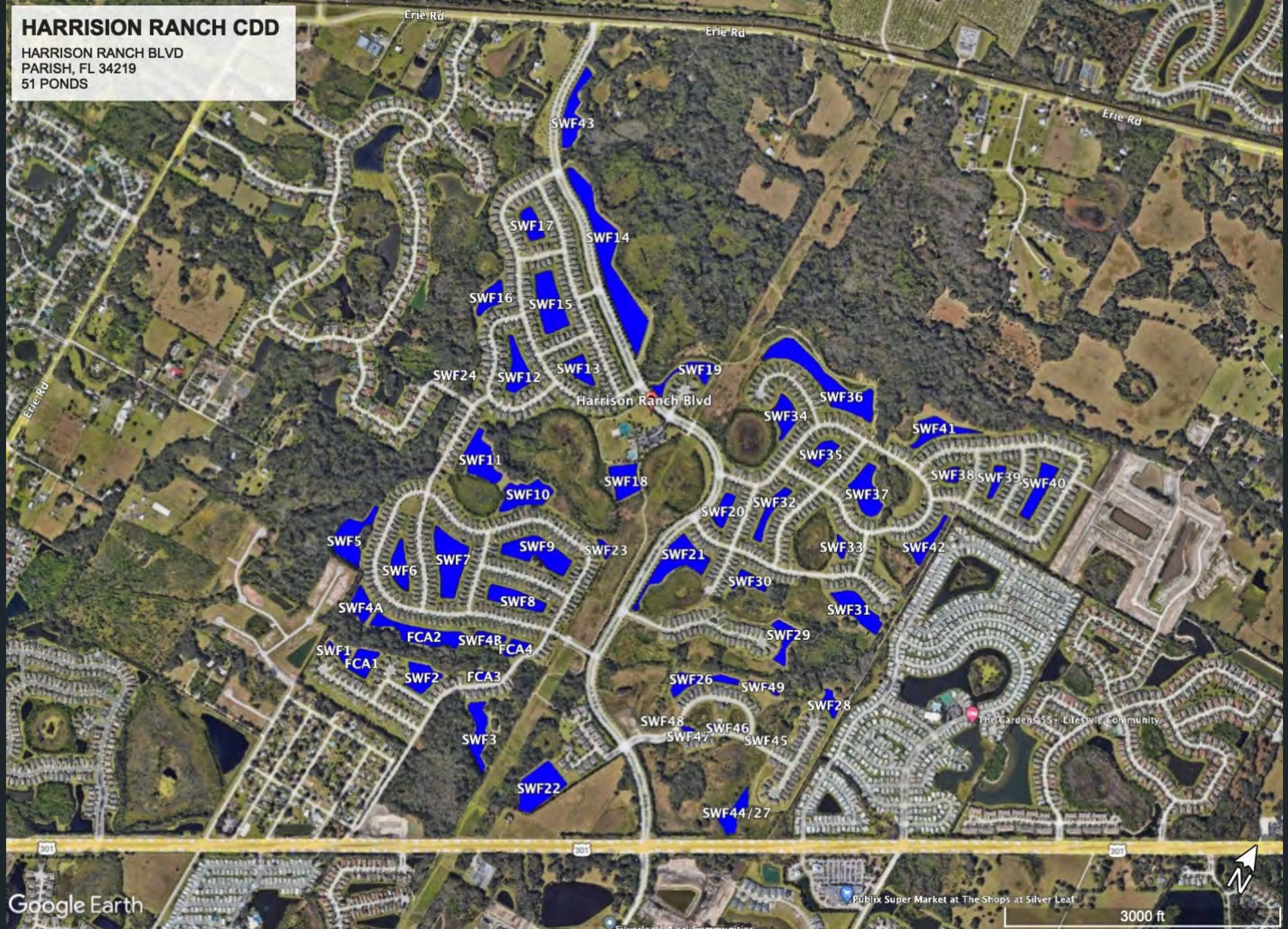
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

NOVEMBER, 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:

As air temperatures begin to drop, water temperatures will gradually follow. This seasonal cooling will help slow recurring algae blooms, allowing preventative maintenance efforts to become even more effective.

However, it’s important to remember that algae blooms can still develop during the cooler months, especially when additional nutrients enter the water. Common sources include rainfall runoff, grass clippings, fertilizers, and other organic materials.

The good news is that cooler water temperatures and higher dissolved oxygen levels create much more favorable conditions for aggressively managing and preventing algae growth.

Staying proactive with preventative maintenance is key to keeping your ponds and lakes healthy throughout the cooler months and preparing them for the seasons ahead.

Wishing everyone a safe and Happy Thanksgiving!



Pond #SWF30 Treated for Algae and Shoreline Vegetation.



Pond #SWF32 Treated for Shoreline Vegetation.



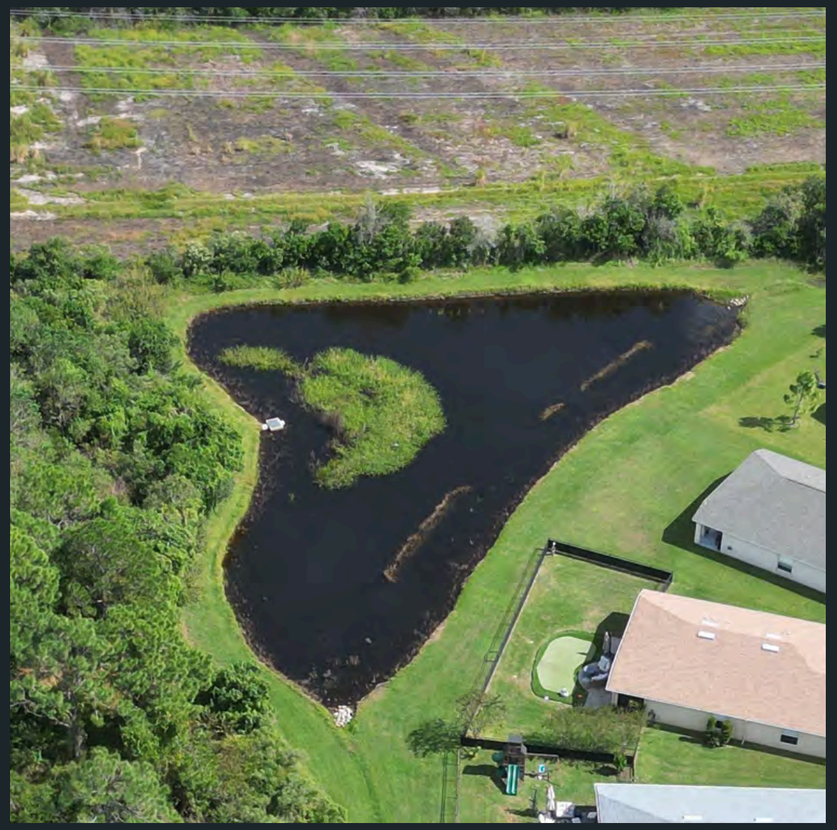
Pond #SWF21 Treated for Algae and Shoreline Vegetation.



Pond #SWF10 Treated for Water Lettuce and Shoreline Vegetation.



Pond #SWF9 Treated for Algae and Shoreline Vegetation.



Pond #SFW23 Treated for Shoreline Vegetation.



Pond #SWF17 Treated for Shoreline Vegetation.



Pond #SWF11 Treated for Water Lettuce Shoreline Vegetation.



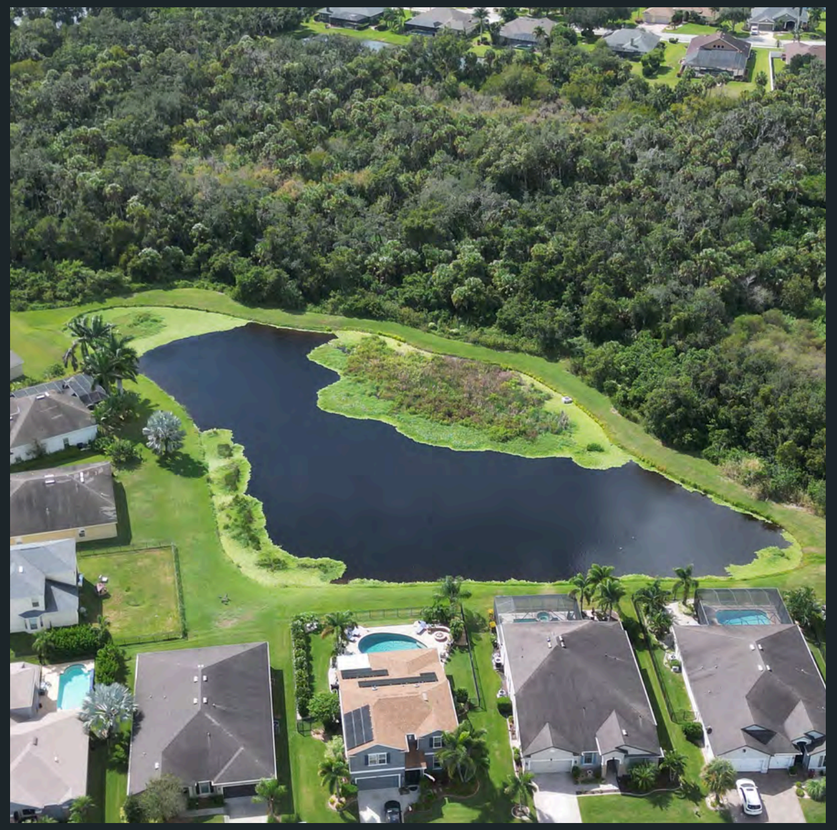
Pond #SWF12 Treated for Shoreline Vegetation.



Pond #SWF15 Treated for Shoreline Vegetation.



Pond #SWF13 Treated for Algae and Shoreline vegetation.



Pond #SWF16 Treated for Water Lettuce and Shoreline Vegetation.



Pond #SWF18 Treated for Shoreline Vegetation.



Pond #SWF19 Treated for Hydrilla and Shoreline Vegetation.



Pond #SWF14 Treated for Water Lettuce and Shoreline Vegetation.

Tab 2

HARRISON RANCH 10/23/26, 12:05 PM

Friday, October 23, 2026



HARRISON RANCH MAIN ENTRANCE

Flowers are bouncing back from being trimmed down. Proposal being submitted to replace these with perennial plants.



MAIN ENTRANCE CONT.

Plants are trimmed and monument has overall clean appearance.

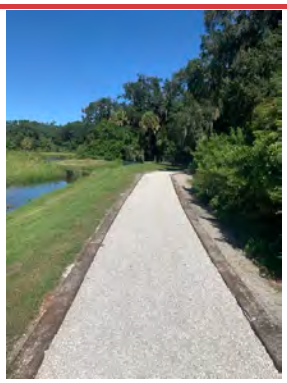


ANNUAL BED

Proposal to replace these flowers with Geraniums



RENDERING FOR PERENNIAL REPLACEMENT



NATURE TRAIL REVAMP

Project is underway, due to be completed on the 24th.

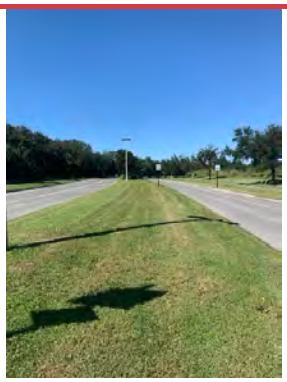


NATURE TRAIL REVAMP CONT



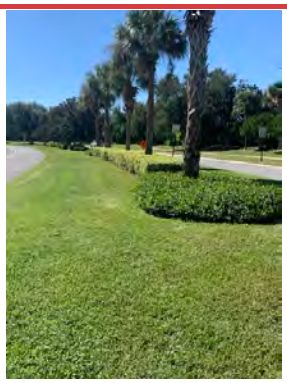
SHELL PILE

Due to a delay in receiving supplies, shell piles has been left in road for longer than anticipated. Due to be cleaned up by the 24th.



BOULEVARD

Boulevard overall looks presentable. Grass is healthy and plants are maintained.



BOULEVARD CONT



BOULEVARD CONT



BOULEVARD CONT.



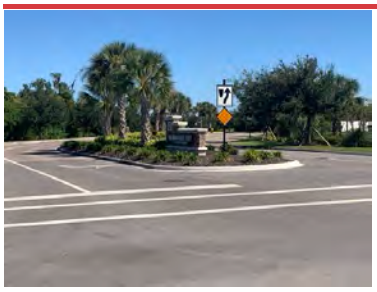
NO MOW ZONE

No mow zones trimmed.



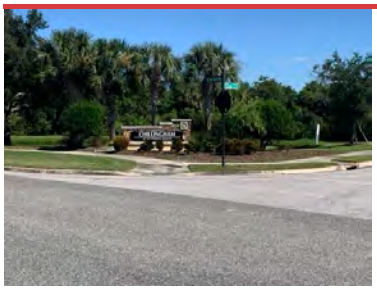
NORMANDE WEST

Entrance is clean and presentable.



NORMANDE EAST

Entrance is clean and presentable



CHILLINGHAM

Entrance is clean and presentable. Proposal submitted to re-landscape.



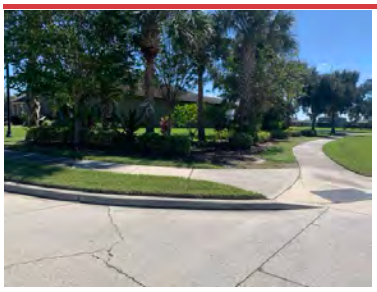
55TH CT E

Weeds present at time of inspection. Proposal submitted to re-landscape.

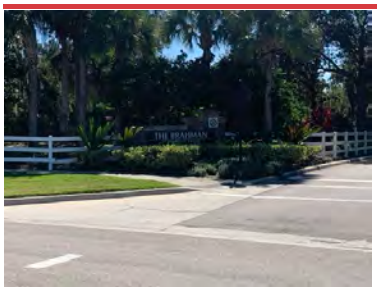


GALLOWAY

Weeds present at the time of inspection. Proposal submitted to re-landscape.

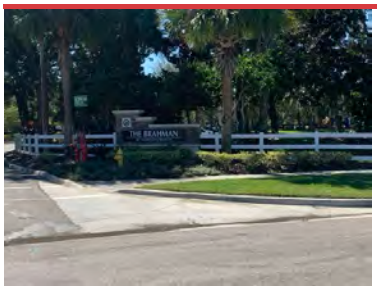


GALLOWAY CONT

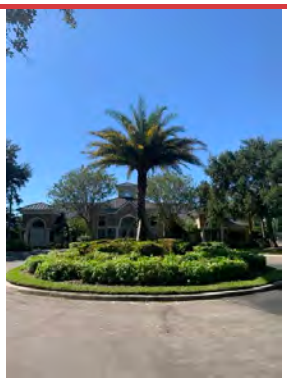


CLUBHOUSE ENTRANCE

Entrance is clean and presentable. Some weeds present at time of inspection.



CLUBHOUSE ENTRANCE CONT



CLUBHOUSE CIRCLE

Flowers are recovering from being pruned. Weeds have been pulled. Proposal submitted to replace the Pentas for Geraniums.



CLUBHOUSE ENTRY

Flowers are healthy and plants are maintained and trimmed. Proposal submitted to replace flowers with seasonal Geraniums.



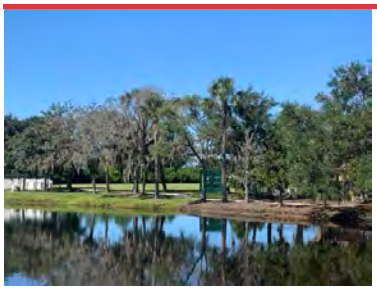
HIBISCUS

No recovery visible. Scheduling replacement for this under warranty.



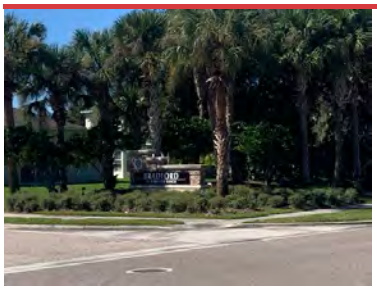
DOWNED PINE TREE

Path was cleared of fallen pine tree.



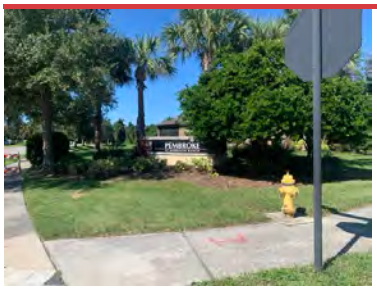
DEAD/DECLINING TREES

Recommend removal of 5 dead/dying oaks and one magnolia located near walking paths behind the pool.



BRADFORD

Plants are trimmed. Some weeds present.



PEMBROKE

Entrance is clean and presentable. Proposal submitted to re-landscape.

Proposal

Proposal No.: **423709**

Proposed Date: 10/21/26

PROPERTY:	FOR:
Harrison Ranch CDD Matt O'Nolan 5575 Harrison Ranch Parrish, FL 34219	Main Entrance Sign Enhancement Project - Along 301

Scope of Work

The primary objective of this project is to systematically remove and properly dispose of the existing annual flowers that are currently planted in the designated areas. This process will involve carefully uprooting them to prevent any damage to the surrounding soil and infrastructure, and ensuring that they are disposed of in a manner that complies with local regulations for yard waste.

Following the removal, we will replace the annual flowers with a selection of new plant material that is more suited for a permanent landscape solution. This new plant material will be chosen based on factors such as climate adaptability, aesthetic appeal, and maintenance requirements to ensure long-term sustainability and a visually pleasing environment.

The new plants will be installed according to best horticultural practices, ensuring proper spacing, depth, and care to promote healthy growth. Additionally, we will provide recommendations for ongoing maintenance and care to support the longevity and vitality of the new plantings.

Throughout the project, special consideration will be given to the existing landscape design to ensure that the new plant material complements the overall aesthetic and functional goals of the space. Ultimately, our aim is to create a vibrant and enduring landscape that enhances the visual appeal and ecological health of the area, shifting away from the temporary nature of annuals to a more permanent and sustainable planting strategy.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Main Entrance Sign Bed					
Site Prep					**$2,300.00**
Remove and dispose existing Dwarf Ixora and Flowers in front of sign on both sides of entrance and prep for new planting	4.00	HR	$70.00	$280.00	
Dwarf Podocarpus 'Pringles' 7gal (Installed) - Along front of sign	20.00	07g	$65.00	$1,300.00	

Dwarf Red Ixora 3gal (Installed) - In front of Podocarpus to replace existing flowers	36.00	EA	$20.00	$720.00	
Mulch, Rock, Soil					**$240.00**
Pine Bark Mulch 3cf Bag (Installed) - Touch up	20.00	EA	$12.00	$240.00	
Fuel Surcharge 5.0%					**$127.00**
Fuel Surcharge	2540.00	EA	$0.05	$127.00	
				Total:	**$2,667.00**

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

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.
Juniper is not responsible for damage to non-located underground.

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

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

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

Printed Name (Owner/Property Manager)

10/21/2026

Signature - Representative **Date**

Tab 3

HARRISON RANCH CDD BOARD MEETING

Clubhouse Manager’s Report for October 2026

November 4, 2026

1. Tennis and Pickleball Courts

Lancelot Tennis began work on October 15 for pressure washing the courts in preparation for the resurfacing that is to start on the 28th of this month. Management continues monitoring the project's progress and coordinating with the contractor.

2. Storage Container

Manatee County issued a violation for the existing 8' x 20' storage container, requiring its use to be discontinued by November 1. Management is arranging its relocation and researching a replacement storage building that meets County permitting requirements. Victor and I are also evaluating options for a permanent replacement storage building, including appropriate size, location, construction materials, permitting requirements, and the installation of a concrete slab. One item we need to discuss is establishing a reasonable selling price for the existing container. Once we agree on a price, we can explore opportunities to sell it and recover some of the District's investment.

3. Security and Access Control

813 Security continues providing evening coverage, including securing the clubhouse and amenities at 10:00 p.m. The Brivo access control system remains operational, and staff continues assisting residents with access concerns.

4. Maintenance and Improvements

Routine maintenance continues throughout the clubhouse, pool, fitness center, and surrounding amenities. Outstanding items include the ADA pool lift battery, completion of community street sign replacements, and coordination of the County's signage inspection.

5. Community Events

Our October Fall Festival, organized by Laura Daily, was a great success, with approximately 140 attendees. The event featured family activities, entertainment, and food trucks.

6. November Priorities

Management will focus on completing the tennis and pickleball improvements, resolving the storage container issue, addressing outstanding maintenance items, and continuing to improve resident communications.

