



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
November 9, 2020**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

Board of Supervisors	Richard Green	Chair
	Charles Parker	Vice Chair
	Julianne Giella	Assistant Secretary
	Jay Morrison	Assistant Secretary
	Susan Walterick	Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Hopping Green & Sams, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering, LC

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 • 9428 CAMDEN FIELD PKWY • RIVERVIEW, FLORIDA 33578
www.HarrisonRanchCDD.org

Board of Supervisors
Harrison Ranch Community
Development District

November 2, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, November 9, 2020 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report.....Tab 1
 - B.** Landscape Maintenance Updates
 - i. Presentation of Field Inspection ReportTab 2
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Staff
 - i. Presentation of Management ReportTab 3
 - ii. Discussion Regarding Wi-Fi And Switch Panel Control
 - iii. Discussion Regarding Guest Participation in Activities
 - iv. Discussion Regarding Conservation Area in Normade East
 - F.** District Manager
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 12, 2020Tab 4
 - B.** Consideration of Operations & Maintenance Expenditures for September 2020.....Tab 5
- 5. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2021-01, Amending FY 2020-20210 Budget.....Tab 6
 - B.** Acceptance of Second Addendum to Professional District Services Agreement.....Tab 7
 - C.** Discussion Regarding Guest Participation in District Programming
 - D.** Consideration of Funding Agreement with HOATab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813)533-2950.

Sincerely,

Harrison Ranch Community Development District

Justin Croom

Justin Croom, District Manager

MINUTES OF MEETING

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

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, October 12, 2020 at 1:30 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum were:

Richard Green	Board Supervisor, Chairman
Charles Parker	Board Supervisor, Vice Chair
Jay Morrison	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Sue Walterick	Board Supervisor, Asst. Secretary

Also present were:

Justin Croom	District Manager; Rizzetta & Company
Lauren Gentry	District Counsel; Hopping Green & Sams
Barbara McEvoy	Community Manager; Rizzetta & Company
Jeb Mulock	ZNS Engineering, LC
Jason Jaszczak	Solitude
Garth Rinard	LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident had several questions regarding the tennis and youth sports agreements.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Update

i. Presentation of Waterway Inspection Report

Mr. Croom presented the Waterway Inspection Report to the Board. The Board discussed that because of the rain, certain ponds have been difficult to gain access to.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

Mr. Croom informed the Board that the inspection report will be sent to the Board since it was not ready in time for the meeting.

ii. Consideration of Landscape Enhancement Proposals

On a motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancements at a total cost of \$56,791.75 for the Harrison Ranch Community Development District.

District Counsel

Ms. Gentry informed the Board that the government entered into phase 3 and extended the virtual quorum until the end of October but that there will likely be no other extensions.

C. District Engineer

Not Present. No Report.

D. Clubhouse Staff

i. Presentation of Management Report

Ms. McEvoy reviewed her management report with the Board and provided updates on street sign designs, the towing agreement, and adding additional bike racks near the bus stop. Ms. McEvoy discussed the current pool vendors and the poor service they have been receiving. The Board was informed that there will be a mobile blood drive at the clubhouse parking lot. There was a discussion regarding the repairs needed at the tennis courts. Ms. McEvoy updated the Board about the fall festival and possibly resuming clubhouse rentals as well as the increased cleaning and sanitation protocols that will need to be included in those agreements.

District Manager

Mr. Croom stated that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, November 9, 2020 at 1:30 PM. Should the Governor extend the executive order allowing virtual quorum this meeting will take place via media technology. In the likely case that the order does not get extended the meeting will be held at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, FL 34219 and will comply with all CDC guidelines.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 14, 2020

On a motion by Ms. Walterick, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, held on September 14, 2020 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for August 2020

Mr. Croom presented the Operations & Maintenance Expenditures Report to the Board for consideration and answered questions regarding various invoices.

On a motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved the August 2020 (\$145,456.46) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Street Light Maintenance

On a Motion by Ms. Giella, seconded by Mr. Green, with all in favor, the Board agreed to renew the contract to Owens Electric for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Phase 3 Opening

The Board reviewed what phase 3 entails and what are the current CDC and Health department recommendations. The Board would like to amend the rental agreement to contain Covid language. Ms. McEvoy reviewed her re-opening plan with the Board including all the changes that will take place for the safety of the residents.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for
Marquee Sign**

The Board discussed the proposals for the marquee sign and the location which will be at the North East corner of Harrison Ranch Blvd at 48th East.