Closing Comments

October was a productive month, with progress on several important projects and a successful community event. Management will continue working with the Board, District staff, and vendors to maintain and improve Harrison Ranch's amenities while providing quality service to residents.

Respectfully submitted,

Tom Donato

Clubhouse Manager

Harrison Ranch CDD

Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 2nd, 2026
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

November 4th

2026

HARRISON RANCH

FINANCIAL SUMMARY		08/31/2026
General Fund Cash & Investment Balance:		$800,071
Reserve Fund Cash & Investment Balance:		$455,182
Debt Service Fund Investment Balance:		$148,289
Total Cash and Investment Balances:		$1,403,542
General Fund Expense Variance:	**$48,247**	**Under Budget**

Tab 5

THIS INSTRUMENT PREPARED BY:
Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Erie Road-Harrison Ranch Blvd & Sawgrass Rd Roundabout
PROJECT NO: 6108662
PARCEL NO: P127, P128, P129,
PID NO: 726449609,726449509,726450609

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, (hereinafter the **Seller**), whose mailing address is 3434 Colwell Avenue Suite 200, Tampa, Florida 33614, and **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter the **Buyer**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205,. Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Buyer is a political subdivision of the State of Florida and is authorized under Chapters 73, 74, 125 and 127, Florida Statutes, to acquire interests in privately owned lands which are necessary for the public use; and

WHEREAS, Seller is the owner of certain real property and all improvements thereon which is located in Manatee County, State of Florida, more particularly described in **Exhibit A** (hereinafter the **Property**); and

WHEREAS, Buyer desires to acquire fee simple title to the Property for the purpose of Intersection Improvements for Erie Road at Sawgrass Road and Harrison Ranch Boulevard for a proposed roundabout in Parrish, Florida.

NOW, THEREFORE, in consideration of the aforesaid premises, the mutual covenants, promises, terms and conditions set forth herein and other good and valuable consideration, the adequacy, sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS: The foregoing recitals are true and correct and are incorporated herein by this reference.

2. DESCRIPTION OF PROPERTY: Seller shall sell and Buyer shall buy, upon the terms and conditions contained herein, improved real property situated, lying and

being in Manatee County, State of Florida, described in attached **Composite Exhibit A**. The legal description and sketch of the Property is incorporated into this Contract and made a part hereof.

3. **PURCHASE PRICE AND DEED**: At closing, Buyer shall pay to Seller, **SIX HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($680,000.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. The Purchase Price for the Fee Simple Parcels 127, 128, and 129 is aggregate of the following components: Land, Improvements and Cost to Cure: **Parcel 127** Fee Simple Purchase of $278,200.00; and Land, Improvements and Cost to Cure: **Parcel 128** Fee Simple Purchase of $265,200.00; and Land, Improvements and Cost to Cure **Parcel 129** Fee Simple Purchase of $61,600.00; Seller's Attorneys' Fees, Costs, and Expert Costs: $75,000.00. All references to currency, monetary values, and dollars set forth herein shall mean United States dollars and all payments hereunder shall be made in United States dollars.

A. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Warranty Deed for Parcels 127,128 and 129 conveying to Buyer marketable, fee simple title to the Property, free and clear of all liens and encumbrances, executed and acknowledged by Seller, subject to restrictive covenants, reservations, easements of record and county zoning restrictions or regulations in effect, if any, except as hereinafter provided. The Deed shall be in substantially similar form as **Exhibit B**. The Purchase Price is inclusive of fees and costs for Seller's attorneys and experts.

4. **EFFECTIVE DATE**: For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is executed by Buyer.

5. **EXHIBITS:** The following Exhibits are attached, incorporated, and made a part of this Contract:

Exhibit A – Composite Legal Description and Sketch of Property
Exhibit B – Warranty Deed
Exhibit C – Affidavit of Ownership and Encumbrances

In the event of a conflict between the terms and conditions provided in the body of this Contract and any Exhibit, the provisions contained within the body of this Contract shall prevail unless the term or provision in the Exhibit specifically states that it shall prevail.

6. **MORTGAGES, LIENS AND OTHER ENCUMBRANCES**: Unless otherwise provided for herein, prior to the date of closing, Buyer shall furnish to Seller an Affidavit of Ownership and Encumbrances, in substantially similar form as **Exhibit C** and incorporated herein by reference, attesting to the absence of any financing statements, claims of lien or potential lienors known to Seller and further attesting, if such is the case, that there have been no improvements to the Property for **NINETY (90)** days immediately

preceding the date of closing. Seller shall complete said affidavit and return it to Buyer on or before the date of closing.

A. Existing Encumbrances: Seller shall convey the Property at closing, free and clear of all liens and encumbrances, subject to any restrictive covenants, reservations, easements of record, and county zoning restrictions or regulations in effect, if any, except those specifically consented to in writing by Buyer at closing. Seller shall be responsible for discharging any and all mortgage liens at or prior to closing.

B. Construction Liens: If the Property has been improved within **NINETY (90)** days immediately preceding the date of closing, Seller shall deliver releases or waivers of all construction liens executed by general contractors, subcontractors, suppliers and material men, in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and material men, and further reciting that, in fact, all bills for work on the subject Property which could serve as a basis for a construction lien have been paid or will be paid prior to closing.

7. TITLE EVIDENCE: During the period commencing **TEN (10)** days after the Effective Date and ending **TEN (10)** days prior to closing (hereinafter the **Inspection Period**) Buyer may conduct whatever title search Buyer deems necessary. If, during the Inspection Period, Buyer notifies Seller of existing title defects other than those to which the conveyance is to be made subject by the terms of this Contract and other than those for which recordable discharges are, in accordance with local custom, to be furnished at the closing, then Seller shall promptly make a diligent effort to perfect the title to Buyer's reasonable satisfaction and to the extent called for by this Contract within **THIRTY (30)** days (hereinafter the **Cure Period**) from the date Seller receives written notice of any title defect. In the event closing is scheduled to occur within the Cure Period, closing shall be extended to the first day following removal of the title defects or the termination of the Cure Period, whichever date occurs first. If any defect in title identified by Buyer is not cured to Buyer's reasonable satisfaction within the Cure Period, Buyer shall have the right to either waive such defect or withdraw its offer to purchase thereby releasing Buyer and Seller from all further obligations under this Contract.

8. CLOSING: This transaction shall be closed on or before **SIXTY (60)** days from the Effective Date, subject to the curative periods provided for herein, as well as other conditions of this Contract. The date and time of closing shall be mutually agreed upon between the Parties and shall occur at the following location: Manatee County Government Administration Building, 1112 Manatee Avenue West, Bradenton, Florida 34205, or at any other location agreeable to both Parties or, if mutually agreed to by the Parties, via simultaneous electronic delivery of documents and funds. The closing may be extended by the Parties for a mutually agreeable period of time in order to complete any conditions of closing or other requirements of this Contract.

A. Conditions to Closing: Unless waived by Buyer in writing, the obligation of Buyer to close this transaction is expressly conditioned upon

satisfaction of all conditions as contained within this Contract, by the date of closing. If such conditions are not so met, Buyer may elect either to terminate this Contract by written notice to Seller or close the transaction contemplated in this Contract and thereby waive Seller's performance of those conditions which have not been satisfied.

B. Documents for Closing: Seller shall deliver to Buyer a Warranty Deed, an Affidavit of Ownership and Encumbrances, and such other documents as may reasonably be required pursuant to this Contract and any state or federal law, on or before the date of closing.

C. Insurance: Seller shall keep all existing coverage and insurance policies insuring the Seller or the Property against claims arising from property damage or liability, if any, in full force and effect pending the closing.

D. Condition of Property: Seller shall not commit, or permit anyone else to commit, any loss, destruction or damage to the Property, which has not been repaired or restored by Seller prior to the date of closing. Seller shall not permit any adverse changes in the condition of the Property from the Effective Date of this Contract to the date of closing, except for reasonable wear and tear. If Buyer so requests, a walk-through of the Property shall be scheduled and conducted prior to the closing to assure compliance with this Contract.

E. Closing Agent: American Government Services] shall serve as the Closing Agent. All funds held by the Closing Agent under this Contract, if any, shall be placed in a non-interest-bearing account and shall be disbursed in accordance with this Contract.]

F. Escrow Agent: American Government Services] shall serve as the Escrow Agent. All funds held by the Escrow Agent under this Contract, if any, shall be placed in a non-interest-bearing account and shall be disbursed in accordance with this Contract.

9. TAXES AND CLOSING EXPENSES:

A. The Closing Agent shall withhold from Seller's proceeds at closing an amount equal to Seller's pro rata share of real estate taxes and special assessments, if any, allocated to the Property as prorated to the date of closing, and such amounts shall be paid to the Manatee County Tax Collector.

B. If applicable, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes allocated to the Property prorated to the date of closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the Property owned by Seller. Under either this subparagraph or subparagraph A above, where taxes are prorated based upon the preceding year's tax assessment, the Parties agree to re-prorate taxes, with

maximum discount, upon the request of either Party within **SIX (6)** months from the date the taxes for the year of closing have been certified by Manatee County.

C. Costs to be Paid by Seller: Seller shall pay all costs of curing title defects and all Seller's legal fees and costs pursuant to paragraph 12, below, if any.

D. Costs to be Paid by Buyer: In addition to the Purchase Price, Buyer shall pay all recording costs, all costs for an owner's title insurance policy and related title costs, all closing agent fees, and all Buyer's legal fees and costs pursuant to paragraph 12, below, if any.

E. Documentary Stamp Taxation: This Contract is made and executed under threat of and in lieu of eminent domain proceedings and is thus not subject to documentary stamp taxation.

10. ASSIGNABILITY: The Parties may not assign this Contract or any right or obligation of this Contract without prior written consent of the other Party.

11. AMENDMENTS: This Contract may not be amended, canceled, changed, discharged, modified, rescinded, supplemented or terminated other than as expressly provided herein, except by an instrument in writing executed by all Parties hereto. All amendments are subject to acceptance and approval by the Board of County Commissioners of Manatee County, Florida (hereinafter the **Board**).

12. LEGAL FEES AND COSTS: Each Party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgement proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Contract.

13. AUTHORIZATION: Each Party represents to the other that such Party has the requisite power and authority under all applicable laws to enter into this Contract, that all of the procedural requirements imposed by law upon each Party for the approval and authorization of this Contract have been properly completed, and that the persons who have executed the Contract on behalf of each Party are authorized and empowered to execute said Contract.

14. AVAILABILITY OF FUNDING: The obligations of the Buyer under this Contract are subject to the availability of funds lawfully appropriated annually for its purposes by the Board and the availability of funds through contract or grant programs. In the event that such funds are, in good faith, not appropriated or are terminated during the term of this Contract, Buyer shall have the option of terminating this Contract and all covenants and obligations hereunder by providing **THIRTY (30)** days' written notice to the Seller. If Buyer terminates this Contract due to a lack of funding pursuant to this provision, all rights and liabilities of the Parties arising under this Contract shall terminate.

15. BINDING EFFECT: This Contract shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

16. BROKER'S FEES: Neither Party will pay a commission to any broker in connection with the sale and purchase of the Property. Both Parties warrant that they have assumed no obligation to pay any such commission in connection therewith.

17. DEFAULT AND REMEDIES: Except as otherwise provided herein, if Seller is not in default pursuant to any of the terms of this Contract and Buyer fails to purchase the Property or to perform any of the covenants, conditions or warranties of this Contract, Seller, at Seller's option, may proceed at law or in equity to enforce Seller's legal rights under this Contract. If Seller for any reason fails to perform any of the covenants, conditions or warranties of this Contract, Buyer shall, at Buyer's option, (a) terminate this Contract by written notice to Seller or (b) waive the nonperformance and proceed with closing or (c) have the remedy of specific performance of this Contract.

18. DOCUMENTS AND REPORTS: Within **TEN (10)** days after the Effective Date of this Contract, Seller shall provide to Buyer copies of all written reports in Seller's possession relating to the environmental condition of the Property; all boundary surveys of the Property; any existing title policy or commitment pertaining to the Property, if any.

19. ENTIRE CONTRACT: This Contract and the Exhibits attached hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations or agreements, both written and oral. Buyer and Seller shall not be bound by any terms, conditions, statements, warranties or representations, written or oral, not contained herein.

20. ENVIRONMENTAL SITE ASSESSMENT: During the Inspection Period, Seller will permit representatives of Buyer to access all of Seller's records relating to the Property, and to enter upon the Property for the purposes of conducting tests, inspections or examinations that Buyer desires in regard to the environmental conditions of the Property, including, but not limited to, tests, borings, percolation tests and other tests, inspections or examinations that Buyer may order, at its expense, to determine subsurface or topographic conditions of the Property. If Buyer, in its sole and absolute discretion, concludes from the results of the tests or for any other reason or factor that the Property is not feasible or desirable for Buyer's intended purpose, Buyer shall notify Seller in writing of Buyer's conclusion on or before the end of the Inspection Period and this Contract shall then be deemed terminated and of no further force and effect, and no Party shall have any rights or claims against one another which might otherwise result from this Contract, unless Buyer and Seller negotiate and enter into a mutually acceptable amendment to this Contract to address such concern.

21. FLORIDA LAW AND MANATEE COUNTY VENUE: This Contract shall be governed, construed and enforced in accordance with the laws of the State of Florida.

Venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in Manatee County, Florida.

22. **FORCE MAJEURE**: No Party shall be required to perform any obligation under this Contract or be liable to the other for any delay or failure to perform or damages for said delay or failure so long as performance or non-performance of the obligation is delayed, caused or prevented by an act of God, an act of terrorism, a civil commotion, an earthquake, an epidemic, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a pandemic, a sinkhole, a tornado, an unusual transportation delay, or other like cause, and which by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome (hereinafter **Force Majeure Event**). All time periods shall toll for the period that the Force Majeure Event prevents performance under this Contract, provided, however, if such Force Majeure Event continues to prevent performance under this Contract more than **FOURTEEN (14)** days beyond the date of closing, then either party may terminate this Contract by delivering written notice to the other, thereby releasing Buyer and Seller from all further obligations under this Contract.

23. **HEADINGS**: The headings contained in this Contract are for convenience and reference and shall not affect the meaning or interpretation of this Contract.

24. **INPUT AND INTERPRETATION**: Each Party has had equal input into the drafting of this Contract. Neither this Contract nor any uncertainty or ambiguity in this Contract shall be construed against Seller or Buyer, whether under any rule of construction or otherwise. This Contract shall be construed and interpreted according to the ordinary meaning of the words used so as to accomplish fairly the purposes and intentions of the Parties. The Parties have each carefully read the terms and conditions of this Contract and know and understand the contents and effect of this Contract.

25. **NO DEVELOPMENT RIGHTS CONFERRED**: Nothing herein shall be construed or deemed as giving approval for any development of any property. Nothing contained in this Contract shall (a) create any development rights in favor of Seller; (b) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (c) authorize, permit, or otherwise allow any construction and/or development of or on any property unless separately approved by the Board pursuant to County Ordinances. All land use authorizations and development and construction rights and authorizations shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto. Nothing contained herein shall be deemed or construed to require Buyer, the Manatee County Planning Commission or the Board to approve any applications submitted by Seller relative to any property. Review, approval or denial of any such applications shall be performed in compliance with Florida law, the Manatee County Code of Ordinances and the Manatee County Land Development Code.

26. **NOTICE**: Any and all notices, approvals, claims, consents, demands, requests or other communications between the Parties (hereinafter **Notices**) shall be in writing. All Notices shall be given by hand delivery in person or by registered or certified mail, postage prepaid to the following addresses (or such other address as either party may designate by delivery of prior notice to the other party):

If to Seller: Harrison Ranch Community Development District
3434 Colwell Avenue Suite 200
Tampa, Florida 33614

Moore Bowman, Reese, P.A.
Attention: Ryan C. Reese, Esquire
4100 West Kennedy Boulevard, Suite 221
Tampa, Florida 33609

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
1112 Manatee Avenue West, 8th Floor
Bradenton, Florida 34205

and Manatee County Government
Attention: County Attorney
County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205

All Notices shall be deemed effective and received upon actual receipt by the Party to which such notice is given or **FIVE (5)** days after mailing, whichever occurs first.

27. **OCCUPANCY AND POSSESSION**: Seller shall, at closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at closing, Seller shall have removed all personal items, trash and waste materials from the Property including, but not limited to, all automotive accessories and parts, batteries, chemicals, equipment, fluorescent lighting, oil and paint cans, petroleum products and tires, and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. Any personal items remaining on the Property after closing shall be deemed abandoned by Seller.

28. **RADON GAS**: Pursuant to the requirements of Section 404.056(5), Florida Statutes, the following statement shall appear within the provisions of this Contract:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient

quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

29. **REPRESENTATIONS AND WARRANTIES OF SELLER**: Seller hereby covenants, represents and warrants now and through the date of closing that:

A. Seller shall not enter into any new lease agreements, occupancy agreements, parking agreements, or any brokerage, maintenance, management, service or similar contracts, or amend, modify or renew any such existing agreements or contracts which will extend beyond the closing without the prior written consent of Buyer.

B. During the time of Seller's ownership of the Property, Seller warrants that, to the best of Seller's knowledge and belief, no hazardous wastes, hazardous substances, pollutants, and/or contaminants were buried, disposed, dumped, placed, released or stored on the Property.

C. Seller has no knowledge of any aboveground, buried or partially buried containers, drums, storage vessels or tanks in, on or under the Property.

D. Seller has no knowledge of any material defects relating to the Property or improvements located thereon, if any, including, but not limited to archaeological sites, sinkholes, structural defects, termite infestation or unstable soil conditions.

E. The Property is not the homestead of Seller.

30. **SEVERABILITY**: If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

31. **SURVEY**: During the Inspection Period, Buyer may, at Buyer's expense, survey the Property. If the survey discloses, reveals or shows any encroachment on the Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations, Buyer may deliver written notice of such matters, together with a copy of the survey, to Seller. Upon receipt of notice by Seller of same, any such encroachments or violations shall be treated as a title defect and shall be governed by the terms of numbered paragraph **SEVEN (7)** above.

32. **SURVIVABILITY**: Unless waived in accordance with paragraph 34, any term, condition, covenant, indemnity, representation, undertaking, warranty or obligation which requires performance by either Party set forth in this Contract shall survive delivery and recording of the deeds and relinquishment of possession of the Property and shall remain enforceable against such Party subsequent to the closing.

33. **TIME OF THE ESSENCE**: Time is of the essence with regard to all dates and times set forth in this Contract. Any reference herein to time periods of **SEVEN (7)** days or less shall, in the computation thereof, exclude Saturdays, Sundays, and legal holidays under the laws of the State of Florida or the United States of America. Any time period provided for herein which shall end on a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America, shall extend to **FOUR (4)** P.M. of the next day that is not a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America. All references herein to times of day shall mean Eastern Standard Time or Eastern Daylight Time, whichever is in effect in Manatee County, Florida, at the relevant time. The term "day" as used herein shall in all cases mean a consecutive 24-hour day running from midnight to midnight (also known as a calendar day).

34. **WAIVER**: The failure or neglect by any Party to enforce any right under this Contract shall not be deemed to be a waiver of that Party's rights. A waiver shall not be effective unless it is in writing and signed by the Party who possesses the right to waive enforcement of same.

35. **SPECIAL PROVISIONS**:

A. Buyer hereby authorizes its County Administrator or his designee to take the necessary steps in furtherance of closing this transaction on behalf of Buyer, including but not limited to:

i. Executing any documents required by Closing Agent to close the sale consistent with the Contract;

ii. Acting as the agent for Buyer at closing.

iii. Acceptance of the Recorded Warranty Deed.

B. This Contract serves as authorization for the Manatee County Clerk of the Circuit Court Finance Department to issue a check made payable to the Closing Agent for the amount indicated on the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Seller's attorney, the Manatee County Clerk of Court, the Manatee County Tax Collector, and the Closing Agent.

C. Board Approval: This contract is subject to acceptance and approval by the Manatee County Board of Commissioners.

D. Eminent Domain: This Contract is made and executed under threat of and in lieu of eminent domain proceedings. Accordingly, with respect to any remainder property, and if any remainder property is rendered nonconforming, the provisions of the Manatee County Land Development Code, Section 107.9 (Nonconformities Resulting From Exercise of Power of Eminent Domain), shall apply. Seller, through the terms of this Contract with Buyer, accepts the Purchase Price as full compensation for the property taken, severance damages, business damages, and all other damages of whatsoever nature claimed by Seller, its officers, directors, successors and assigns, now and in the future arising from the acquisition of this Property, as well as for any and all attorney's fees (including attorney's fees for both monetary and non-monetary benefits), attorney's costs, expert's fees and expert's costs due and owing.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S).

Signed, sealed and delivered in the presence of two witnesses as required by law.