On a motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved the location of the marquee sign and authorized staff to draft a cost share agreement for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Revised Proposal
for Pool Maintenance**

Ms. McEvoy informed the Board that the Health Department had an inspection and there was no chlorine in the pool. The Board discussed their concerns that our current vendor can do a proper job with pool maintenance.

On a motion by Mr. Morrison, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal from S&G for pool maintenance at a monthly cost of \$1,225.00 and authorized staff to send a termination letter to KBR for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Tennis Programming
Agreement**

The Board reviewed and discussed the details of the Tennis Programming Agreement which includes the fee structure, rules, renewal policy and hours.

On a motion by Ms. Walterick, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the Tennis Programming Agreement for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Youth Sports
Programming Agreement**

The Board reviewed and discussed the details of the youth sports programming agreement.

On a motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the youth sports programming agreement for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Additional Holiday
Lighting Proposal**

On a Motion by Ms. Giella, seconded by Mr. Morrison, with all in favor, the Board approved the proposal from Presidential Electrical Services for Christmas tree lighting at the clubhouse at a total cost of \$1,950.00 for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Green mentioned the concerns he has been hearing from homeowners regrading trick or treating. Discussion ensued. Ms. McEvoy will send out an email blast with updates.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Mr. Green, with all in favor, the Board of Supervisors adjourned the meeting at 2:45 PM for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$102,659.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charles L. Parker	004045	CP091420	Board of Supervisors Meeting 09/14/20	\$ 200.00
Egis Insurance Advisors, LLC	004049	11330	General/POL Liability/Property Insurance 10/01/20 - 10/01/21	\$ 19,724.00
Euphoria Pools & Spas Inc.	004054	SCC-10745	Weekly Pool Services 09/20	\$ 1,400.00
Euphoria Pools & Spas Inc.	004032	SCC-10821	Commercial Equipment Repair 08/20	\$ 1,600.00
Florida Department of Revenue	004035	Sales Tax 08/20	Sales Tax 08/20	\$ 10.13
Florida Power & Light Company	004050	Electric Summary 09/20	FPL Electric Summary Billing 09/20	\$ 4,918.60
FPL	004051	FPL #2 Summary 08/20	FPL #2 Summary 08/20	\$ 138.62
Frontier Florida LLC dba Frontier Communications of Florida	004038	090719-5 09/20	941-776-3095-090719-5 09/20	\$ 320.08
Giella Designs, LLC	004039	3037	Holiday Decorations 2020	\$ 312.00
Guardian Protection Services, Inc.	004042	564800052	Security Services 09/03/20 - 10/02/20	\$ 46.95
Gulf Business Systems	004028	269888	Monthly Billing Copy Machine 08/29/20- 09/28/20	\$ 221.22
Harrison Ranch CDD	CD0320	CD0320	Debit Card Replenishment	\$ 987.62
Jan-Pro of Manasota	004052	62540	Janitorial Services 09/20	\$ 1,700.00
Jay Morrison	004044	JM091420	Board of Supervisors Meeting 09/14/20	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeanette Jerger	004053	092220	Reservation Fee Refund 09/22/20	\$ 225.00
Julianne Giella	004040	JG091420	Board of Supervisors Meeting 09/14/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	004055	154590	Monthly Maintenance 09/20	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004055	154944	Pest Control 08/20	\$ 725.00
Landscape Maintenance Professionals, Inc.	004055	154972	Irrigation Repairs 09/20	\$ 2,613.36
Manatee County Sheriff Department	004036	435384	False Alarm 07/11/20	\$ 25.00
Marlin Business Bank	004043	18375020	Copystar Copier - Account # 1613410 09/20	\$ 165.80
MCUD	004037	Water Summary Bill 08/20	MCUD Water Summary 08/20	\$ 2,360.01
RB Owens Electric Inc	004029	20202130	Installation of New LED Light Fixture 06/20	\$ 1,935.00
RB Owens Electric Inc	004029	20202231	Service Call 06/20	\$ 335.00
RB Owens Electric Inc	004033	20202506	Service Call 08/20	\$ 5,446.10
RB Owens Electric Inc	004056	20202731	Monthly Inspections 09/20	\$ 390.00
RB Owens Electric Inc	004056	20202733	Service Call 09/20	\$ 744.00
Richard Paul Green	004041	RG091420	Board of Supervisors Meeting 09/14/20	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	004030	INV0000052549	District Management Fees 09/20	\$ 6,587.50
Rizzetta & Company, Inc.	004030	INV0000052638	BI-Weekly Payroll 08/20	\$ 1,879.83
Rizzetta & Company, Inc.	004046	INV0000052652	BI-Weekly Payroll 09/20	\$ 1,636.91
Rizzetta & Company, Inc.	004057	INV0000053271	BI-Weekly Payroll 09/20	\$ 1,636.91
Rizzetta Technology Services, LLC	004031	INV0000006192	Website & Email Hosting 09/20	\$ 175.00
Securiteam	004034	13524	Service Call 08/20	\$ 500.00
Solitude Lake Management	004058	PI-A00470331	Monthly Lake and Wetland Services 09/20	\$ 3,644.00
Solitude Lake Management	004058	PI-A00470332	Monthly Midge Fly Treatment 09/20	\$ 2,214.00
Susan Walterick	004047	SW091420	Board of Supervisors Meeting 09/14/20	\$ 200.00
ZNS Engineering, L.C.	004048	139272	Engineering Services 08/20	\$ 6,629.00
ZNS Engineering, L.C.	004048	139273	Water Use Permitting 08/20	<u>\$ 290.00</u>
Report Total				<u>\$ 102,659.64</u>

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2020/2021 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board"), adopted a General Fund Budget for Fiscal Year 2019/2020 ("Budget"); and

WHEREAS, the Board desires to amend the Budget to reflect reappropriated revenues and expenses approved during the Fiscal Year; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, authorize the Board to amend the Budget within 60 days following the end of the Fiscal Year 2019/2020; 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 proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "Adopted Annual Budget") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2019/2020.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Harrison Ranch Community Development District for the Fiscal Year Ending September 30, 2020, as amended and adopted by the Board of Supervisors effective November 9, 2020."

Section 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2019, and ending September 30, 2020, 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 said budget year, to be divided and appropriated in the following fashion:

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

Section 3. CONFLICTS. 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 shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 5. EFFECTIVE DATE. This Resolution shall take effect as of November 9, 2020

PASSED AND ADOPTED THIS 9th DAY OF NOVEMBER, 2020.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY / ASST. SECRETARY

CHAIRMAN/ VICE CHAIRMAN

Exhibit A: Amended General Fund Budget FY 2019/2020

Exhibit A
General Fund Budget



Rizzetta & Company

Harrison Ranch Community Development District

harrisonranchcdd.org

**Amended Budget for Fiscal Year
2019/2020**

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

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GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond

proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**Amended Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 1,383,346
Excess Tax Roll	\$ 14,000
Other Miscellaneous Revenues	
Clubhouse Rentals	\$ 4,000
Miscellaneous Revenues	\$ 4,500
Community Activity Revenues	\$ 3,600
Lease Revenue	\$ 1,258
Key/Access Revenue	\$ 282
TOTAL REVENUES	\$ 1,410,986
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,410,986
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 5,800
District Management	\$ 30,000
District Engineer	\$ 20,000
Disclosure Report	\$ 1,000
Trustees Fees	\$ 2,000
Assessment Roll	\$ 5,250
Financial & Revenue Collections	\$ 5,250
Accounting Services	\$ 20,000
Auditing Services	\$ 3,015
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,700
Legal Advertising	\$ 2,500
Dues, Licenses & Fees	\$ 1,630
Property Taxes	\$ 1,300
Website Hosting, Maintenance, Backup (and	\$ 6,000
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 148,945