SELLER:
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a Community Development District formed pursuant to Chapter 190 of the Florida Statutes

_____
First Witness Signature

_____
First Witness Printed Name

_____
Second Witness Signature

_____
Second Witness Printed Name

By: _____
Signature

As: _____
Title

_____
Printed Name

Date: _____

<u>BUYER</u>:
MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

COMPOSITE EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

PARCEL 127

LEGAL DESCRIPTION:

That part of lands described as TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 621.19 feet to Station 36+09.40; thence departing said Baseline of Survey, South 26°37'14" East, a distance of 60.08 feet to the Northeast corner of TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and the POINT OF BEGINNING; thence South 55°00'00" East, along the northeasterly line of said TRACT "L", a distance of 39.78 feet to the southeasterly line of said TRACT "L"; thence South 34°11'00" West, along said southeasterly line, a distance of 39.03 feet; thence departing said southeasterly line, South 42°43'05" West, a distance of 194.79 feet to a point on a non-tangent curve to the left, having a radius of 350.00 feet; thence from a chord bearing of North 09°12'45" West, continue along said westerly line and said curve through a central angle of 14°01'47", an arc distance of 85.70 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet; thence from a chord bearing of North 23°31'32" East, continue along the northwesterly line of said TRACT "L" and said curve through a central angle of 79°30'22", an arc distance of 69.38 feet to the point of tangency; thence North 63°16'43" East, along the northerly line of said TRACT "L", a distance of 122.76 feet to the POINT OF BEGINNING.

CONTAINING 14,528 square feet or 0.333 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:31:50-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

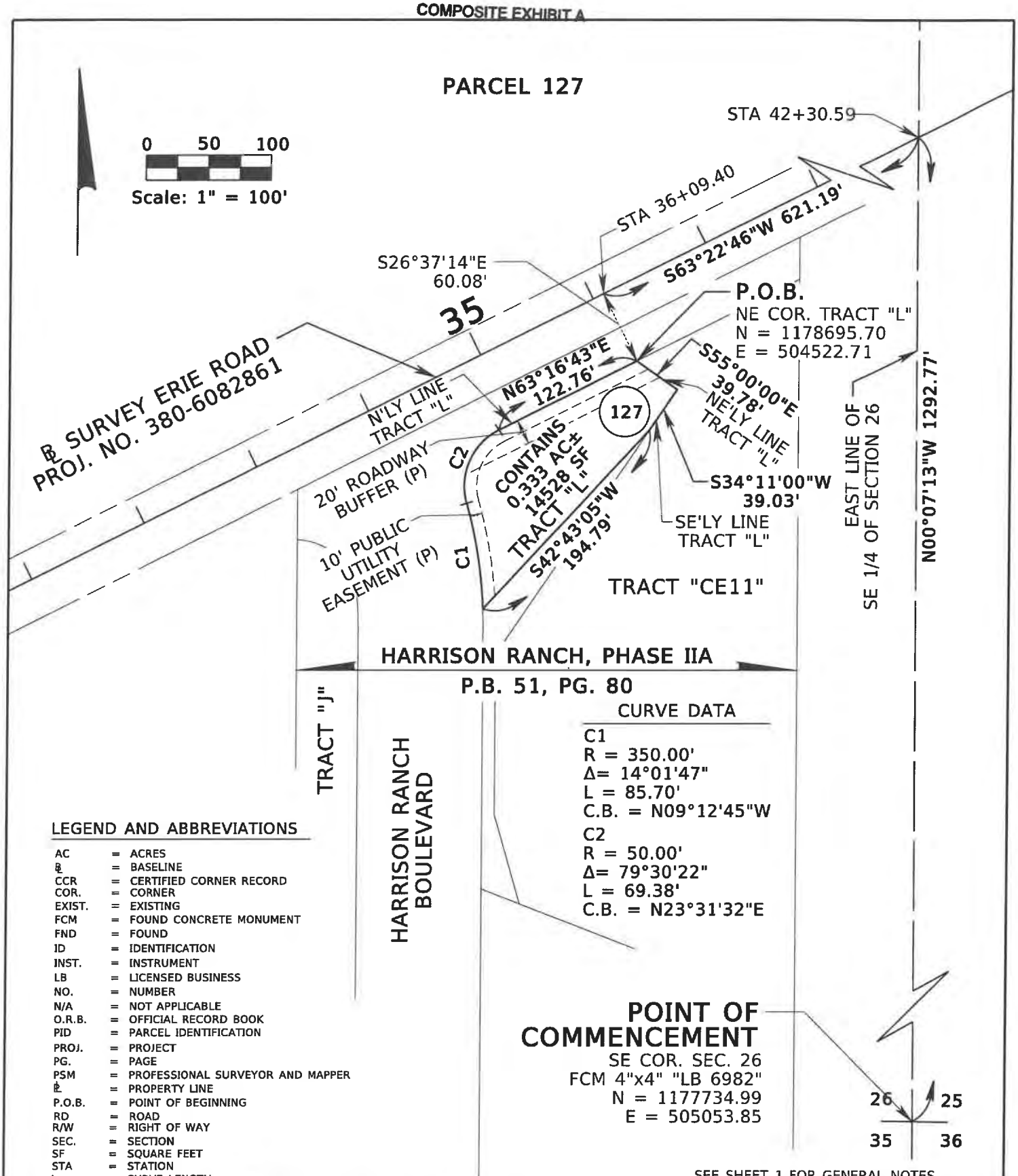
PROPERTY APPRAISER PARCEL ID NUMBER 726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 127

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 127



CURVE DATA

C1
R = 350.00'
Δ= 14°01'47"
L = 85.70'
C.B. = N09°12'45"W

C2
R = 50.00'
Δ= 79°30'22"
L = 69.38'
C.B. = N23°31'32"E

POINT OF COMMENCEMENT

SE COR. SEC. 26
FCM 4"x4" "LB 6982"
N = 1177734.99
E = 505053.85

26 25
35 36

LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
O.R.B.	=	OFFICIAL RECORD BOOK
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
R	=	RADIUS
(P)	=	PLAT DATA
N'LY	=	NORTHERLY
NE'LY	=	NORTHEASTERLY
SE'LY	=	SOUTHEASTERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
127

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 128

LEGAL DESCRIPTION:

That part of lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 893.74 feet to an intersection with the northerly projection of the westerly line of the lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°01'05" West, along said northerly projection, a distance of 74.57 feet to the Northwest corner of the aforesaid TRACT "J" and a point on a non-tangent curve to the right, having a radius of 50.00 feet, and the POINT OF BEGINNING; thence departing said northerly projection, from a chord bearing of South 46°49'09" East, continue along the northerly and easterly line of said TRACT "J" and said curve through a central angle of 82°55'12", an arc distance of 72.36 feet to a point of compound curvature of a curve to the right, having a radius of 250.00 feet; thence from a chord bearing of South 02°40'47" East, continue along the easterly line of said TRACT "J" and said curve, through a central angel of 05°21'33", an arc distance of 23.38 feet to the point of tangency; thence continue along said easterly line, South 00°00'00" East, a distance of 212.00 feet; thence departing said easterly line, North 21°02'18" West, a distance of 137.66 feet to the westerly line of the aforesaid TRACT "J"; thence North 00°01'05" East, along said westerly line, a distance of 152.17 feet to the POINT OF BEGINNING.

CONTAINING 10108 square feet or 0.232, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:32:02-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

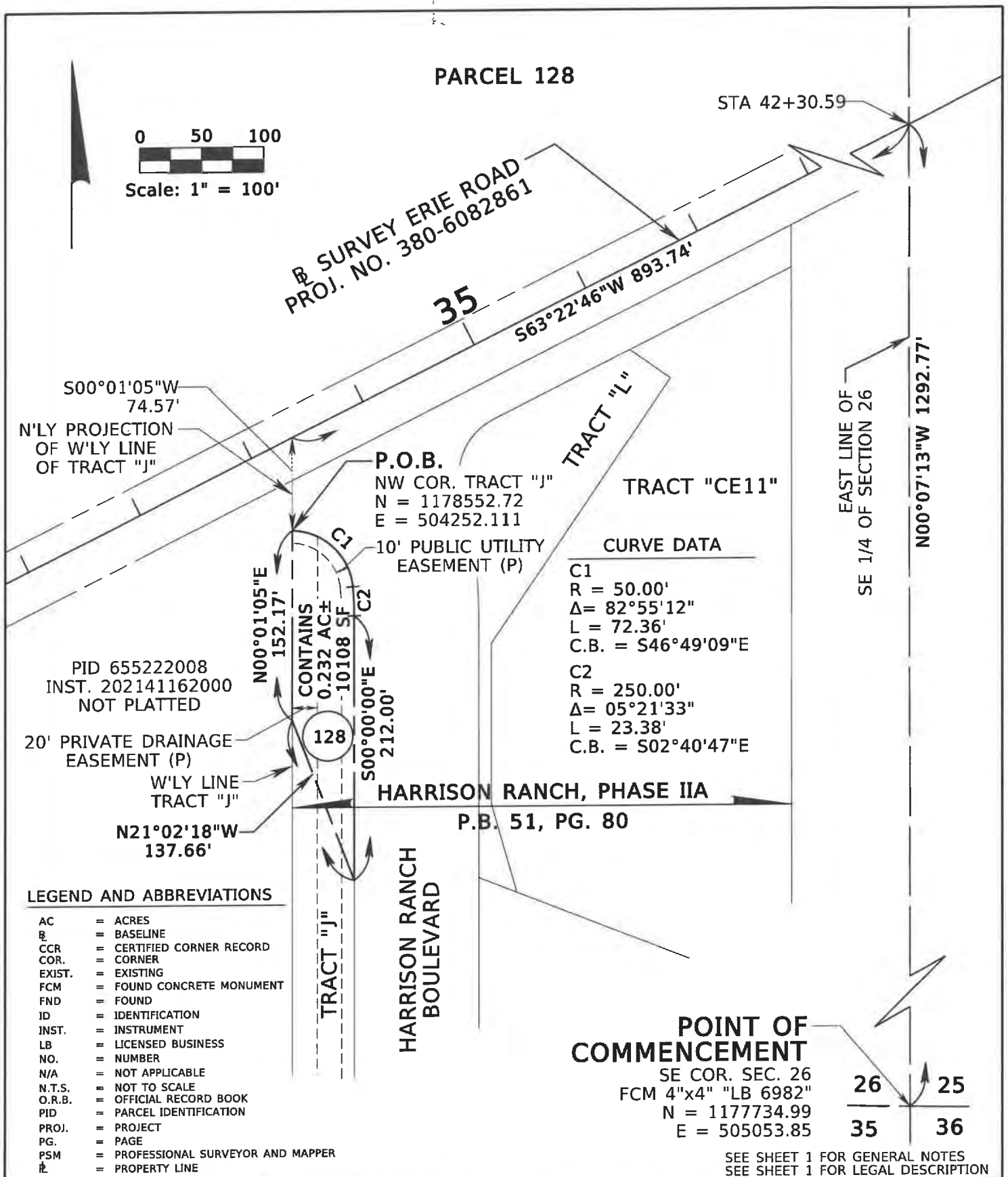
PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 128



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
PG.	=	PAGE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
Δ	=	CENTRAL ANGLE

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 129

LEGAL DESCRIPTION:
That part of lands described as TRACT "CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 445.90 feet to an intersection with the northerly projection of the easterly line of the lands described as TRACT CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°00'07" West, along said northerly projection, a distance of 66.92 feet to the Northeast corner of the aforesaid TRACT "CE11" and the POINT OF BEGINNING; thence continue South 00°00'07" West, along the easterly line of said TRACT "CE11", a distance of 60.74 feet; thence departing said easterly line, South 63°22'50" West, a distance of 133.26 feet to the westerly line of said TRACT "CE11"; thence North 34°11'00" East, along said westerly line, a distance of 39.03 feet; thence continue along said westery line, North 55°00'00" West, a distance of 39.78 feet to the northerly line of said TRACT "CE11"; thence North 63°16'43" East, along said northerly line, a distance of 145.31 feet to the POINT OF BEGINNING.

CONTAINING 6766 square feet or 0.155, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:32:12-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
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SKETCH OF DESCRIPTION
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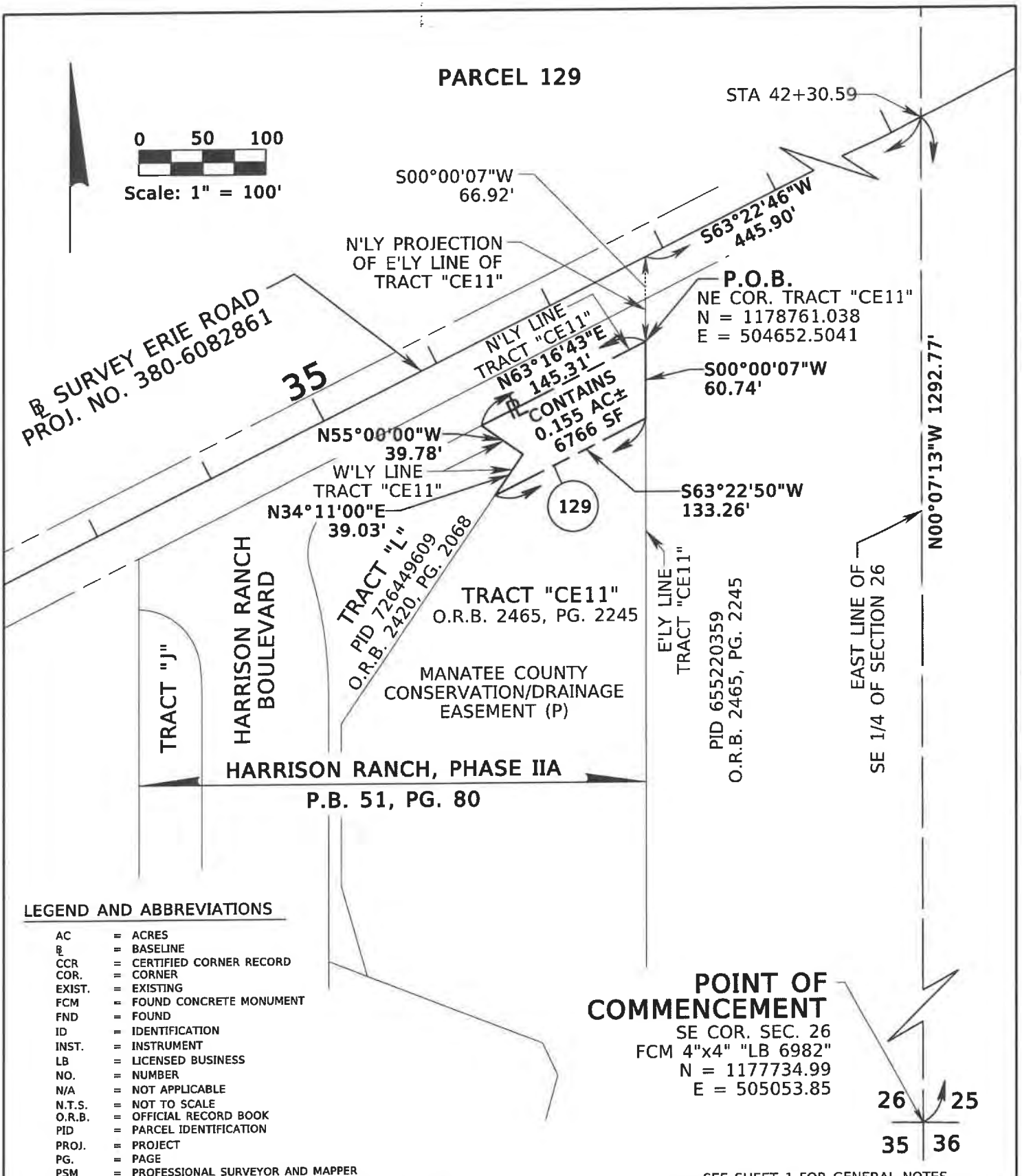
PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 129



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
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℄	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
RD	=	ROAD
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SF	=	SQUARE FEET
(P)	=	PLAT DATA
E'LY	=	EASTERLY
W'LY	=	WESTERLY
N'LY	=	NORTHERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

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PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
129

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT B

FORM OF WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Tim Cristello, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6108662
PARCEL NOs: P127, P129, P129
PID NO: 726449609, 726449509, 726450609
OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT,** a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose mailing address is 3434 Colwell Avenue Suite 200, Tampa Florida 33614, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Composite Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2026 and subsequent years.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and is thus not subject to documentary stamp taxation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190 of the Florida Statutes

_____
First Witness Signature

_____
First Witness Printed Name

Address: _____
_____

By: _____
Signature

As: _____
Title

_____
Printed Name

_____
Second Witness Signature

Date: _____

_____
Second Witness Printed Name

Address: _____
_____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☐ physical presence or
☐ online notarization
this _____ day of _____, 2026, Susan Walterick, as Chairman, of Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes, on behalf of the community development district, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

Accepted on _____ by Peter Morrow as Property Acquisition Division Manager on behalf of Grantee.

PARCEL 127

LEGAL DESCRIPTION:

That part of lands described as TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 621.19 feet to Station 36+09.40; thence departing said Baseline of Survey, South 26°37'14" East, a distance of 60.08 feet to the Northeast corner of TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and the POINT OF BEGINNING; thence South 55°00'00" East, along the northeasterly line of said TRACT "L", a distance of 39.78 feet to the southeasterly line of said TRACT "L"; thence South 34°11'00" West, along said southeasterly line, a distance of 39.03 feet; thence departing said southeasterly line, South 42°43'05" West, a distance of 194.79 feet to a point on a non-tangent curve to the left, having a radius of 350.00 feet; thence from a chord bearing of North 09°12'45" West, continue along said westerly line and said curve through a central angle of 14°01'47", an arc distance of 85.70 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet; thence from a chord bearing of North 23°31'32" East, continue along the northwesterly line of said TRACT "L" and said curve through a central angle of 79°30'22", an arc distance of 69.38 feet to the point of tangency; thence North 63°16'43" East, along the northerly line of said TRACT "L", a distance of 122.76 feet to the POINT OF BEGINNING.

CONTAINING 14,528 square feet or 0.333 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:31:50-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

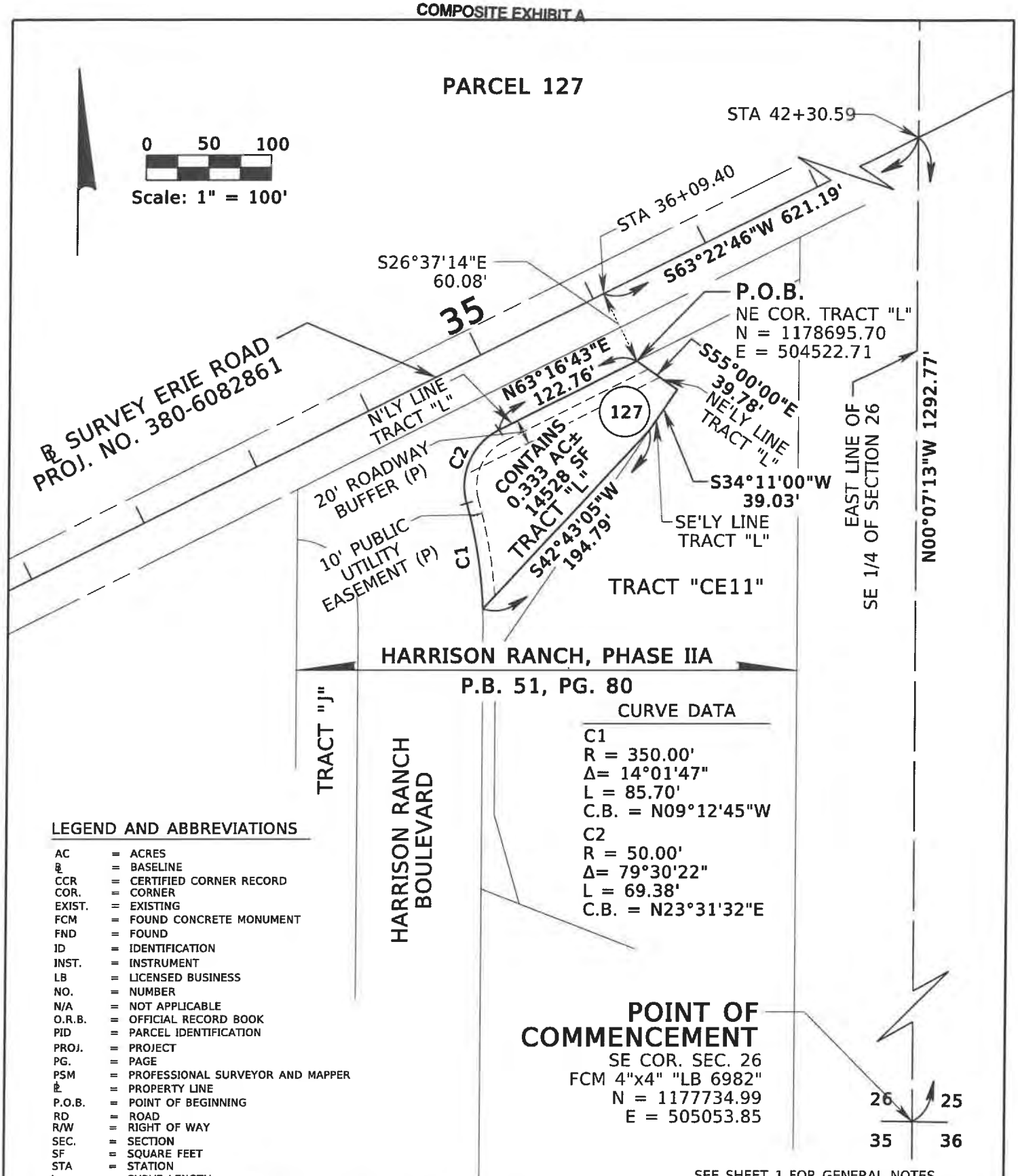
PROPERTY APPRAISER PARCEL ID NUMBER 726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 127

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 127



CURVE DATA

C1
R = 350.00'
Δ= 14°01'47"
L = 85.70'
C.B. = N09°12'45"W

C2
R = 50.00'
Δ= 79°30'22"
L = 69.38'
C.B. = N23°31'32"E

POINT OF COMMENCEMENT

SE COR. SEC. 26
FCM 4"x4" "LB 6982"
N = 1177734.99
E = 505053.85

26 25
35 36

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	=	ACRES
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O.R.B.	=	OFFICIAL RECORD BOOK
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R/W	=	RIGHT OF WAY
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SF	=	SQUARE FEET
STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
R	=	RADIUS
(P)	=	PLAT DATA
N'LY	=	NORTHERLY
NE'LY	=	NORTHEASTERLY
SE'LY	=	SOUTHEASTERLY

SKETCH PREPARED BY
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AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
127

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 128

LEGAL DESCRIPTION:

That part of lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 893.74 feet to an intersection with the northerly projection of the westerly line of the lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°01'05" West, along said northerly projection, a distance of 74.57 feet to the Northwest corner of the aforesaid TRACT "J" and a point on a non-tangent curve to the right, having a radius of 50.00 feet, and the POINT OF BEGINNING; thence departing said northerly projection, from a chord bearing of South 46°49'09" East, continue along the northerly and easterly line of said TRACT "J" and said curve through a central angle of 82°55'12", an arc distance of 72.36 feet to a point of compound curvature of a curve to the right, having a radius of 250.00 feet; thence from a chord bearing of South 02°40'47" East, continue along the easterly line of said TRACT "J" and said curve, through a central angel of 05°21'33", an arc distance of 23.38 feet to the point of tangency; thence continue along said easterly line, South 00°00'00" East, a distance of 212.00 feet; thence departing said easterly line, North 21°02'18" West, a distance of 137.66 feet to the westerly line of the aforesaid TRACT "J"; thence North 00°01'05" East, along said westerly line, a distance of 152.17 feet to the POINT OF BEGINNING.

CONTAINING 10108 square feet or 0.232, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

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Christopher W Wild
2025.03.19 10:32:02-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
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15310 AMBERLY DRIVE, SUITE 310
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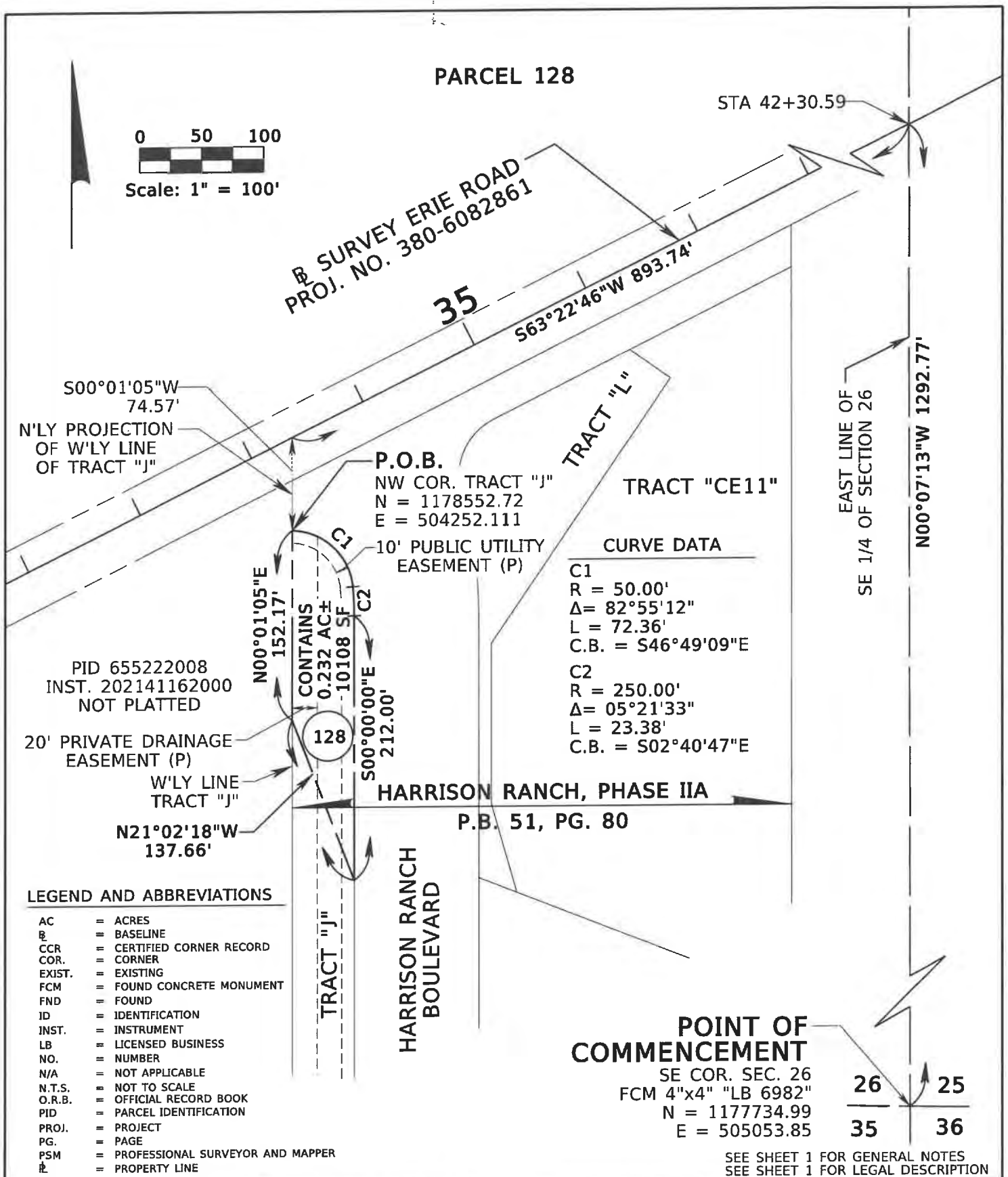
PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 128



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
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COR.	=	CORNER
EXIST.	=	EXISTING
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SEE SHEET 1 FOR GENERAL NOTES
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PROPERTY APPRAISER PARCEL ID NUMBER
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ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 129

LEGAL DESCRIPTION:
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CONTAINING 6766 square feet or 0.155, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

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CHRISTOPHER W. WILD, P.S.M.
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

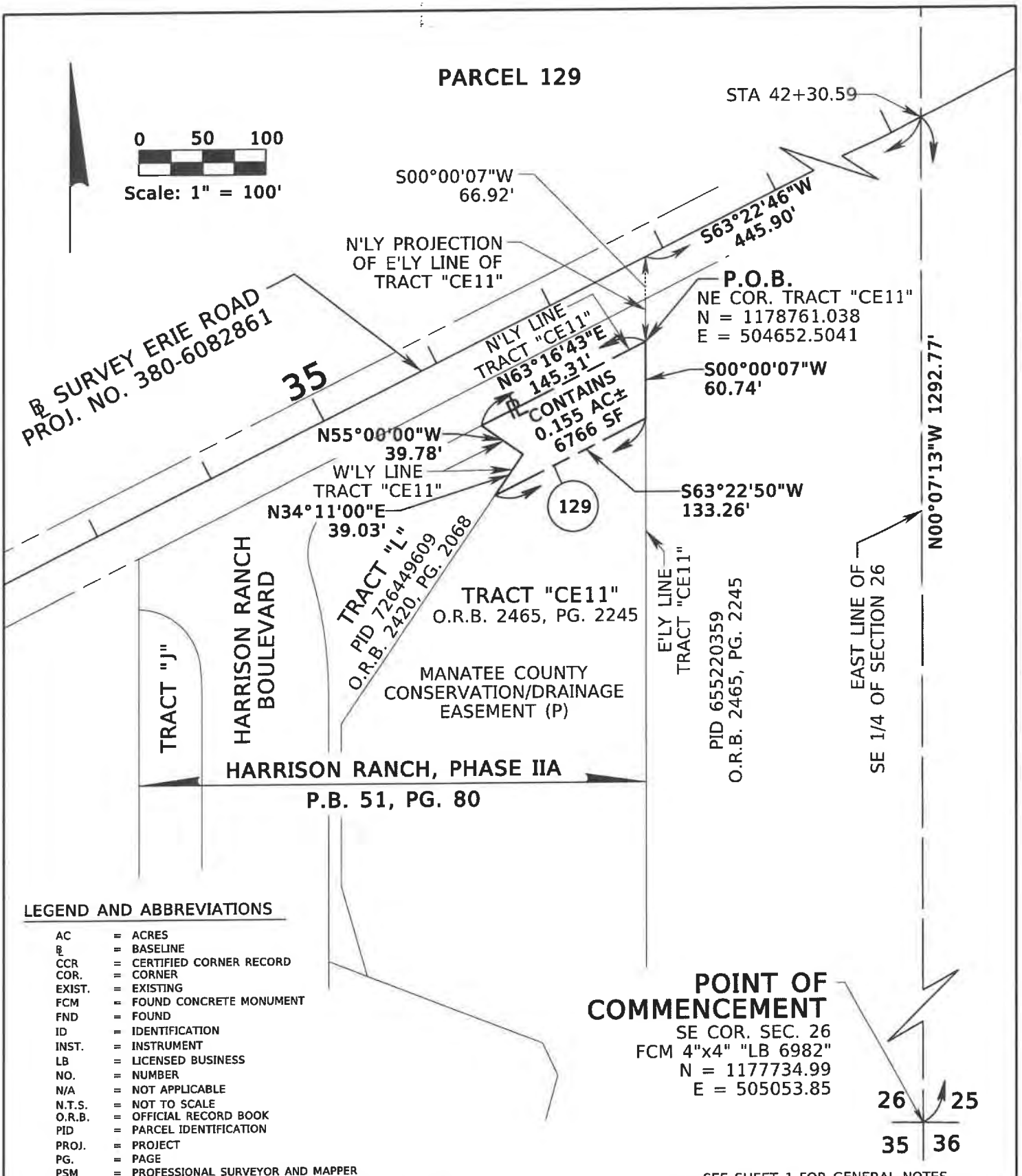
PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 129



LEGEND AND ABBREVIATIONS

AC	=	ACRES
℄	=	BASELINE
CCR	=	CERTIFIED CORNER RECORD
COR.	=	CORNER
EXIST.	=	EXISTING
FCM	=	FOUND CONCRETE MONUMENT
FND	=	FOUND
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LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
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SF	=	SQUARE FEET
(P)	=	PLAT DATA
E'LY	=	EASTERLY
W'LY	=	WESTERLY
N'LY	=	NORTHERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
129

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT C

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

THIS INSTRUMENT PREPARED BY:
Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6108662
PARCEL NO: P127, P128, P129
PID NO: 726449609,726449509,726450609 (portions of)

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **SUSAN WALTERICK,** who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190, of the Florida Statutes (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.

3. I am the Chairman of Grantor and I make this affidavit with the authority of and on behalf of Grantor.

4. Grantor has sole and exclusive possession of the Property.

5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.

6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.

7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

Title Work has been requested

16. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property to induce the issuance of a title insurance policy insuring title to the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

SUSAN WALTERICK

_____
Signature

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of
☐ physical presence or
☐ online notarization
this _____ day of _____ 2026, by Susan Walterick, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

PARCEL 127

LEGAL DESCRIPTION:

That part of lands described as TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 621.19 feet to Station 36+09.40; thence departing said Baseline of Survey, South 26°37'14" East, a distance of 60.08 feet to the Northeast corner of TRACT "L" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and the POINT OF BEGINNING; thence South 55°00'00" East, along the northeasterly line of said TRACT "L", a distance of 39.78 feet to the southeasterly line of said TRACT "L"; thence South 34°11'00" West, along said southeasterly line, a distance of 39.03 feet; thence departing said southeasterly line, South 42°43'05" West, a distance of 194.79 feet to a point on a non-tangent curve to the left, having a radius of 350.00 feet; thence from a chord bearing of North 09°12'45" West, continue along said westerly line and said curve through a central angle of 14°01'47", an arc distance of 85.70 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet; thence from a chord bearing of North 23°31'32" East, continue along the northwesterly line of said TRACT "L" and said curve through a central angle of 79°30'22", an arc distance of 69.38 feet to the point of tangency; thence North 63°16'43" East, along the northerly line of said TRACT "L", a distance of 122.76 feet to the POINT OF BEGINNING.

CONTAINING 14,528 square feet or 0.333 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:31:50-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

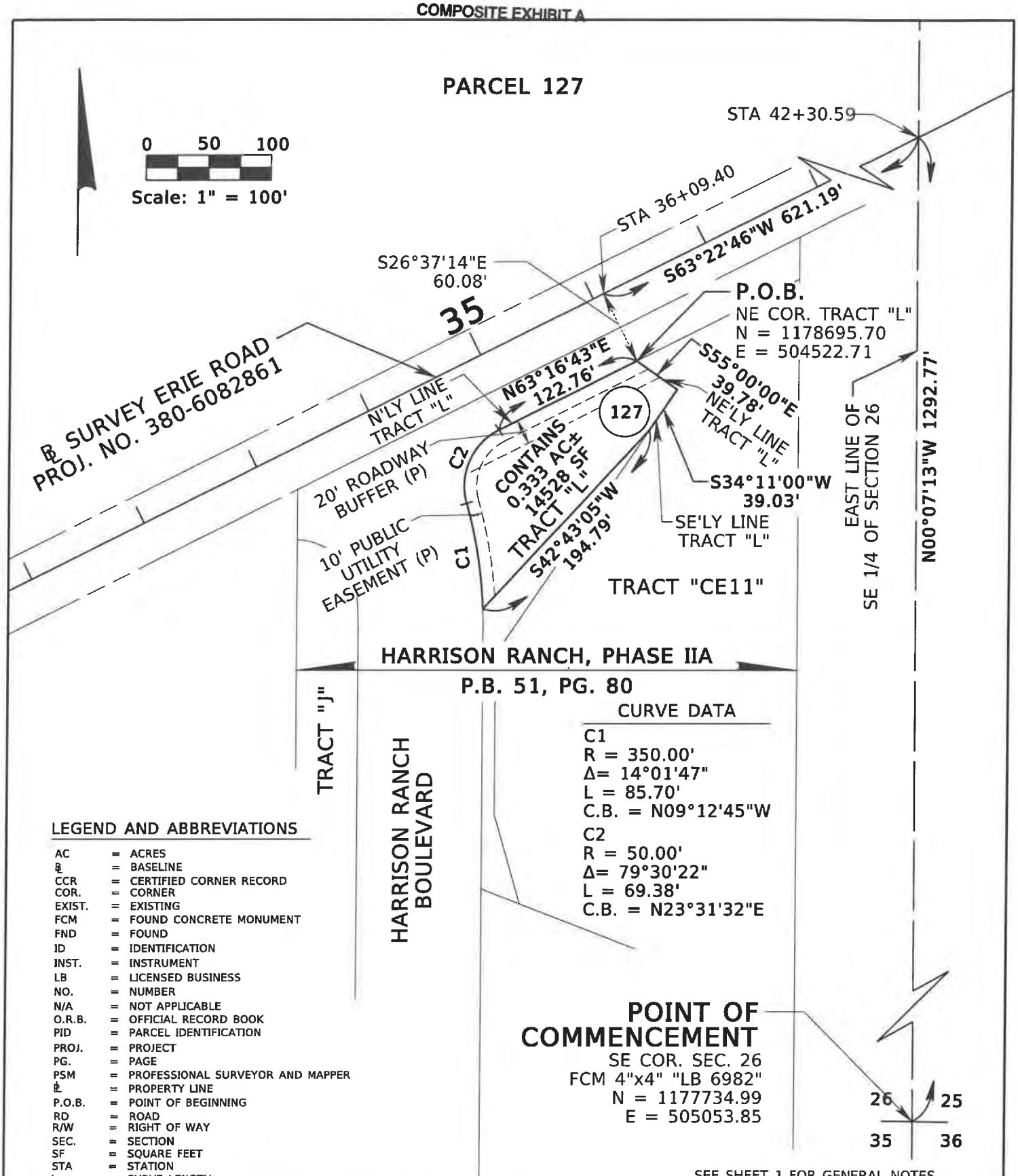
PROPERTY APPRAISER PARCEL ID NUMBER 726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 127

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 127



CURVE DATA

C1
R = 350.00'
Δ= 14°01'47"
L = 85.70'
C.B. = N09°12'45"W

C2
R = 50.00'
Δ= 79°30'22"
L = 69.38'
C.B. = N23°31'32"E

POINT OF COMMENCEMENT

SE COR. SEC. 26
FCM 4"x4" "LB 6982"
N = 1177734.99
E = 505053.85

26 25
35 36

LEGEND AND ABBREVIATIONS

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STA	=	STATION
L	=	CURVE LENGTH
C.B.	=	CHORD BEARING
R	=	RADIUS
(P)	=	PLAT DATA
N'LY	=	NORTHERLY
NE'LY	=	NORTHEASTERLY
SE'LY	=	SOUTHEASTERLY

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

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SKETCH OF DESCRIPTION
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PROPERTY APPRAISER PARCEL ID NUMBER
726449609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
127

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 128

LEGAL DESCRIPTION:

That part of lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 893.74 feet to an intersection with the northerly projection of the westerly line of the lands described as TRACT "J" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°01'05" West, along said northerly projection, a distance of 74.57 feet to the Northwest corner of the aforesaid TRACT "J" and a point on a non-tangent curve to the right, having a radius of 50.00 feet, and the POINT OF BEGINNING; thence departing said northerly projection, from a chord bearing of South 46°49'09" East, continue along the northerly and easterly line of said TRACT "J" and said curve through a central angle of 82°55'12", an arc distance of 72.36 feet to a point of compound curvature of a curve to the right, having a radius of 250.00 feet; thence from a chord bearing of South 02°40'47" East, continue along the easterly line of said TRACT "J" and said curve, through a central angel of 05°21'33", an arc distance of 23.38 feet to the point of tangency; thence continue along said easterly line, South 00°00'00" East, a distance of 212.00 feet; thence departing said easterly line, North 21°02'18" West, a distance of 137.66 feet to the westerly line of the aforesaid TRACT "J"; thence North 00°01'05" East, along said westerly line, a distance of 152.17 feet to the POINT OF BEGINNING.

CONTAINING 10108 square feet or 0.232, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.