**Amended Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 2,000
Street Lights	\$ 33,000
Utility - Recreation Facilities	\$ 35,000
Water-Sewer Combination Services	
Utility Services	\$ 35,000
Stormwater Control	
Aquatic Maintenance	\$ 45,000
Lake/Pond Bank Maintenance	\$ 5,000
Mitigation Area Monitoring & Maintenance	\$ 52,500
Aquatic Plant Replacement	\$ 8,000
Stormwater System Maintenance	\$ 2,000
Midge Fly Treatment	\$ 30,000
Other Physical Environment	
General Liability/Property Insurance	\$ 18,000
Entry & Walls Maintenance	\$ 4,000
Landscape Maintenance	\$ 312,888
Landscape-Fert	\$ 47,493
Landscape-Pest Control	\$ 12,000
Ornamental Lighting & Maintenance	\$ 500
Well Maintenance	\$ 2,500
Tree Trimming Services	\$ 10,000
Holiday Decorations	\$ 7,500
Irrigation Repairs	\$ 29,000
Irrigation Maintenance	\$ 41,000
Landscape - Mulch	\$ 42,210
Landscape Replacement Plants, Shrubs, Trees	\$ 35,000
Annual Flower Program	\$ 36,000
Field Services	\$ 8,400
Maintenance/Handyman Services	\$ 7,500
Fire Ant Treatment	\$ 4,500
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 85,000
Sidewalk Repair & Maintenance	\$ 500
Parking Lot Repair & Maintenance	\$ 500
Street Sign Repair & Maintenance	\$ 500
Parks & Recreation	
Staff - Salaries	\$ 100,492
Staff - P/R Taxes	\$ -
Staff - Workers Comp	\$ -
Staff - Health Insurance	\$ -
Payroll Processing/ Reimbursement	\$ -

**Amended Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2019/2020**

Chart of Accounts Classification	Budget for 2019/2020
Pool Repairs	\$ 10,000
Wildlife Management Services	\$ 10,000
Pool Service Contract	\$ 16,000
Facility A/C & Heating Maintenance & Repair	\$ 1,500
Telephone Fax, Internet	\$ 7,500
Clubhouse - Facility Janitorial Service	\$ 18,000
Office Supplies	\$ 3,400
Clubhouse - Facility Janitorial Supplies	\$ 1,000
Exterior Clubhouse Maintenance & Repair	\$ 10,000
Security System Monitoring & Maintenance	\$ 12,500
Management Contract	\$ 9,000
Operating & Community Programming	\$ 35,000
Pool/Patio Furniture	\$ 1,500
Pest Control	\$ 760
Interior Clubhouse Maintenance & Repairs	\$ 5,000
Furniture Repair/Replacement	\$ 1,200
Access Control Maintenance & Repair	\$ 5,000
Athletic Field Maintenance & Repair	\$ 500
Computer Support, Maintenance, & Repair	\$ 500
Fitness Equipment Maintenance, & Repair	\$ 3,500
Playground Equipment and Maintenance	\$ 1,200
Tennis Court Maintenance & Supplies	\$ 1,200
Trail/Bike Path Maintenance	\$ 5,000
Clubhouse Miscellaneous Expense	\$ 1,000
Contingency	
Miscellaneous Contingency	\$ 1,000
Capital Outlay	\$ 47,798
Field Operations Subtotal	\$ 1,262,041
TOTAL EXPENDITURES	\$ 1,410,986
EXCESS OF REVENUES OVER	\$ -

Amended Budget

Reserve Fund Fiscal Year 2018/2019

Chart of Accounts Classification	Budget for 2019/2020
REVENUES	
Special Assessments	
Tax Roll*	\$ 90,691
Interest Earnings	
Interest Earnings	\$ -
TOTAL REVENUES	\$ 90,691
Carry Forward Fund Balance	\$ 20,000
TOTAL REVENUES AND BALANCE	\$ 110,691
EXPENDITURES	
Contingency	
Capital Reserves	\$ 110,691
TOTAL EXPENDITURES	\$ 110,691
EXCESS OF REVENUES OVER	\$ -

**Harrison Ranch Community Development District
Debt Service
Fiscal Year 2019/2020**

Chart of Accounts Classification	Series 2017	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
TOTAL REVENUES	\$283,172.33	\$283,172.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$283,172.33	\$283,172.33
Administrative Subtotal	\$283,172.33	\$283,172.33
TOTAL EXPENDITURES	\$283,172.33	\$283,172.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee Co. Collection Costs (3%) & Early Payment Discounts (4%):

7.0%

Gross Assessments

\$304,486.38

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget		\$1,474,037.00
Manatee County Collection Costs @	3%	\$47,549.58
Early Payment Discount @	4%	\$63,399.44
2019/2020 Total:		<u>\$1,584,986.02</u>