5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO SEARCH NUMBER 33274-3 DATED 08/29/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Christopher W Wild
2025.03.19 10:32:02-04'00'

CHRISTOPHER W. WILD, P.S.M.
LICENSE NUMBER 6893

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
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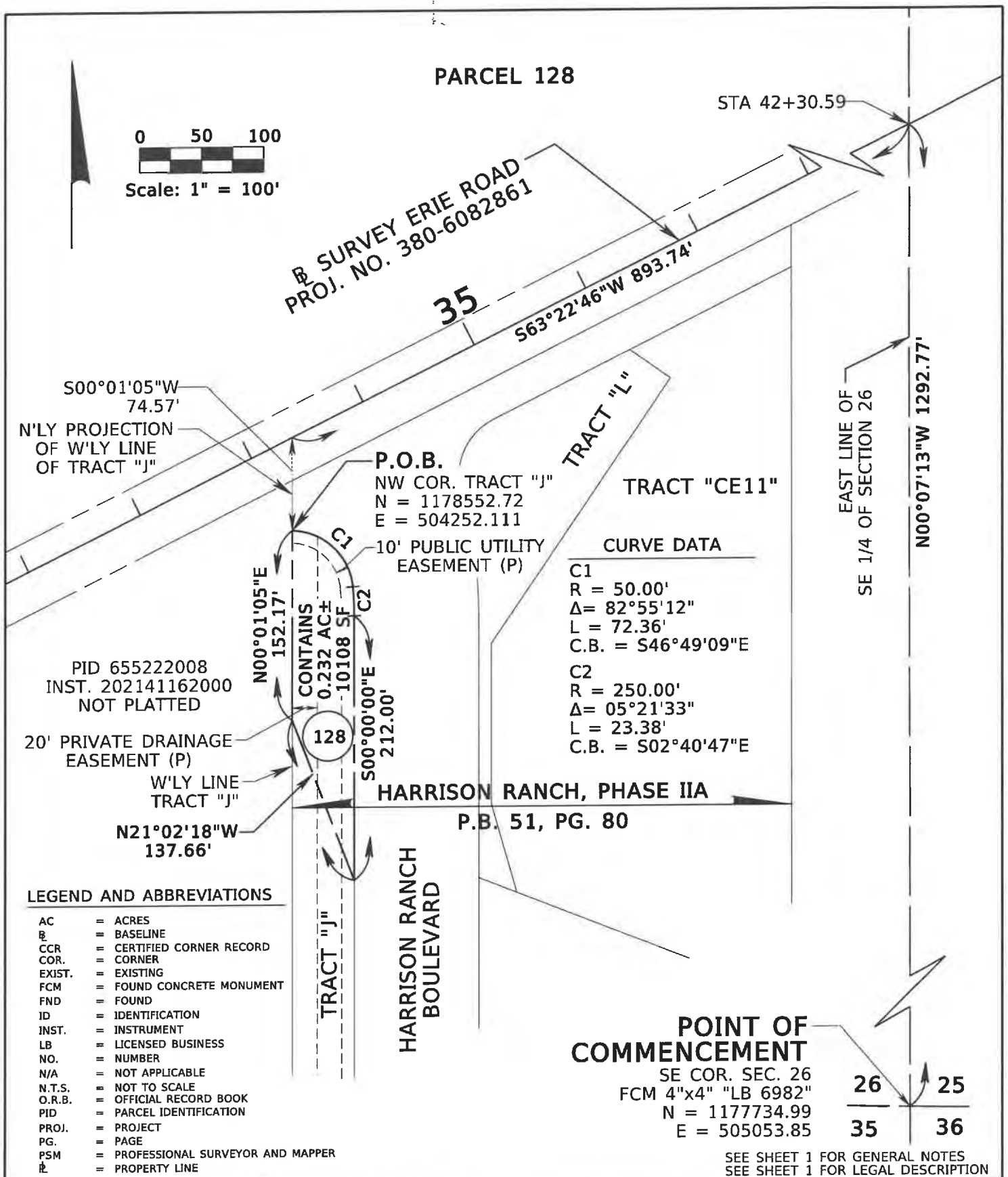
PROPERTY APPRAISER PARCEL ID NUMBER
726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 128



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SEE SHEET 1 FOR GENERAL NOTES
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726449509
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
128

SCALE: 1" = 100'

SHEET 2 OF 2

PARCEL 129

LEGAL DESCRIPTION:
That part of lands described as TRACT "CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida and being more particular described as follows:

Commence at a found 4"x4" concrete monument stamped "LB 6982" marking the Southeast corner of Section 26, Township 33 South, Range 18 East, Manatee County, Florida; thence North 00°07'13" West along the East line of the Southeast 1/4 of said Section 26, a distance of 1292.77 feet to an intersection with the Baseline of Survey of Erie Road according to the Manatee County Right of Way Control Survey of Erie Road, Project Number 380-6082861, said point being at Station 42+30.59; thence departing said East line, South 63°22'46" West, along said Baseline of Survey, a distance of 445.90 feet to an intersection with the northerly projection of the easterly line of the lands described as TRACT CE11" of the Harrison Ranch, Phase IIA Subdivision per Plat Book 51, Page 80, as recorded in the Public Records of Manatee County, Florida; thence departing said Baseline of Survey, South 00°00'07" West, along said northerly projection, a distance of 66.92 feet to the Northeast corner of the aforesaid TRACT "CE11" and the POINT OF BEGINNING; thence continue South 00°00'07" West, along the easterly line of said TRACT "CE11", a distance of 60.74 feet; thence departing said easterly line, South 63°22'50" West, a distance of 133.26 feet to the westerly line of said TRACT "CE11"; thence North 34°11'00" East, along said westerly line, a distance of 39.03 feet; thence continue along said westery line, North 55°00'00" West, a distance of 39.78 feet to the northerly line of said TRACT "CE11"; thence North 63°16'43" East, along said northerly line, a distance of 145.31 feet to the POINT OF BEGINNING.

CONTAINING 6766 square feet or 0.155, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE EAST LINE SECTION 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF N00°07'13"W (BASIS OF BEARINGS).

2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

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Christopher W Wild
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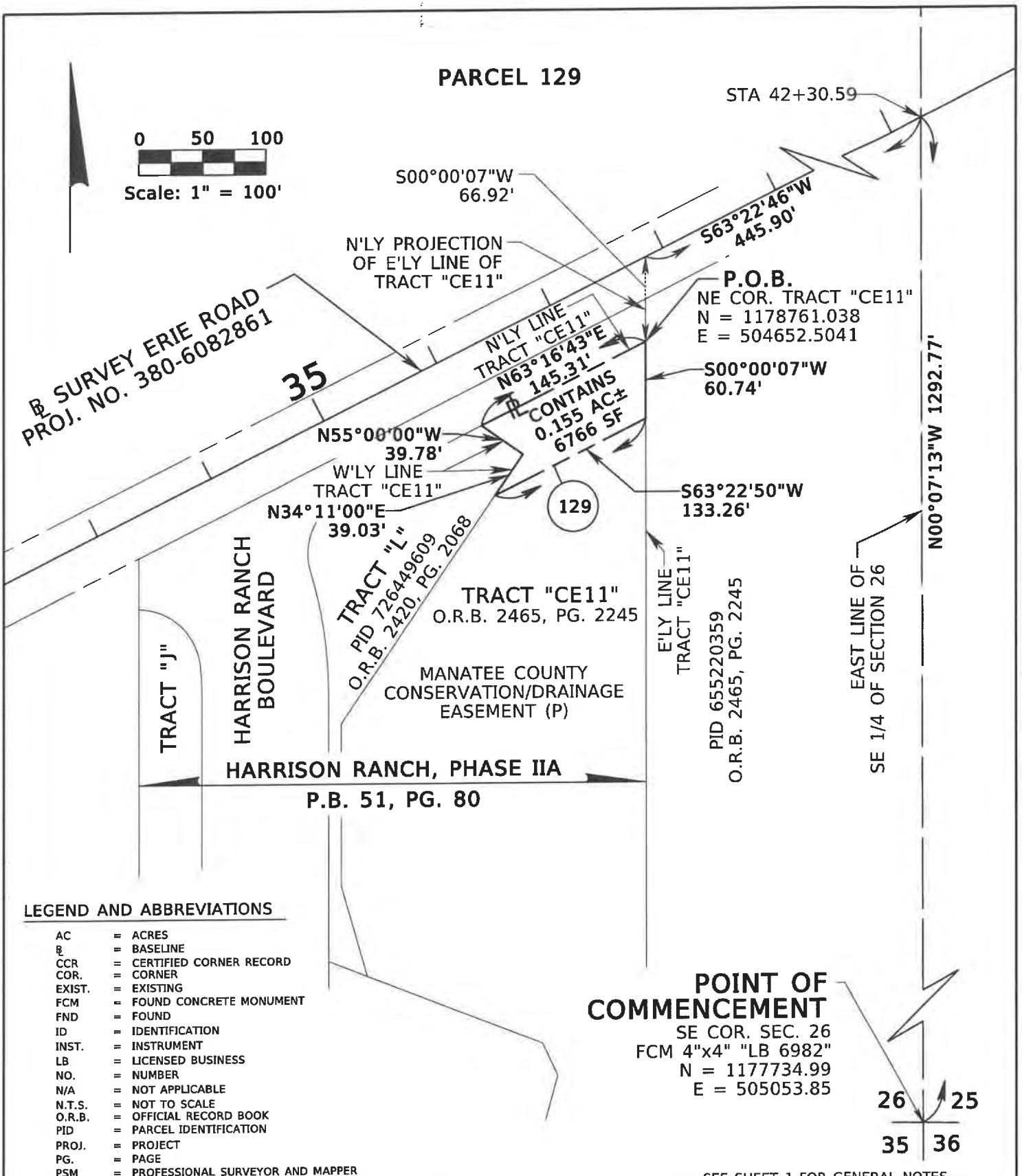
PROPERTY APPRAISER PARCEL ID NUMBER
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ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL 128

SCALE: N.T.S.

COMPOSITE EXHIBIT A

PARCEL 129



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℄	=	BASELINE
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726450609
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
129

SCALE: 1" = 100'

SHEET 2 OF 2

Tab 6

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

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

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as **Exhibit A** and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Harrison

Ranch Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 4, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2017	$_____
RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 4th day of November 2026.

ATTEST:	**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Harrison Ranch Community Development District

harrisonranchcdd.org

Amended
Budget for
Fiscal Year
2025-2026

Amended Budget
Harrison Ranch Community Development District
General Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Budget for 2025/2026	Amended Budget 2025/2026
1			
2	**ASSESSMENT REVENUES**		
3			
4	***Special Assessments***		
5	Tax Roll	$ 1,695,395	$ 1,695,395
6			
7	**Assessment Revenue Subtotal**	**$ 1,695,395**	**$ 1,695,395**
8			
9	**OTHER REVENUES**		
10			
11	***Interest Earnings***		
12	Interest Earnings	$ 10,000	$ 10,000
13	***Other Miscellaneous Revenues***		
14	Balance Forward from Prior Year	$ -	$ 100,000
15	Clubhouse Rentals	$ 5,000	$ 5,000
16	Community Activity Revenues	$ 4,000	$ 4,000
17	Events & Sponsorship	$ 3,000	$ 3,000
18	Key/Access Revenue	$ 1,000	$ 1,000
19	Lease Revenue	$ 1,200	$ 1,200
20	Miscellaneous Revenues	$ 3,000	$ 3,000
21			
22	**Other Revenue Subtotal**	**$ 27,200**	**$ 127,200**
23			
24	**TOTAL REVENUES**	**$ 1,722,595**	**$ 1,822,595**
25			
26	**EXPENDITURES - ADMINISTRATIVE**		
27			
28	***Legislative***		
29	Supervisor Fees	$ 14,000	$ 14,000
30	***Financial & Administrative***		
31	Accounting Services	$ 22,067	$ 22,067
32	Administrative Services	$ 6,398	$ 6,398
33	Assessment Roll	$ 5,793	$ 5,793
34	Auditing Services	$ 3,800	$ 3,800
35	Bank Fees	$ 300	$ 300

36	District Engineer	$ 25,000	$ 25,000
37	District Management	$ 29,716	$ 29,716
38	Dues, Licenses & Fees	$ 2,700	$ 2,700
39	Financial & Revenue Collections	$ 5,793	$ 5,793
40	Legal Advertising	$ 1,000	$ 1,000
41	Public Officials Liability Insurance	$ 4,506	$ 4,506
42	Trustees Fees	$ 4,100	$ 4,100
43	Website Hosting, Maintenance, Backup (and Email)	$ 4,138	$ 4,138
44	***Legal Counsel***		
45	District Counsel	$ 33,500	$ 33,500
46			
47	**Administrative Subtotal**	**$ 162,811**	**$ 162,811**
48			
49	**EXPENDITURES - FIELD OPERATIONS**		
50			
51	***Electric Utility Services***		
52	Utility - Recreation Facilities	$ 38,500	$ 38,500
53	Utility - Street Lights	$ 40,000	$ 40,000
54	Utility Services	$ 5,500	$ 5,500
55	***Water-Sewer Combination Services***		
56	Utility Services	$ 45,500	$ 45,500
57	***Stormwater Control***		
58	Aerator Maintenance/Repair	$ 2,500	$ 2,500
59	Aquatic Maintenance	$ 70,800	$ 70,800
60	Aquatic Plant Replacement	$ 25,000	$ 25,000
61	Catfish removal	$ 2,152	$ 2,152
62	Fish Stocking	$ 4,000	$ 4,000
63	Lake/Pond Bank Repairs/Maintenance	$ 100,000	$ 100,000
64	Midge Fly Treatment	$ 20,526	$ 20,526
65	***Other Physical Environment***		
66	Conservation Area Maintenance	$ 10,000	$ 10,000
67	Entry & Walls Maintenance	$ 1,500	$ 1,500
68	Fire Ant Treatment	$ 10,197	$ 10,197
69	General Liability & Property Insurance	$ 40,659	$ 40,659
70	Holiday Decorations	$ 22,500	$ 22,500
71	Irrigation Maintenance	$ 43,200	$ 43,200
72	Irrigation Repairs	$ 33,500	$ 33,500
73	Landscape - Annual Flower Program	$ 20,000	$ 20,000
74	Landscape - Fertilization	$ 47,915	$ 47,915
75	Landscape - Mulch	$ 55,000	$ 55,000
76	Landscape - Pest Control	$ 10,509	$ 10,509
77	Landscape Maintenance	$ 337,288	$ 337,288
78	Landscape Replacement Plants, Shrubs, Trees	$ 20,000	$ 20,000
79	Storm Cleanup	$ -	$ -
80	Trail Maintenance	$ 15,000	$ 15,000
81	Tree Trimming Services	$ 15,000	$ 15,000
82	***Road & Street Facilities***		

83	Parking Lot Repair & Maintenance	$	500	$	500
84	Sidewalk Repair & Maintenance	$	2,500	$	2,500
85	Street & Decorative Light Maint. & Repairs	$	85,000	$	85,000
86	Street Sign Repair & Maintenance	$	2,000	$	2,000
87	***Parks & Recreation***				
88	Access Control Maintenance & Repair	$	2,000	$	2,000
89	Athletic Field Maintenance & Repair	$	3,000	$	3,000
90	Clubhouse Facility Janitorial Supplies	$	1,700	$	1,700
91	Clubhouse Janitorial Service	$	10,400	$	10,400
92	Clubhouse Maintenance & Repair - Exterior	$	10,000	$	10,000
93	Clubhouse Programs/Events	$	40,000	$	40,000
94	Computer Support, Maint & Repair	$	500	$	500
95	Employee - Salaries	$	221,209	$	221,209
96	Facility A/C & Heating Maintenance & Repair	$	1,400	$	1,400
97	Fitness Equipment Maint & Repair	$	2,400	$	2,400
98	Furniture Repair/Replacement	$	1,200	$	1,200
99	Interior Clubhouse Maintenace & Repairs	$	2,000	$	2,000
100	Management Contract	$	13,200	$	13,200
101	Office Supplies	$	1,000	$	1,000
102	Pest Control	$	700	$	700
103	Playground Equipment and Maintenance	$	1,000	$	1,000
104	Pool Furniture	$	1,500	$	1,500
105	Pool Repairs	$	10,000	$	10,000
106	Pool Service Contract	$	52,800	$	52,800
107	Security & Fire System Inspection/Maintenance	$	1,500	$	1,500
108	Security System Monitoring & Maintenance	$	12,879	$	12,879
109	Telephone Fax, Internet	$	12,000	$	12,000
110	Tennis Court Maintenance & Supplies	$	1,250	$	1,250
111	Wildlife Management Services	$	14,400	$	14,400
112	***Contingency***				
113	Miscellaneous Contingency	$	15,000	$	115,000
114					
115	**Field Operations Subtotal**	**$**	**1,559,784**	**$**	**1,659,784**
116					
117	**TOTAL EXPENDITURES**	**$**	**1,722,595**	**$**	**1,822,595**
118					
119	**EXCESS OF REVENUES OVER EXPENDITURES**	**$**	**-**	**$**	**-**
120					

Amended Budget
Harrison Ranch Community Development District
Reserve Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Budget for 2025/2026	Amended Budget 2025/2026
1			
2	**ASSESSMENT REVENUES**		
3			
4	***Special Assessments***		
5	Tax Roll	$ 122,818	$ 122,818
6			
7	**Assessment Revenue Subtotal**	**$ 122,818**	**$ 122,818**
8			
9	**OTHER REVENUES**		
10			
11	***Interest Earnings***		
12	Interest Earnings	$ -	$ -
13	Balance Forward from Prior Year		$ 200,000
14	**Other Revenue Subtotal**	**$ -**	**$ 200,000**
15			
16	**TOTAL REVENUES**	**$ 122,818**	**$ 322,818**
17			
18	**EXPENDITURES**		
19			
20	***Contingency***		
21	Capital Reserves	$ 122,818	$ 322,818
22			
23	**TOTAL EXPENDITURES**	**$ 122,818**	**$ 322,818**
24			
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ -**	**$ -**
26			

Tab 7

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$179,481.94**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	300678	20670	Access Control 07/26	$ 50.00
Complete IT Corp	300681	20718	Access Control 07/26	$ 40.00
Complete IT Corp	300681	20746	Access Control 07/26	$ 10.00
Complete IT Corp	300681	20755	Access Control 07/26	$ 30.00
Complete IT Corp	300681	20945	Access Control 08/26	$ 1,068.00
Complete IT Corp	300681	20972	Access Control 08/26	$ 10.00
Complete IT Corp	300659	20999	Access Control 08/26	$ 10.00
Complete IT Corp	300681	21086	Access Control 08/26	$ 10.00
Complete IT Corp	300659	21290	Access Control 09/26	$ 7,562.00
Complete IT Corp	300675	21374	Access Control 09/26	$ 10.00
Cooper Pools Inc.	300662	2421	Pool Maintenance 09/26	$ 5,280.00
DEX Imaging, LLC	300676	AR16026484	Connectivity Agreement 09/26	$ 36.85
Egis Insurance Advisors, LLC	300680	34379	Insurance Policy 10/01/26-10/01/27	$ 36,745.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev, Inc.	300667	40075	Fitness Equipment Maintenance & Repair 09/26	$ 175.00
Florida Power & Light Company	300677	2909055432-091526	Electric Services 09/26	$ 31.64
Florida Power & Light Company	300677	2967878196-091526	Electric Services 09/26	$ 35.53
Florida Power & Light Company	300677	3003727066-091526	Electric Services 09/26	$ 50.36
Florida Power & Light Company	300677	3079737064-091526	Electric Services 09/26	$ 30.92
Florida Power & Light Company	300677	7767860393-091126	Electric Services 09/26	$ 16.78
Florida Power & Light Company	300677	7787191514-091526	Electric Services 09/26	$ 32.99
Frontier Communications of FL	090126-01	94177630950907195-080726	Internet 5755 Harrison Ranch Blvd 08/26	$ 737.24
Haute Mess Cleaning Services, LLC	300655	199	Janitorial Services 08/26	$ 1,670.00
James T. Ritchey	300670	JR091526	Board of Supervisors Meeting 09/15/26	$ 200.00
Juniper Landscaping of Florida, LLC	300660	414090	Landscape Fertilization 08/26	$ 22,482.55
Juniper Landscaping of Florida, LLC	300660	416277	Irrigation Repair 08/26	$ 1,663.89
Juniper Landscaping of Florida, LLC	300679	418411	Landscape Maintenance 09/26	$ 31,528.08

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	300668	15915	Legal Services 08/26	$ 3,726.87
Manatee County Utilities Department	20260922-04	100135961-083126 ACH	Water-Sewer Services 08/26	$ 946.24
Manatee County Utilities Department	20260922-05	100136017-090126 ACH	Water Services 08/26	$ 28.29
Manatee County Utilities Department	20260922-01	100136072-083126 ACH	Reclaimed Water 08/26	$ 3,349.75
Manatee County Utilities Department	20260922-03	100136410-083126 ACH	Reclaimed Water 08/26	$ 16.22
Manatee County Utilities Department	20260922-02	100136468-083126 ACH	Reclaimed Water 08/26	$ 3.05
Marlin Business Bank	300661	42513609	Copystar Copier - Account # 1613410 Contract Renewed 08/2026	$ 260.68
Parrish Heating and Cooling	300657	080526-1	HVAC System Maintenance 08/26	$ 89.00
Parrish Heating and Cooling	300657	080526-2	HVAC System Maintenance 08/26	$ 89.00
Parrish Heating and Cooling	300657	080526-3	HVAC System Maintenance 08/26	$ 89.00
Parrish Heating and Cooling	300657	080526-4	HVAC System Maintenance 08/26	$ 89.00
Parrish Heating and Cooling	300657	080526-5	HVAC System Maintenance 08/26	$ 89.00
Parrish Heating and Cooling	300657	080526-6	HVAC System Maintenance 08/26	$ 89.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Presidential Electrical Services, Inc	300685	6420	Holiday Lighting 08/26	$ 10,777.20
Rizzetta & Company, Inc.	300654	INV0000112134	Accounting Services 09/26	$ 5,531.17
Rizzetta & Company, Inc.	300663	INV0000112337	Cell Phone 08/26	$ 50.00
Rizzetta & Company, Inc.	300666	INV0000112355	Cell Phone 08/26	$ 6,717.85
Rizzetta & Company, Inc.	300683	INV0000112802	Personnel Reimbursement 09/26	$ 6,765.05
Romaner Graphics	300656	23212	Sign Maintenance & Repair 08/26	$ 11,588.00
Schappacher Engineering, LLC	300669	3094	Engineering Services 08/26	$ 4,506.25
School Now	300664	INV-SN-1580	Website Compliance & Management 09/26	$ 395.91
School Now	300664	INV-SN-1678	Website Compliance & Management 09/26	$ 384.36
Sitex Aquatics, LLC	300665	11427-b	Aquatic Maintenance 09/26	$ 5,664.00
Spectrum	20260908-01	2144984081826 ACH	Cable Services 09/26	$ 99.56
Susan Walterick	300671	SW091526	Board of Supervisors Meeting 09/15/26	$ 200.00
The Observer Group, Inc.	300682	26-01865M	Legal Advertising 09/26	$ 107.19

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300686	26-01866M	Legal Advertising 09/26	$ 85.31
The Villas of Harrison Ranch Homeowners	300658	362-080626	CDD Cost Share 08/26	$ 3,355.36
The Villas of Harrison Ranch Homeowners	300658	082726	CDD Cost Share 02/26-04/26	$ 232.17
Thomas Benton	300672	TB091526	Board of Supervisors Meeting 09/15/26	$ 200.00
Tracy Lee Joniec	300673	TJ091526	Board of Supervisors Meeting 09/15/26	$ 200.00
U.S. Bank	300687	8348203	Trustee Fees S2017 09/01/26-08/31/27	$ 4,040.63
Victor G Colombo	300674	VC091526	Board of Supervisors Meeting 09/15/26	$ 200.00
Total Report				**$ 179,481.94**

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	20670
Invoice Date	07-13-26
Balance Due	**$50.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [7/06/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	5.0	$50.00

Subtotal	**$50.00**
Tax	$0.00
Invoice Total	$50.00
Payments	$0.00
Credits	$0.00
Balance Due	**$50.00**



Invoice Ticket

Ticket Date	Mon 07-06-26 09:00 AM
Ticket #	13230
Subject	**Brivo Account Creation | Week of 7/6/2026**

Ticket Issue

Initial Issue Mon 07-06-26 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 07-06-26 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 #	20718
Invoice Date	07-20-26
Balance Due	**$40.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [7/13/2026]. 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 07-13-26 09:00 AM
Ticket #	13284
Subject	**Brivo Account Creation | Week of 7/13/2026**

Ticket Issue

Initial Issue Mon 07-13-26 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
Update Mon 07-20-26 05:45 PM Mark Johnson	Invoice was submitted. Ticket resolved.
Initial Issue Mon 07-13-26 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 #	20746
Invoice Date	07-27-26
Balance Due	**$10.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [7/20/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	1.0	$10.00

Subtotal	**$10.00**
Tax	$0.00
Invoice Total	$10.00
Payments	$0.00
Credits	$0.00
Balance Due	**$10.00**



Invoice Ticket

Ticket Date	Mon 07-20-26 09:00 AM
Ticket #	13323
Subject	**Brivo Account Creation | Week of 7/20/2026**

Ticket Issue

Initial Issue Mon 07-20-26 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 07-20-26 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 #	20755
Invoice Date	07-31-26
Balance Due	**$30.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [07/27/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	3.0	$30.00

Subtotal	**$30.00**
Tax	$0.00
Invoice Total	$30.00
Payments	$0.00
Credits	$0.00
Balance Due	**$30.00**



Invoice Ticket

Ticket Date	Mon 07-27-26 09:00 AM
Ticket #	13355
Subject	**Brivo Account Creation | Week of 7/27/2026**

Ticket Issue

Initial Issue Mon 07-27-26 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
Update Fri 07-31-26 05:42 PM Mark Johnson	Invoice emailed. Ticket resolved.
Initial Issue Mon 07-27-26 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 #	20945
Invoice Date	08-01-26
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 #	20972
Invoice Date	08-10-26
Balance Due	**$10.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [08/10/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	1.0	$10.00

Subtotal	**$10.00**
Tax	$0.00
Invoice Total	$10.00
Payments	$0.00
Credits	$0.00
Balance Due	**$10.00**



Invoice Ticket

Ticket Date	Mon 08-03-26 09:00 AM
Ticket #	13395
Subject	**Brivo Account Creation | Week of 8/3/2026**

Ticket Issue

Initial Issue Mon 08-03-26 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 08-03-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	20999
Invoice Date	08-14-26
Balance Due	**$10.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [08/10/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	1.0	$10.00

Subtotal	**$10.00**
Tax	$0.00
Invoice Total	$10.00
Payments	$0.00
Credits	$0.00
Balance Due	**$10.00**



Invoice Ticket

Ticket Date	Mon 08-10-26 09:00 AM
Ticket #	13416
Subject	**Brivo Account Creation | Week of 8/10/2026**

Ticket Issue

Initial Issue Mon 08-10-26 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 08-10-26 09:00 AM David Lago	Onboarding of clients via form submission and creation of necessary Brivo Mobile Passes for the week

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	21086
Invoice Date	08-31-26
Balance Due	**$10.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [08/24/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	1.0	$10.00

Subtotal	**$10.00**
Tax	$0.00
Invoice Total	$10.00
Payments	$0.00
Credits	$0.00
Balance Due	**$10.00**



Invoice Ticket

Ticket Date	Mon 08-24-26 09:00 AM
Ticket #	13487
Subject	**Brivo Account Creation | Week of 8/24/2026**

Ticket Issue

Initial Issue Mon 08-24-26 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
Contact Mon 08-31-26 09:15 AM monolan@rizzetta.com	Hello, Thank you for reaching out, I am currently out of the office and will return on 8/31. If you need immediate assistance please reach out to nbregg@rizzetta.com Thank you. **Matt O'Nolan** District Manager monolan@rizzetta.com **rizzetta.com** **Matt O'Nolan** (click to view image) District Manager **Rizzetta & Company** (click to view image) 813.533.2950 (click to view image) MONolan@rizzetta.com (click to view image)

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Initial Issue Mon 08-24-26 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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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	21290
Invoice Date	09-03-26
Balance Due	**$7,562.00**

Item	Description	Unit Cost	Quantity	Line Total
50% Project Deposit	== Deposit Invoice for Project == (CAMERA SYSTEM Addition) - 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 - Remainder balance due net 15 after completion of project	$7,562.00	1.0	$7,562.00

Subtotal	**$7,562.00**
Tax	$0.00
Invoice Total	$7,562.00
Payments	$0.00
Credits	$0.00
Balance Due	**$7,562.00**

Invoice Ticket

Ticket Date	Fri 07-31-26 02:44 PM
Ticket #	13387
Subject	**Front entrance LPR and overview**

Ticket Issue

Initial Issue Fri 07-31-26 02:44 PM Thomas Giella	The district has approved LPR for the front entrance. camera will face from the parking lot to the exit. There is already a pole in the location, but will need to be removed. New pole in new location per map. Electric is already installed behind the monument. LPR for exit lane and overview for parking lot. Point to point back to the clubhouse

Ticket Comments

Date	Comment
Contact Thu 09-03-26 02:42 PM monolan@rizzetta.com	Hello, Thank you for reaching out, I am currently out of the office attending meetings. Thank you. **Matt O'Nolan** District Manager monolan@rizzetta.com **rizzetta.com**

Matt O'Nolan (click to view image)
District Manager
Rizzetta & Company

(click to view image) 813.533.2950
(click to view image) MONolan@rizzetta.com

(click to view image)

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Note Tue 08-25-26 03:44 PM Jacob Macy	Installed 24pt switch in place of 8port ultra on rack in it closet, ran out of room for the parent device bridge
Note Tue 08-25-26 12:36 PM Jacob Macy	Ee bridge installed and device bridge linked to building parent, cameras added and adjusted to view what is needed
Note Thu 08-20-26 06:16 PM Jacob Macy	Old pole removed and junction box taken it's place. 2 90s so water shouldn't swell into box as bad. Installed new nema next to old as to keep the electrical in place with the old nema. 2 dto3 overalls installed as well as the lpr and device bridge. Didn't have the bridge but the surge and ground rod was installed as well as the unifi switch. Images attached, it is ready to go once the bridge and building device bridge is installed.
Initial Issue Fri 07-31-26 02:44 PM Thomas Giella	The district has approved LPR for the front entrance. camera will face from the parking lot to the exit. There is already a pole in the location, but will need to be removed. New pole in new location per map. Electric is already installed behind the monument. LPR for exit lane and overview for parking lot. Point to point back to the clubhouse

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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	21374
Invoice Date	09-18-26
Balance Due	**$10.00**

Item	Description	Unit Cost	Quantity	Line Total
Brivo Account and Mobile Pass Creation	For the week of [9/14/2026]. Account and Mobile Pass creation of requests approved by management. No physical FOB shipment.	$10.00	1.0	$10.00

Subtotal	**$10.00**
Tax	$0.00
Invoice Total	$10.00
Payments	$0.00
Credits	$0.00
Balance Due	**$10.00**



Invoice Ticket

Ticket Date	Mon 09-14-26 09:00 AM
Ticket #	13610
Subject	**Brivo Account Creation | Week of 9/14/2026**

Ticket Issue

Initial Issue Mon 09-14-26 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 09-14-26 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 #: 2421
Invoice Date: 9/1/2026
Due Date: 9/30/2026

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
Monthly Commercial Pool Service - Weekly Service	Monthly commercial swimming pool maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall pool operating conditions.	1.00	$5,280.00	$5,280.00

Subtotal: $5,280.00
Tax: $0.00
Total: $5,280.00
Amount Due: $5,280.00

CONTRACT INVOICE

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

Invoice Number: AR16026484
Invoice Date: 9/15/2026

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	10/15/2026	$36.85	**$36.85**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
DX105400-01		$36.85		6/15/2026	

Contract Remarks

Summary:

Contract base rate charge for the 09/15/2026 to 10/14/2026 billing period	$31.00 *
Contract overage charge for the 08/15/2026 to 9/14/2026 overage period	$0.85 **
Tariff Offset	$5.00
*Sum of equipment base charges **See overage details below	$36.85

Detail:

Equipment included under this contract

5755 Harrison Ranch Blvd
Clubhouse Tom's office

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 Tom's office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	B/W	739	999	260	300	0	$0.010000	$0.00
Color	COLOR	1,112	1,354	242	400	0	$0.070000	$0.00
FVirtual	SHIPPING	1,851	2,353	502	0	502	$0.001700	$0.85
								$0.85

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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 $37.96 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	$36.85
Tax:	$0.00
Invoice Total	$36.85
Balance Due:	**$36.85**

INVOICE

Customer	Harrison Ranch Community Development District
Acct #	754
Date	09/21/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 36,745.00
Payment Amount	
Payment for:	Invoice#34379
100126626	

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

Thank You

Please detach and return with payment

Customer: Harrison Ranch Community Development District

Invoice	Effective	Transaction	Description	Amount
34379	10/01/2026	Renew policy	Policy #100126626 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/21/2026	36,745.00

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

Total
$ 36,745.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/21/2026

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

Invoice

Date	Invoice #
9/11/2026	40075

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

S.O. No.	P.O. No.	Terms	Rep
43087		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				175.00	175.00

Subtotal	$175.00
Sales Tax (0.0%)	$0.00
Total	$175.00
Payments/Credits	$0.00
Balance Due	$175.00

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.

SEP 2 1 2026

Electric Bill Statement
For: Aug 14, 2026 to Sep 15, 2026 (32 days)
Statement Date: Sep 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.

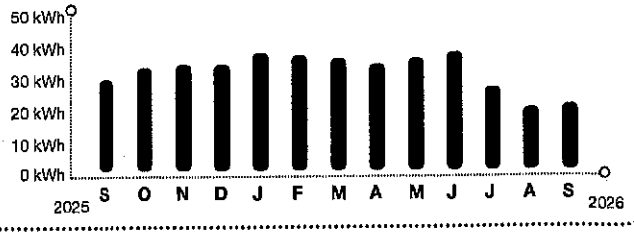
CURRENT BILL

$31.64
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	63.90
Payments received	-63.90
Balance before new charges	0.00
Total new charges	31.64
Total amount you owe	**$31.64**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

FPL.

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0001 0012 046882

HARRISON RANCH CDD
3434 COLWELL AVE STE 2D0
TAMPA FL 33614-8390

The amount enclosed includes the following donation:
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Make check payable to FPL in U.S. funds and mail along with this coupon to:

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

29090-55432	$31.64	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		63.90
Payments received - Thank you		-63.90
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$14.03	
Non-fuel: *($0.086560 per kWh)*	$1.89	
Fuel: *($0.032020 per kWh)*	$0.70	
Electric service amount	30.82	
Gross receipts tax (State tax)	0.79	
Taxes and charges	0.79	
Regulatory fee (State fee)	0.03	
Total new charges		$31.64
Total amount you owe		**$31.64**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4023. Next meter reading Oct 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	09644		09622		22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2026	Aug 14, 2026	Sep 15, 2025
kWh Used	22	21	31
Service days	32	30	32
kWh/day	1	1	1
Amount	$31.64	$31.78	$27.27

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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FPL.

SEP 2 1 2021

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

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

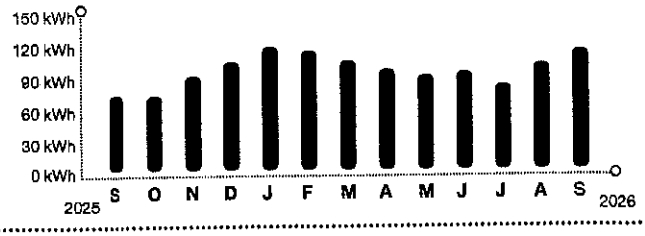
CURRENT BILL

$35.53
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	70.73
Payments received	-70.73
Balance before new charges	0.00
Total new charges	35.53
Total amount you owe	**$35.53**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0003 0012 046882

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

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29678-78196	$35.53	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		70.73
Payments received - Thank you		-70.73
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$6.07	
Non-fuel: *($0.086560 per kWh)*	$10.47	
Fuel: *($0.032020 per kWh)*	$3.87	
Electric service amount	34.61	
Gross receipts tax (State tax)	0.89	
Taxes and charges	0.89	
Regulatory fee (State fee)	0.03	
Total new charges		$35.53
Total amount you owe		**$35.53**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0427. Next meter reading Oct 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	18826		18705		121

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2026	Aug 14, 2026	Sep 15, 2025
kWh Used	121	107	77
Service days	32	30	32
kWh/day	4	4	2
Amount	$35.53	$35.87	$29.65

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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FPL.

SEP 2 1 2021

Electric Bill Statement
For: Aug 14, 2026 to Sep 15, 2026 (32 days)
Statement Date: Sep 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.

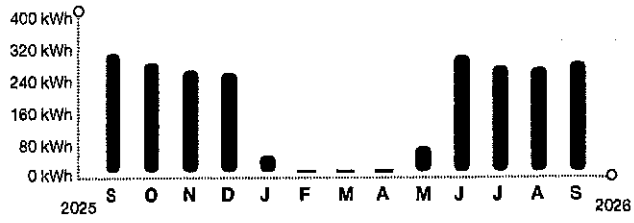
CURRENT BILL

$50.36
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $42.76 withdrawn instead of $50.36.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	102.44
Payments received	-102.44
Balance before new charges	0.00
Total new charges	50.36
Total amount you owe	**$50.36**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $42.76 instead of $50.36 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after December 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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0005 0012 046882

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

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

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Visit **FPL.com/PayBill** for ways to pay.

30037-27066	$50.36	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		102.44
Payments received - Thank you		-102.44
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.086560 per kWh)*	$25.45	
Fuel: *($0.032020 per kWh)*	$9.41	
Electric service amount	49.06	
Gross receipts tax (State tax)	1.26	
Taxes and charges	1.26	
Regulatory fee (State fee)	0.04	
Total new charges		$50.36
Total amount you owe		**$50.36**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5378. Next meter reading Oct 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20070		19776		294

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2026	Aug 14, 2026	Sep 15, 2025
kWh Used	294	279	322
Service days	32	30	32
kWh/day	9	9	10
Amount	$50.36	$50.83	$53.97

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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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

FPL.

SEP 2 1 2021

Electric Bill Statement
For: Aug 14, 2026 to Sep 15, 2026 (32 days)
Statement Date: Sep 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.

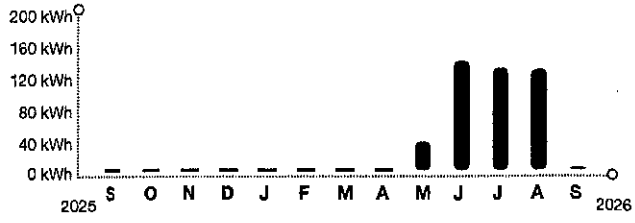
CURRENT BILL

$30.92
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	74.60
Payments received	-74.60
Balance before new charges	0.00
Total new charges	30.92
Total amount you owe	**$30.92**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0009 0012 046882

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

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

30797-37064	$30.92	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		74.60
Payments received - Thank you		-74.60
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$15.56	
Non-fuel: *($0.086560 per kWh)*	$0.26	
Fuel: *($0.032020 per kWh)*	$0.10	
Electric service amount	30.12	
Gross receipts tax (State tax)	0.77	
Taxes and charges	0.77	
Regulatory fee (State fee)	0.03	
Total new charges		$30.92
Total amount you owe		**$30.92**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1469. Next meter reading Oct 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04488		04485		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2026	Aug 14, 2026	Sep 15, 2025
kWh Used	3	136	0
Service days	32	30	32
kWh/day	0	5	0
Amount	$30.92	$37.25	$25.66

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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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

FPL.

SEP 2 1 2026

Electric Bill Statement
For: Aug 12, 2026 to Sep 11, 2026 (30 days)
Statement Date: Sep 11, 2026
Account Number: 77678-60393
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

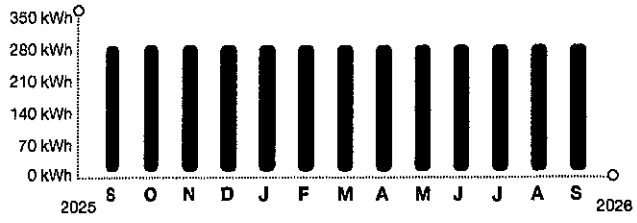
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$16.78
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	67.98
Payments received	-67.98
Balance before new charges	0.00
Total new charges	16.78
Total amount you owe	**$16.78**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

FPL.

/ 27

5208776786039378761000000

0001 0004 046880

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

The amount enclosed includes the following donation:
FPL Care To Share: _____

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FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

77678-60393	$16.78	Oct 6, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

Customer Name: HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Account Number: 77678-60393

BILL DETAILS

Amount of your last bill		67.98
Payments received - Thank you		-67.98
Balance before new charges		$0.00
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	16.36	
Gross receipts tax (State tax)	0.42	
Taxes and charges	0.42	
Regulatory fee (State fee)	0.01	
Total new charges		$16.78
Total amount you owe		**$16.78**

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.022870 per kWh
Fuel charge:	$0.031560 per kWh

METER SUMMARY

Next bill date Oct 12, 2026.