2018/2019 O&M Budget	\$1,424,037.00
2019/2020 O&M Budget	\$1,474,037.00
Total Difference:	<u>\$50,000.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,161.82	\$1,202.61	\$40.79	3.51%
Total	\$1,779.82	\$1,820.61	\$40.79	2.29%
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,161.82	\$1,202.61	\$40.79	3.51%
Total	\$1,161.82	\$1,202.61	\$40.79	3.51%
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,336.09	\$1,383.01	\$46.92	3.51%
Total	\$2,042.09	\$2,089.01	\$46.92	2.30%
Series 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,336.09	\$1,383.01	\$46.92	3.51%
Total	\$1,336.09	\$1,383.01	\$46.92	3.51%
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,510.37	\$1,563.40	\$53.03	3.51%
Total	\$2,304.37	\$2,357.40	\$53.03	2.30%
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,510.37	\$1,563.40	\$53.03	3.51%
Total	\$1,510.37	\$1,563.40	\$53.03	3.51%
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,626.55	\$1,683.66	\$57.11	3.51%
Total	\$2,508.55	\$2,565.66	\$57.11	2.28%
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,626.55	\$1,683.66	\$57.11	3.51%
Total	\$1,626.55	\$1,683.66	\$57.11	3.51%

FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,474,037.00
COLLECTION COST @	3.0%	\$47,549.58
EARLY PAYMENT DISCOUNT @	4.0%	\$63,399.44
TOTAL O&M ASSESSMENT		<u>\$1,584,986.02</u>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2017 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT SERIES 2017		
	O&M	SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
ATTACHED VILLAS	27	26	1.00	27.00	2.05%	\$32,470.60	\$16,068.00	\$1,202.61	\$618.00	\$1,820.61
ATTACHED VILLAS (2007A Prepaid)	3	0	1.00	3.00	0.23%	\$3,607.84	\$0.00	\$1,202.61	\$0.00	\$1,202.61
SINGLE FAMILY 55/60	313	313	1.15	359.95	27.31%	\$432,881.16	\$220,978.00	\$1,383.01	\$706.00	\$2,089.01
SINGLE FAMILY 55/60 (2007A Prepaid)	472	0	1.15	542.80	41.19%	\$652,779.25	\$0.00	\$1,383.01	\$0.00	\$1,383.01
SINGLE FAMILY 70	80	80	1.30	104.00	7.89%	\$125,071.93	\$63,520.00	\$1,563.40	\$794.00	\$2,357.40
SINGLE FAMILY 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$287,665.43	\$0.00	\$1,563.40	\$0.00	\$1,563.40
SINGLE FAMILY 80	4	4	1.40	5.60	0.42%	\$6,734.64	\$3,528.00	\$1,683.66	\$882.00	\$2,565.66
SINGLE FAMILY 80 (2007A Prepaid)	26	0	1.40	36.40	2.76%	\$43,775.17	\$0.00	\$1,683.66	\$0.00	\$1,683.66
TOTAL PLATTED	1109	423		1317.95	100.00%	\$1,584,986.02	\$304,094.00			
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):						(\$110,949.02)	(\$20,921.67)			
Net Revenue to be Collected:						\$1,474,037.00	\$283,172.33			

(1) Reflects 685 (six hundred eighty-five) previous Series 2007A prepayments and 1 (one) prepayment for Series 2017.

(2) Reflects the number of lots with Series 2017 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Manatee County collection costs (3%) and early payment discounts (4%).

(4) Annual assessment that will appear on November 2019 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2020 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1st, 2018 (the “**Contract**”), incorporated by reference herein; and

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

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

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

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

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



Rizzetta & Company

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees



Rizzetta & Company

EXHIBIT B

Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	\$2,575.00	\$30,900
Administrative:	\$497.83	\$5,974
Accounting:	\$1,716.67	\$20,600
Financial & Revenue Collections:	\$450.67	\$5,408
Assessment Roll (1):		\$5,408
Total Standard On-Going Services:	\$5,240.17	\$68,290

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.