Usage Type	Usage
Total kWh used	300

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 11, 2026	Aug 12, 2026	Sep 11, 2025
kWh Used	300	300	300
Service days	30	30	30
kWh/day	10	10	10
Amount	$16.78	$22.66	$26.58

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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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Customer Name:
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Account Number:
77678-60393

For: 08-12-2026 to 09-11-2026 (30 days)
kWh/Day: 10
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
60 KWH Energy			E	5	2.320000	300	11.60

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 08-12-2026 to 09-11-2026 (30 days)
kWh/Day: 10
Service Address:
STREET LIGHTS # HARRISON RCH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		11.60
					Sub total	300	11.60
					Energy conservation cost recovery		0.15
					Capacity payment recovery charge		0.02
					Environmental cost recovery charge		0.18
					Storm restoration recovery charge		-5.72
					Transition rider credit		-0.31
					Storm protection recovery charge		0.96
					Fuel charge		9.47
					Electric service amount		**16.35**
					Gross receipts tax (State tax)		0.42
					Regulatory fee (State fee)		0.01
					Total	300	16.78

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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SEP 2 1 2026

Electric Bill Statement
For: Aug 14, 2026 to Sep 15, 2026 (32 days)
Statement Date: Sep 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

$32.99
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	66.09
Payments received	-66.09
Balance before new charges	0.00
Total new charges	32.99
Total amount you owe	**$32.99**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0011 0012 046882

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

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MIAMI FL 33188-0001

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77871-91514	$32.99	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		66.09
Payments received - Thank you		-66.09
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$11.30	
Non-fuel: *($0.086560 per kWh)*	$4.85	
Fuel: *($0.032020 per kWh)*	$1.79	
Electric service amount	32.14	
Gross receipts tax (State tax)	0.82	
Taxes and charges	0.82	
Regulatory fee (State fee)	0.03	
Total new charges		$32.99
Total amount you owe		**$32.99**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3197. Next meter reading Oct 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	05908		05852		56

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2026	Aug 14, 2026	Sep 15, 2025
kWh Used	56	49	60
Service days	32	30	32
kWh/day	2	2	2
Amount	$32.99	$33.11	$28.77

KEEP IN MIND

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HARRISON RANCH CDD OFFICE

RECEIVED
AUG 17 2026
BY: .....

Account Number:
941-776-3095-090719-5

Billing Date:
Aug 07, 2026

Billing Period:
Aug 07 - Sep 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
$737.24
Auto Pay is scheduled
Aug 31

Bill history

Previous balance	$737.24
Payment received by Aug 07, thank you	-$737.24

Service summary

	Previous month	Current month
Bundle	$661.33	$661.33
Other	$4.50	$4.50
Taxes and Fees	$71.41	$71.41
Total services	**$737.24**	**$737.24**
Total balance		**$737.24**

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

6790 0107 DY RP 07 08102026 NNNNNN 01 001013 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.

27300794177630950907190000000000000737245

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

Billing Date:
Aug 07, 2026

Billing Period:
Aug 07 - Sep 06, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

08.07-09.06	(2)	FiberOptic Internet 300 Dynamic IP	$341.96
	(2)	OneVoice Nationwide	$279.98
		OneVoice Features	
		OneVoice Long Distance Intra	
		OneVoice Long Distance Inter	
		Federal Primary Carrier Multi Line Charge	$14.99
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
	(2)	Access Recovery Charge Multi-Line Business	$6.00
Bundle Total			**$661.33**

Other Charges

Monthly Charges

08.07-09.06		Printed Bill Fee	$4.50
Other Charges Total			**$4.50**

Taxes and Fees

		FCA Long Distance - Federal USF Surcharge	$25.22
		Federal USF Recovery Charge	$9.46
		Federal Excise Tax	$0.74
		Federal Taxes	**$35.42**
		FL State Communications Services Tax	$17.42
		County Communications Services Tax	$8.63
		FL State Gross Receipts Tax	$7.08
		FL State Sales Tax	$1.20
	(2)	Manatee Co 911 Surcharge	$0.80
		FL State Gross Receipts Tax	$0.50
		County Sales Tax	$0.20
	(2)	FL Telecommunications Relay Service	$0.16
		State Taxes	**$35.99**
Taxes and Fees Total			**$71.41**

Total current month charges $737.24

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $389.38 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or https://frontierwhitepages.dirxion.com/. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

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 #199	
Issued	Aug 30, 2026
Due	Sep 29, 2026
Total	**$1,670.00**

For Services Rendered

Product/Service	Description	Total
Harrison Ranch Weekly Cleaning	Regular cleaning service on a weekly basis, maintaining cleanliness with dusting, vacuuming, and mopping of all rooms.	$1,670.00

Total	**$1,670.00**

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

Haute Mess Cleaning 922979111

Pay Now

HARRISON RANCH CDD
9/15/2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Tracy Joniec	x
Susan Walterick	x
Tom Benton	x
James Ritchey	x
Victor Colombo	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30pm
Meeting End Time:	8:41pm
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	$0.750
Mileage to Charge	$0.00

DM Signature: Matt O'Nolan _____

Please Remit Payment to:

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

Invoice 414090

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

Date	Due Date
08/31/26	9/30/2026
Account Owner	**PO#**
ANDREW WATSON	

Item				Amount
#369033 - Harrison Ranch CDD 2025/2026 Maintenance Contract				
Feb ST Aug Fertilize Turf Additional Application #1 - 08/10/2026				*$3,125.00*
May Bahia Fertilize Turf Additional Application #4 - 08/10/2026				*$1,938.00*
Insect and Disease Control- IPM - 08/10/2026				*$875.75*
#396582 - Normande West Front Viburnum Hedge Fill In				**$1,423.80**
Landscape Material - 08/20/2026				
Mirror Leaf Viburnum 'Awabukii' 15gal (Installed)	6.0015g	$200.00	$1,200.00	
Pine Bark Mulch 3cf Bag (Installed) - Touch up	12.0003CF	$13.00	$156.00	
Fuel Surcharge 5.0% - 08/22/2026				
Fuel Surcharge	1,356.EA 00	$0.05	$67.80	
#400145 - Shell Path ReVamp				**$15,120.00**
Mulch, Rock, Soil - 08/03/2026				
Crushed Shell (Installed) - To fill in all low/washout areas	30.0001CY	$215.00	$6,450.00	
#57 Stone 'Lime Rock' (Installed) - For all Trail Heads and Bridges	30.0001CY	$265.00	$7,950.00	
Fuel Surcharge 5.0% - 07/31/2026				
Fuel Surcharge	14,400EA .00	$0.05	$720.00	

Grand Total **$22,482.55**

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 416277

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

Date	Due Date
08/31/26	9/30/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Qty/UOM	Rate	Ext. Price	Amount
#412729 - Irrigation Repair for Harrison Ranch Controller B				**$439.59**
Lateral Components - 08/14/2026				
Irrigation Tech Labor	4.00HR	$75.00	$300.00	
PVC Pipe 1 1/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	60.00FT	$1.57	$94.08	
Sch 40 PVC 90 Degree Street Elbow 1-1/4 in. Socket x Spigot	4.00EA	$6.15	$24.58	
Fuel Surcharge 5% - 08/10/2026				
Fuel Surcharge	418.66EA	$0.05	$20.93	
#412732 - Irrigation Repair for Harrison Ranch Controller D				**$489.30**
Control Components - 08/19/2026				
Irrigation Tech Labor	2.00HR	$75.00	$150.00	
Rain Bird ESP-Me Smart Controller LNK WiFi 4 Station Modular	1.00EA	$316.00	$316.00	
Fuel Surcharge 5% - 08/10/2026				
Fuel Surcharge	466.00EA	$0.05	$23.30	
#412734 - Irrigation Repair for Harrison Ranch Controller E				**$735.00**
Control Components - 08/17/2026				
Irrigation Tech Labor	3.00HR	$75.00	$225.00	
Rain Bird ESP-Me Smart Controller LNK WiFi 4 Station Modular	1.00EA	$316.00	$316.00	
Hunter AC Solenoid Assembly 24 VAC	6.00EA	$23.50	$141.00	
King DryConn Irrigation Wire Connector Black/White	12.00EA	$1.50	$18.00	
Fuel Surcharge 5% - 08/10/2026				
Fuel Surcharge	700.00EA	$0.05	$35.00	

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Grand Total **$1,663.89**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$24,146.44	$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 418411

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

Date	Due Date
09/01/26	10/1/2026
Account Owner	**PO#**
ANDREW WATSON	

Item	Amount
#369033 - Harrison Ranch CDD 2025/2026 Maintenance Contract **September 2026**	**$31,528.08**

Grand Total **$31,528.08**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$31,528.08	$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

KILINSKI | VAN WYK

INVOICE

Invoice # 15915
Date: 09/14/2026
Due On: 10/14/2026

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	+	$3,726.87	) - (	$0.00	) =	**$3,726.87**

HRCDD-01

Harrison Ranch CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	08/03/2026	Analysis of final agenda for August meeting of the Board of Supervisors including review of prior meeting minutes, staff reports, organizational matters, Fiscal Year 2027 budget adoption considerations, vendor proposals, and District financial statements.	1.00	$300.00	$300.00
Service	LG	08/03/2026	Review updates on property conveyance contract; confer with O'Nolan regarding copier lease term.	0.60	$355.00	$213.00
Service	LG	08/04/2026	Receive updated Manatee County conveyance agreement and confirm amendments.	0.20	$355.00	$71.00
Service	LG	08/05/2026	Review additional agenda materials for asphalt repairs.	0.20	$355.00	$71.00
Service	LG	08/05/2026	Travel to and attend Board meeting.	5.20	$355.00	$1,846.00
Expense	KB	08/05/2026	Travel: Mileage - LG.	91.00	$0.76	$69.16

Expense	KB	08/05/2026	Travel: Meals - LG.	1.00	$13.21	$13.21
Service	LG	08/06/2026	Analyze legal action needed based on Board meeting approvals; transmit signature page for conveyance agreement to Reese.	0.70	$355.00	$248.50
Service	PC	08/07/2026	Correspond with District Manager regarding updated aquatic plantings proposal; Draft agreement for asphalt repair services; Draft addendum to agreement for street signage repairs.	1.40	$300.00	$420.00
Service	PC	08/11/2026	Draft additional services order for August approved aquatic plantings installation.	0.30	$300.00	$90.00
Service	LG	08/12/2026	Review information from engineer regarding property encroachments.	0.30	$355.00	$106.50
Service	LG	08/14/2026	Receive update regarding resident damage reimbursement; advise regarding resident gathering in clubhouse.	0.30	$355.00	$106.50
Service	MB	08/18/2026	Research application of HB 967 (electronic payments).	0.10	$300.00	$30.00
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$355.00	$35.50
Service	LG	08/21/2026	Advise regarding surplus property procedures, confirm statutory requirements for same.	0.30	$355.00	$106.50
					Total	**$3,726.87**

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	**$946.24**
Please Pay By	**21-Sep-2026**
Account Number	**100135961**

Auto-pay is scheduled for 21-Sep-2026

Account Summary

Previous Amount Due	**$1,187.24**
Payments Received	**-$1,187.24**
Balance Forward	**$0.00**
Contract Charges	**$946.24**
Total Amount Due	**$946.24**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334174

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/24	9240	08/23	9518	27.8 kgal

Important Information

- Storm season is here - stay connected by signing up at mymanatee.org/alertmanatee to stay informed.
- 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 07/23 - 08/23 (32 Days)

Master Metered Water Commercial (Meter # 61334174) (07/24 - 08/23)		
Water Base Rate	1 month(s) x $79.96	$79.96
Master Meter Water Commercial	27.8 kgal x $3.11	$86.46
Master Metered Sewer Commercial (07/24 - 08/23)		
Sewer Base Rate	1 month(s) x $217.59	$217.59
Master Metered Sewer Commercial	27.8 kgal x $6.89	$191.54
Commercial Rented Bins Service (07/23 - 08/22)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (07/23 - 08/22)		
Gate Service	1 month(s) x $45.00	$45.00
Total New Charges		**$946.24**
Total Amount Due		**$946.24**

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	31-Aug-2026
DUE DATE	21-Sep-2026
TOTAL AMOUNT DUE	$946.24

☐ 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

10013596120000094624000000

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	**$28.29**
Please Pay By	**22-Sep-2026**
Account Number	**100136017**

Auto-pay is scheduled for 22-Sep-2026

Account Summary

Previous Amount Due	**$28.29**
Payments Received	**-$28.29**
Balance Forward	**$0.00**
Contract Charges	**$28.29**
Total Amount Due	**$28.29**

Usage Profile (Consumption x 1000 = GAL)

No usage this period

Important Information

- Find your monthly two-item bulk collection day and learn which services require advance scheduling, including annual large bulk collection, tires, and appliances at mymanatee.org/bulk.
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details — Service Period 07/30 - 08/29 (31 Days)

Unmetered Fireline Service (07/30 - 08/29)

Unmetered Fireline Base Rate	1 month(s) x $28.29	$28.29
Total New Charges		**$28.29**
Total Amount Due		**$28.29**

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

Scan QR code to access our CSS Portal

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-Sep-2026
DUE DATE	22-Sep-2026
TOTAL AMOUNT DUE	$28.29

☐ 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

100136017Z0000002829000000

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	**$3,349.75**
Please Pay By	**21-Sep-2026**
Account Number	**100136072**

Auto-pay is scheduled for 21-Sep-2026

Account Summary

Previous Amount Due	**$5,866.25**
Payments Received	**-$5,866.25**
Balance Forward	**$0.00**
Contract Charges	**$3,349.75**
Total Amount Due	**$3,349.75**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70179894

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	391312	08/20	418769	2,745.7 kgal

Important Information

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Charge Details — Service Period 07/23 - 08/20 (29 Days)

Individual Residential Commercial Reclaim (Meter # 70179894) (07/23 - 08/20)

Individual Residential Commercial Reclaim Usage	2,745.7 kgal x $1.22	$3,349.75
Total New Charges		**$3,349.75**
Total Amount Due		**$3,349.75**

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: **SMNEZJU9**

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	31-Aug-2026
DUE DATE	21-Sep-2026
TOTAL AMOUNT DUE	$3,349.75

☐ 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

100136072Z00003349750000000

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	**$16.22**
Please Pay By	**21-Sep-2026**
Account Number	**100136410**

Auto-pay is scheduled for 21-Sep-2026

Account Summary

Previous Amount Due	**$26.84**
Payments Received	**-$26.84**
Balance Forward	**$0.00**
Contract Charges	**$16.22**
Total Amount Due	**$16.22**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60662922

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	3618	08/10	3694	7.6 kgal

Meter Number 61456821

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/11	0	08/23	57	5.7 kgal

Charge Details — Service Period 07/23 - 08/23 (32 Days)

Individual Residential Commercial Reclaim (Meter # 60662922) (07/23 - 08/23)

Individual Residential Commercial Reclaim Usage	7.6 kgal x $1.22	$9.27
Individual Residential Commercial Reclaim Usage	5.7 kgal x $1.22	$6.95
Total New Charges		**$16.22**
Total Amount Due		**$16.22**

Important Information

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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	10704 58TH ST E UNIT RECLM
ACCOUNT NUMBER	100136410
BILLING DATE	31-Aug-2026
DUE DATE	21-Sep-2026
TOTAL AMOUNT DUE	$16.22

☐ 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

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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	**$3.05**
Please Pay By	**21-Sep-2026**
Account Number	**100136468**

Auto-pay is scheduled for 21-Sep-2026

Account Summary

Previous Amount Due	**$1.10**
Payments Received	**-$1.10**
Balance Forward	**$0.00**
Contract Charges	**$3.05**
Total Amount Due	**$3.05**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60660521

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/20	26225	08/21	26250	2.5 kgal

Charge Details — Service Period 07/20 - 08/21 (33 Days)

Individual Residential Commercial Reclaim (Meter # 60660521) (07/20 - 08/21)

Individual Residential Commercial Reclaim Usage	2.5 kgal x $1.22	$3.05
Total New Charges		**$3.05**
Total Amount Due		**$3.05**

Important Information

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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	31-Aug-2026
DUE DATE	21-Sep-2026
TOTAL AMOUNT DUE	$3.05

☐ 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

10013646820000000305000000

PEAC SOLUTIONS

PO BOX 13604
Philadelphia, PA 19101-3604

Electronic Service Requested

INVOICE

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
5755 HARRISON RANCH BOULEVARD
PARRISH FL 34219-4401

Remittance Section

Customer Account Number:	**1613410**
Invoice Number:	42513609
Invoice Date:	08/10/2026
Invoice Due Date:	**09/01/2026**
Total Due:	**$260.68**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA, PA 19101-3604

0100100425136090000000026068 73

For faster processing, please remove the check skirt.

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

Important Messages



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Visit today at leaseservices.com!

*some restrictions apply and processing fee incurred

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1613410	08/10/2026	42513609	09/01/2026	08/01/2026

CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-120 DAYS	PAST DUE 121+ DAYS	TOTAL DUE
401-1613410-003	DEX D78630dn Sn MXCCTB8 116							
	CONTRACT PAYMENT	$222.07						$222.07
	SALES/USE/RENTAL TAX	$17.05						$17.05
	INSURANCE FEES	$21.56						$21.56
	BALANCE DUE:	$260.68						$260.68

Questions? See our FAQs on page 2. Visit us at www.leaseservices.com or 888-236-2409.

PARRISH HEATING AND COOLING

CAC1818905

Sales * Service * Maintenance

080526-1

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: HARRISON RANCH BLVD.

City, State, Zip: PARRISH, FL.

Phone:

Air Handler Section: Make TRANE Mfg Date 2016 Model TEM4A0C60S51SAA Serial No: 16125SKRV

Condenser or Package Unit Section: Make TRANE Mfg Date 2016 Model 4TTR4060L1000AA Serial No: 16211X015F

Qty.	Description	Price
	MAINTENANCE @ UNIT # 1	89.00
	CHANGE FILTERS	
	CLEAR DRAIN LINE	
	CHECK REFRIGERANT LEVELS	

ALL WORK IS COD Please pay technician AMOUNT DUE $ 89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! *All of us at Parrish Heating and Cooling value this opportunity to serve you!*

DALE / JOHN

Technician Signature

Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☑ SUCTION PRESSURE 120
- ☑ DISCHARGE PRESSURE 290
- ☑ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

PARRISH HEATING AND COOLING

CAC1818905

Sales * Service * Maintenance

080526-2

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: 5155 HARRISON RANCH BLVD.

City, State, Zip: PARRISH, FL.

Phone:

Air Handler Section: Make TRANE Mfg Date 2015 Model TEM4A0C60S51SAA Serial No: 5172REB2V

Condenser or Package Unit Section: Make TRANE Mfg Date 2015 Model 4TTR4060L1000AA Serial No: 15362NET5F

Qty.	Description	Price
	MAINTENANCE UNIT #2	$89.00
✓	CHANGE FILTER	
✓	CLEAR DRAIN LINE	
✓	CHECK REFRIGERANT LEVEL	

ALL WORK IS COD Please pay technician AMOUNT DUE $89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! *All of us at Parrish Heating and Cooling value this opportunity to serve you!*

DALE / JOHN
Technician Signature

Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☐ SUCTION PRESSURE 125
- ☐ DISCHARGE PRESSURE 285
- ☐ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

PARRISH HEATING AND COOLING

CAC1818905

*Sales * Service * Maintenance*

080526-3

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: 5755 HARRISON RANCH BLVD

City, State, Zip: PARRISH, FL

Phone:

Air Handler Section: Make TRANE Mfg Date 2016 Model TEM4A0C60S51SAA Serial No: 16274QUD2V

Condenser or Package Unit Section: Make TRANE Mfg Date 2016 Model 4TTR4060L1000AA Serial No: 16274YA42F

Qty.	Description	Price
	MAINTENANCE UNIT #3	$89.00
✓	CHANGE FILTER	
✓	CLEAR DRAIN LINE	
✓	CHECK REFRIGERANT LEVELS	

ALL WORK IS COD Please pay technician AMOUNT DUE $89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! *All of us at Parrish Heating and Cooling value this opportunity to serve you!*

DALE JOHN
Technician Signature

Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☐ SUCTION PRESSURE 120
- ☐ DISCHARGE PRESSURE 300
- ☐ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

PARRISH HEATING AND COOLING

CAC1818905

Sales * Service * Maintenance

080526-4

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: 5755 HARRISON RANCH BLVD.

City, State, Zip: PARRISH, FL.

Phone:

Air Handler Section: Make TRANE Mfg Date 2016 Model TEM4A0C42S41SAA Serial No: 16018NU2V

Condenser or Package Unit Section: Make TRANE Mfg Date 2016 Model 4TTR4043L1000AA Serial No: 16253YAF3F

Qty.	Description	Price
	MAINTENANCE UNIT #4	$ 89.00
✓	CHANGE FILTER	
✓	CLEAR DRAIN LINE	
✓	CHECK REFRIGERANT LEVELS	

ALL WORK IS COD Please pay technician AMOUNT DUE $ 89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! All of us at Parrish Heating and Cooling value this opportunity to serve you!

DALE / JOHN
Technician Signature

Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☐ SUCTION PRESSURE 125
- ☐ DISCHARGE PRESSURE 275
- ☐ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

PARRISH HEATING AND COOLING

CAC1818905

Sales * Service * Maintenance

080526-5

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: 6755 HARRISON RANCH BLVD

City, State, Zip: PARRISH, FL.