Rizzetta & Company

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 180.25
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

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

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 54.00
District Manager	\$ 42.00
Accounting & Finance Staff	\$ 29.00
Administrative Support Staff	\$ 25.00

LITIGATION SUPPORT SERVICES:	Hourly	Upon Request
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ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request



Rizzetta & Company

**COST SHARE FUNDING AGREEMENT BETWEEN
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AND THE HARRISON
RANCH HOMEOWNER'S ASSOCIATION, INC.,
FOR LED SIGN INSTALLATION AND DATA SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into as of this _____ day of _____, 2020, by and between:

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida, and whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 ("District"); and

HARRISON RANCH HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 9428 Camden Field Parkway, Riverview, Florida 33578 ("Association" and, together with the District, the "Parties," and each individually, a "Party").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure,

WHEREAS, the District has solicited and received proposals for construction of a new LED marquee sign at the northeast corner of Harrison Ranch Boulevard and 48th Street East ("Sign"), install necessary electrical improvements for operation of the Sign, and provide necessary data service for the operation of the Sign, which proposals are attached hereto as **Composite Exhibit A** and incorporated herein by this reference (together, the "Project"); and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating, and maintaining various improvements and facilities, also for the community that the District serves; and

WHEREAS, Association has an interest in the dissemination of community information to District residents and guests and has offered to fund the costs required to construct the Sign and complete the Project; and

WHEREAS, the District's Board of Supervisors has approved the Project subject to negotiation of a cost-share agreement with the Association; and

WHEREAS, in anticipation of the commencement of the Project, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to allocation of costs between the Parties as well as certain other matters addressed herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. COST ALLOCATION.

A. The Association shall pay the District an amount not to exceed **\$28,000 (Twenty-Eight Thousand Dollars and 00/100 Cents)** toward the cost of the Project, including installation of the Sign, permitting costs, installation of necessary electric improvements, prepayment for the first three years of data service, other work described in the proposals attached at **Composite Exhibit A**, and related incidental or unforeseen costs necessary to install or operate the Sign (together, "Costs"). Association affirms that it has reviewed the proposals at **Composite Exhibit A** and does not object to the amounts due thereunder or the work as described therein.

B. The Association agrees to pay said Costs within **fifteen (15) days** after receipt of a written invoice from the District. The Association acknowledges that the District is required to make payments to its contractors in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 et seq. of the Florida Statutes. The Association agrees to reimburse the District for any fees or interest the District incurs under the Act as a result of the Association's failure to pay invoiced Costs within the times specified herein. Such reimbursement shall be in addition to payment for the Costs of the Project, and shall not be limited by the not-to-exceed amount set forth herein.

C. The District agrees to pay any amount exceeding the Costs related to the Project during the term of this Agreement.

3. OWNERSHIP AND CONTROL OF SIGN. The Parties acknowledge and agree that the Sign shall be owned, operated, and maintained by the District, and that the District shall have the authority to control the messaging displayed on the Sign.

4. TERM. This Agreement commences on the date first stated above and continues until the not-to-exceed amount specified in Section 2 herein is reached or the Project is completed, whichever occurs first, unless terminated earlier pursuant to the provisions herein.

5. TERMINATION. The District agrees that the Association may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for any reason, with or without

cause, by providing written notice of termination to the Contractor. Upon any termination, Contractor shall be responsible for paying any Costs incurred up to the effective date of termination.

5. RECOVERY OF COSTS AND FEES. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. DEFAULTS. Failure by either Party to perform each and every one of its obligations hereunder shall be a default, entitling either Party to pursue whatever remedies are available to at law or equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement. Each Party shall give the other Party written notice of any defaults hereunder and shall allow the defaulting Party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

7. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes any previous discussions, understandings and agreements between the Parties relating to the cost sharing for construction of the Project.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the Parties hereto.

9. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

10. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the Parties, as follows:

If to Association:	Harrison Ranch Homeowner's Association 9428 Camden Field Parkway Riverview, Florida 33578 Attn: _____
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If to District:	Harrison Ranch Community Development District 9428 Camden Field Parkway Riverview, Florida 33578 Attn: District Manager
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With a copy to:

Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

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

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

12. APPLICABLE LAW AND VENUE. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Manatee County, Florida.

13. PUBLIC RECORDS. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be considered public records in accordance with Florida law.

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

15. LIMITATIONS ON GOVERNMENTAL LIABILITY. Association agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law, and nothing in this Agreement shall inure to the

benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

**HARRISON RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Print Name

Print Name

Attest:

HARRISON RANCH COMMUNITY ASSOCIATION, INC.
a Florida not-for-profit corporation

Witness

By:
Title:

Print Name

Composite Exhibit A: Project Proposals

Composite Exhibit A