Phone:

Air Handler Section: Make DAIKIN Mfg Date _____ Model FTXB09AXVJU Serial No: K048838

Condenser or Package Unit Section: Make DAIKIN Mfg Date _____ Model RXR09AXVJU Serial No: K048076

Qty.	Description	Price
	MAINTENANCE (STORAGE)	$ 89.00
✓	CLEAN FILTERS	
✓	CLEAR DRAIN LINE	
✓	CHECK PRESSURES	
	ALL WORK IS COD Please pay technician — AMOUNT DUE	$ 89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! *All of us at Parrish Heating and Cooling value this opportunity to serve you!*

DALE / JOHN

Technician Signature _____ Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☐ SUCTION PRESSURE 140
- ☐ DISCHARGE PRESSURE
- ☐ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

PARRISH HEATING AND COOLING

CAC1818905

*Sales * Service * Maintenance*

080526-6

Office 941-776-7550
Cell 941-720-9452
3004 97th Ave East
Parrish, FL 34219
jonwilson@tampabay.rr.com
parrishheatingcooling.com

Submitted To: HARRISON RANCH

Date: 8/5/2026

Job Location: 5755 HARRISON RANCH BLVD.

City, State, Zip: PARRISH FL.

Phone:

Air Handler Section: Make MITSUBISHI Mfg Date _____ Model _____ Serial No: _____

Condenser or Package Unit Section: Make MITSUBISHI Mfg Date _____ Model MXZ-3B24NA Serial No: 4XU111272A

Qty.	Description	Price
	MAINTENANCE (GYM)	89.00
✓	CLEAN FILTERS	
✓	CLEAR DRAIN LINES	
✓	CHECK REFRIGERANT LEVELS	
	ALL WORK IS COD Please pay technician	AMOUNT DUE $89.00

FORM OF PAYMENT ☐ Cash ☐ Check No: _____

☐ Credit Card *4% service charge on credit card payments over $1,000.00.*

Authorization Code: _____ Exp: _____ Zip Code: _____

Card No: _____

Name on Card: _____

THANK YOU! *All of us at Parrish Heating and Cooling value this opportunity to serve you!*

DALE / JOHN
Technician Signature

Customer Signature

Maintenance: Air Handler Section

- ☐ VOLT CHECK
- ☐ CHECKED MOTOR AMPS _____ RATED _____ ACTUAL
- ☐ CHECK/CHANGED FILTER
- ☐ CLEANED DRAIN LINE
- ☐ RELAYS CHECKED
- ☐ CHECKED ELECTRIC HEAT _____ AMPS
- ☐ CHECKED THERMOSTAT
- ☐ CHECKED COIL ☐ CLEAN ☐ DIRTY
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ ELECTRICAL CONNECTIONS
- ☐ CHECKED BELTS _____
- ☐ CHECKED SAFETY CONTROLS

Maintenance: Condenser Section

- ☐ VOLT CHECK
- ☐ SUCTION PRESSURE ~~120~~ 135
- ☐ DISCHARGE PRESSURE ~~300~~
- ☐ REFRIGERANT R410A / R-22 / R454B / R-32
- ☐ CHECKED COMPRESSOR AMPS
- ☐ RLA _____ ACTUAL _____
- ☐ CHECKED FAN AMPS
- ☐ FLA _____ ACTUAL _____
- ☐ UNIT RUSTED ☐ YES ☐ NO
- ☐ CAPACITORS ☐ WEAK ☐ OK
- ☐ CONTACTOR _____
- ☐ FREON ADDED _____ LBS
- ☐ CLEAN CONDENSER COIL
- ☐ CHECKED ELECTRICAL CONNECTIONS
- ☐ ANY SIGN OF FREON LEAK _____

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

INVOICE

BILL TO
Harrison Ranch CDD
5755 Harrison Ranch Blvd.
Parrish, FL 34219

INVOICE # 6420
DATE 08/13/2026
DUE DATE 08/13/2026

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

50% Deposit Invoice, Remaining 50% Due Upon Completion of Installation

Includes Installation done by November 27th and Removal by January 31st.
**Presidential is not responsible for tripped GFCI outlets and will educate client on how to reset GFCI outlets in the event of the outlet tripping. We ask our clients to run the irrigation systems during the day to avoid tripping GFCI outlets.
** Presidential will return to service any issues related to the installation or light/product related defects at no additional cost to the client. All decorations are property of Presidential Electrical Services and must be returned in working condition. Presidential is not responsible for vandalism, theft or negligence of decorations and will charge the client for the cost to replace any damaged decorations if any vandalism, theft or negligence makes decorations inoperable.

SUBTOTAL	11,608.00
DISCOUNT	-830.80
TAX	0.00
TOTAL	10,777.20
BALANCE DUE	**$10,777.20**

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

Invoice

Date	Invoice #
9/2/2026	INV0000112134

Bill To:

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

Services for the month of	Terms	Client Number
September	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 #
9/1/2026	INV0000112337

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	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 #
9/11/2026	INV0000112355

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$1,100.00	$1,100.00
Personnel Reimbursement	1.00	$5,617.85	$5,617.85

Subtotal	$6,717.85
Total	$6,717.85

Amenities
Employee Expenses
9/11/2026

	Harrison Ranch CDD
Employee Expenses	
Salaries - Amenity Management	$4,087.08
Payroll Taxes	302.99
Insurance	303.42
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	876.95
Payroll Expenses - Work Comp	47.41
Total Employee Expenses	**5,617.85**

9/9/2026 11:06 AM

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

Invoice

Date	Invoice #
9/25/2026	INV0000112802

Bill To:

Harrison Ranch CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$6,765.05	$6,765.05

Subtotal	$6,765.05
Total	$6,765.05

Amenities
Employee Expenses
9/25/2026

	Harrison Ranch CDD
Employee Expenses	
Salaries - Amenity Management	$4,988.20
Payroll Taxes	371.93
Insurance	303.42
Payroll Expenses - 401k ER Match	0.00
Payroll Expenses -Payroll Fees	1,043.64
Payroll Expenses - Work Comp	57.86
Total Employee Expenses	**6,765.05**

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

20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23212

TO: Harrison Ranch
COMPANY NAME:
DATE: 8/29/26

Harrison Ranch Blvd. / 57th Ct. E
Street Name sign is missing Harrison Ranch Blvd. w/ Custom Frame $385.00

Harrison Ranch Blvd. 5 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 Frames for existing Signs $1,050.00 x 5 = $5,250.00

Harrison Ranch Blvd. Missing Keep Right Signs on Median
24" x 30" Keep Right Signs w/ Frames. $339.00 x 2 = $678.00

Intersection 100th Dr. E / 50th St. Cir. E: 2 corners Signs are on U-Channel Posts
Street Name Signs 9" x 36", Custom Frames with 30" Stop Sign & Frame $1,900.00 x 2 = $3,800.00

100th Dr. E near 47th St. E. 25 MPH Speed Limit Sign on U-Channel Post
Replace w/ 3" Fluted Aluminum Post Black Powder Coated Base &
Finial Add Frame to Existing Sign, Install w/ concrete. $1,050.00

Straighten leaning traffic signs, 5 locations $85.00 x 5 = $425.00

TOTAL: $11,588.00

Thank You,

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
9/10/2026	3094

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
8/3/2026	Coordinate with Manatee County project manager regarding parcels 130 and 131 and updates with land acquisition attorney.	0.5	175.00	87.50
8/4/2026	Review revised agreement from Manatee County regarding parcel takings along Harrison Ranch Blvd., respond to team.	0.25	175.00	43.75
8/5/2026	Prep work for CDD meeting, review agenda and print pertinent documents, then attend CDD meeting.	4.5	175.00	787.50
8/6/2026	Coordinate with CDD attorney, send files to prepare agreement for parking lot paving repairs and notify low bidder of board approval.	0.5	175.00	87.50
8/7/2026	Review Manatee County documents for land acquisition parcels at Erie Road, specifically for the parcel where the monument sign is being removed. Review plans and county files to determine feasibility for a replacement sign. Coordinate with sign vendor to discuss efforts and costs for a new sign. Coordinate with land acquisition attorney on challenges and reach out to design engineer to see if we could get original sign plans. Site review to check on vegetation concerns at Normande entrances, check on reported shell deficiencies on nature trail at 4804 111th Terrace East, check on reported swale and SWFWMD violation at 10707 52nd Ct. East, check on nature trail displacement adjacent to pond 36.	5.5	175.00	962.50
8/10/2026	Coordinate with CDD manager and CDD attorney for parking lot repair agreement and follow up with vendor..	0.25	175.00	43.75
8/11/2026	Download and log in photos.	0.25	175.00	43.75
8/12/2026	Prepare photo summary report for vegetation deficiency at Normande entrances and forward to CDD manager. Prepare photo summary report on swale deficiencies and encroachments into wetland buffer at 10107 52nd Ct. E and send to Rizzetta to include in next agenda package, sent to CDD attorney also. Prepare photo summary report for shell on nature trail behind 4804 111th Terrace E and forward to CDD manager. Prepare photo summary report for nature trail deficiencies along east side of pond 36 and coordinate site meeting with board member.	4.25	175.00	743.75

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
9/10/2026	3094

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
8/13/2026	Coordinate site meeting with board member to review nature trail deficiencies near pond 36. Respond to CDD attorney regarding swale deficiencies and encroachments at 10707 52nd Street E. Print documents and maps for site review. Follow up with CDD manager on vegetation deficiencies at Normande entrances.	1.25	175.00	218.75
8/14/2026	Site meeting with board member to review deficiencies on nature trail.	1.5	175.00	262.50
8/17/2026	Respond to CDD manager and board member regarding surveyor on property.	0.25	175.00	43.75
8/18/2026	Coordinate with paving vendor for parking lot repairs.	0.25	175.00	43.75
8/19/2026	Prepare bid package for nature trail and send to vendors. Coordinate with team for pre-construction meeting.	1.75	175.00	306.25
8/21/2026	Coordinate with sign vendor for Erie Road monument. Obtain original plans from design engineer and forward to vendor. Coordinate with asphalt vendor for pre-construction meeting. Respond to clubhouse manager on sidewalk deficiencies and responsibilities.	0.75	175.00	131.25
8/25/2026	Coordinate with vendor for site meeting to review nature trail repairs. Print documents and attend site meeting. Respond to CDD manager on roadway ownership and signage responsibilities. Prepare pre-construction meeting agenda for pavement repairs to parking lot.	2	175.00	350.00
8/26/2026	Attend roadway repair pre-construction meeting, prepare meeting minutes and photo summary, send to all attendees.	2	175.00	350.00

Please make checks payable to Schappacher Engineering
Thank you for your business!

Total $4,506.25

SchoolNow

INVOICE

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

Invoice #	INV-SN-1580
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50
SchoolNow CDD ADA-PDF		$241.41

	Subtotal:	$395.91
Subscription start: 10/1/2026	Tax Total:	
Subscription end: 9/30/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

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

Invoice #	INV-SN-1678
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$150.00
SchoolNow CDD ADA-PDF		$234.36

	Subtotal:	$384.36
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	$384.36
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.36**

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

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

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

Invoice details
Invoice no.: 11427-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

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

Total **$5,664.00**

Ways to pay

BANK

View and pay

Spectrum BUSINESS

August 18, 2026
Invoice Number: 2144984081826
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 08/18/26 through 09/17/26 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 09/05/26	
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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 18 08192026 NNNNNNNN 01 995800

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

August 18, 2026

Harrison Ranch

Invoice Number: 2144984081826
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

833712013214498400099564

August 18, 2026

Harrison Ranch
Invoice Number: 2144984081826
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 08192026 NNNNNNNN 01 995800

Charge Details

Previous Balance		99.56
EFT Payment	08/05	-99.56
Remaining Balance		**$0.00**

Payments received after 08/18/26 will appear on your next bill.

Service from 08/18/26 through 09/17/26

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....

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01865M **Date 09/25/2026**

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 # 26-01865M **P.O./Ref.#** 5236 **Board of Supervisors' Meeting and Workshop Dates** **RE:** Fiscal Year 2026-2027 **Published:** 9/25/2026	$107.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$107.19**

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.

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INVOICE

Legal Advertising

BOARD OF SUPERVISORS' MEETING AND WORKSHOP DATES
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Harrison Ranch Community Development District ("District") will hold their regular meetings for Fiscal Year 2026/2027 (beginning October 1, 2026, and ending September 30, 2027) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

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November 4, 2026 6:00 PM
December 2, 2026 6:00 PM
January 6, 2027 6:00 PM
February 3, 2027 6:00 PM
March 3, 2027 6:00 PM
April 7, 2027 6:00 PM
May 5, 2027 6:00 PM
June 2, 2027 6:00 PM
July 7, 2027 6:00 PM
August 4, 2027 6:00 PM
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April 14, 2027 6:00 PM

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578, or by phone at 813-533-2950, or by visiting the District's website: https://www.harrisonranchcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours 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) I 1-800-955-8770 (Voice), for aid in contacting the District Office.

Matt O'Nolan
District Manager
September 25, 2026 26-01865M

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Serial Number
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Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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in the matter of Fiscal Year 2026-2027

in the Court, was published in said newspaper by print in the

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Kristen Boothroyd

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of September, 2026 A.D.

by Kristen Boothroyd who is personally known to me.

Notary Public, State of Florida
(SEAL)

SEP 28 2026

BOARD OF SUPERVISORS' MEETING AND WORKSHOP DATES
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

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Matt O'Nolan
District Manager
September 25, 2026 26-01865M

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

FILE COPY

Serial Number
26-01865M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

SEP 28 2026

COUNTY OF MANATEE

STATE OF FLORIDA

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Kristen Boothroyd

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25th day of September, 2026 A.D.

by Kristen Boothroyd 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

BOARD OF SUPERVISORS' MEETING AND WORKSHOP DATES
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

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Matt O'Nolan
District Manager
September 25, 2026 26-01865M

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01866M **Date 09/25/2026**

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 # 26-01866M **P.O./Ref.#** 5236 **Notice of Board Meeting and Closed Executive Session** **RE:** Meeting on October 7, 2026 at 6:30pm **Published:** 9/25/2026	$85.31

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$85.31**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "**Board**") of the Harrison Ranch Community Development District ("**District**") will be held on **October 7, 2026, at 6:30 p.m. at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219**. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Telephone (813) 533-2950 ("**District Manager's Office**").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Matt O'Nolan,
District Manager
Harrison Ranch Community Development District
September 25, 2026 26-01866M

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COUNTY OF MANATEE

STATE OF FLORIDA

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in the matter of Meeting on October 7, 2026 at 6:30pm

in the Court, was published in said newspaper by print in the

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Kristen Boothroyd

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of September, 2026 A.D.

by Kristen Boothroyd who is personally known to me.

Notary Public, State of Florida
(SEAL)

SEP 28 2026

NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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Matt O'Nolan,
District Manager
Harrison Ranch Community Development District
September 25, 2026 26-01866M

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

FILE COPY

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Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

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Matt O'Nolan,
District Manager
Harrison Ranch Community Development District
September 25, 2026

26-01866M

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:	$3,355.36
Date:	8/06/2026
Payable to:	The Villas of Harrison Ranch HOA
Address:	3434 Colwell Avenue, Suite 200 Tampa, FL 33614
Description:	Cost Share with Villas of Harrison Ranch HOA
Requestor:	Matt O'Nolan

Approved by: Matt O'Nolan _____

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

8/27/2026

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

Description	**Total Water Charges**	**30% due from Harrison Ranch CDD**
30% of irrigation bill per Cost Share Agreement dated 3/8/2021		
April 2026	$342.75	$102.83
February 2026	$231.99	$69.60
March 2026	$199.15	$59.75
	Total Invoice:	**$232.17**

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

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8348203
Account Number:	258047000
Invoice Date:	09/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Harrison Ranch Community Dev Dist
ATTN District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States

HARRISON RANCH CDD SERIES 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HARRISON RANCH CDD SERIES 2017

Invoice Number:	8348203
Account Number:	258047000
Current Due:	$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8348203
Invoice Date: 09/25/2026
Account Number: 258047000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

.
HARRISON RANCH CDD SERIES 2017

Accounts Included In This Relationship: 258047000 258047001 258047002 258047003 258047004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 09/01/2026 - 08/31/2027				**$3,750.00**
Incidental Expenses 09/01/2026 to 08/31/2027	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

Tab 8

MINUTES OF MEETING

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

HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Wednesday, October 7, 2026, at 6:00 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**
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**
Patrick Collins	**District Counsel, Kilinski/Van Wyk (via phone)**
Rick Schappacher	**District Engineer, Schappacher Engineering**
Todd Ruggles	**Representative, Juniper Landscaping**
Andrew Watson	**Representative, Juniper Landscaping**
Bert Smith	**Representative, Sitex Aquatics**
Michael Dane	**Representative, 813 Security**
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 event expenses and vandalism damage costs.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Pond & Mitigation Maintenance Update

DRAFT

Mr. Smith presented his report to the Board and spoke about spraying, littoral shelves, plantings and proposals.

B. Landscape Maintenance Updates

Mr. Watson presented his report to the Board and spoke about general maintenance, trail maintenance, mowing, annual and perennial plantings and proposals.

> On a Motion by Mr. Benton, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved NTE $4,950 authorizing Supervisor Ritchey to approve annuals, for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry provided the Board her updates and spoke about the newly adopted budget, elections, eminent domain, real property conveyances, contracts, and the Board's scheduled closed security session.

> On a Motion by Mr. Benton, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved Supervisor Ritchey as District's appointed representative to negotiate eminent domain purchase agreement, for the Harrison Ranch Community Development District.

D. District Engineer

Mr. Schappacher presented his report to the Board and spoke about parking lot repairs, nature trail and roundabout parcels.

E. Clubhouse Manager Report

Mr. Donato shared his report with the Board and spoke about paint refresh, enforcing amenity rules, corrective measure timelines, electrical maintenance schedule, lifestyle events, and hours of operation.

F. District Manager Report

Mr. O'Nolan stated that the next BOS Meeting is scheduled for November 4, 2026, at 6:00 pm.

The Board held a discussion on containers.

FOURTH ORDER OF BUSINESS BUSINESS ITEMS

A. Ratification of the EGIS Proposal

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors ratified the EGIS proposal, for the Harrison Ranch Community Development District.

B. Consideration of Resolution 2027-01, Classifying Surplus Tangible Personal Property

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> On a Motion by Mr. Ritchey, seconded by Mr. Benton, with all in favor, the Board of Supervisors adopted Resolution 2027-01 Classifying surplus tangible personal property for non-usable pool and clubhouse furniture, for the Harrison Ranch Community Development District.

C. Consideration of 813 Security Proposal

The Board discussed adding 813 Security Services to its trespass authority authorization with MCSO. Following Board discussion, it was agreed such authorization should be granted to 813 Security Services.

D. Consideration of the 3rd Quarter Website Audit

> On a Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors accepted the 3rd quarter website audit, for the Harrison Ranch Community Development District.

E. Discussion of Capital Outlay

The Board discussed Supervisor Walterick's list of priority items for repair and potential capital improvements which was prepared with the help of the District Manager and Clubhouse staff.

The Board discussed the County's direction to remove the storage shipping container. The Board directed staff to explore options for removal of the container and appointed Supervisor Colombo to coordinate with staff.

F. Discussion of HOA Office Lease

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the Chair to work with HOA on lease agreement and present terms for consideration in the November meeting , for the Harrison Ranch Community Development District.

> On a Motion by Mr. Ritchey, seconded by approved Supervisor Colombo to work with staff on resolution for storage container, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS BUSINESS ADMINISTRATION

A. Presentation of August 2026 Financial Report

The Board reviewed the August 2026 Financial Report.

B. Consideration of Operations & Maintenance Expenditures for August 2026

The Board reviewed the Operations & Maintenance Expenditures for August 2026.

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C. Consideration of the Meeting Minutes for the Board of Supervisors' meeting held on September 15 , 2026

> On a Motion by Mr. Colombo, seconded by Mr. Ritchey, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for August 2026 ($167,330.30) and the Meeting Minutes for the Board of Supervisors' meeting held on September 15 , 2026 as amended, for the Harrison Ranch Community Development District.

D. Closed Security Session

The Board held a closed security session with representatives from 813 Security Services. In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, this portion of the meeting was closed to the public as it related to details of the District's security system plan. The Board took no action during this closed session.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

> On a Motion by Mr. Benton, seconded by Ms. Joniec, with all in favor, the Board of Supervisors approved amending the Security company schedule, for the Harrison Ranch Community Development District.

The Board did not have any requests at this time.

SEVENTH ORDER OF BUSINESS **Adjournment**

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

> On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:17 p.m. for the Harrison Ranch Community Development District.

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Asst. Secretary Chair / Vice Chair

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