



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting November 8, 2021

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Julianne Giella	Chairman
	Victor Colombo	Assistant Secretary
	Susan Walterick	Vice Chairman
	Thomas Benton	Assistant Secretary
	Geoffery Cordes	Assistant Secretary
District Manager	Barbara McEvoy	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	KE Law Group
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

Board of Supervisors
Harrison Ranch Community
Development District

November 1, 2021

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 8, 2021 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# **4771548576**. 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*
 - ii. *Presentation of Pond 21 Restoration Assessment.....Tab 2*
 - iii. *Consideration of Pond 21 Alum Treatment Proposal.....Tab 3*
 - iv. *Consideration of Pond 37 ProposalsTab 4*
 - B. Landscape Maintenance Updates
 - i. *Presentation of MQI ReportTab 5*
 - ii. *Ratification of Irrigation ProposalsTab 6*
 - iii. *Consideration of Landscape Enhancement ProposalsTab 7*
 - C. Cope Wildlife Service
 - D. District Counsel
 - i. *Review of Clubhouse Use Application and Liability Waiver.....Tab 8*
 - E. District Engineer
 - F. Clubhouse Staff
 - i. *Presentation of Management Report.....Tab 9*
 - ii. *Clarification of Reserve Study (Galloway Playground)Tab 10*
 - G. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Rizzetta Technology Services AgreementTab 11
 - B. Consideration of Resolution 2022-01, Waiving Notice of Board MeetingsTab 12
 - C. Discussion Regarding Board Workshops & Schedule.....Tab 13
 - D. Discussion Regarding Grand Oak PreserveTab 14
 - i. *Consideration of proposal for “No Trespassing” signs..Tab 15*

Harrison Ranch Community Development District

- E. Discussion Regarding Suspension of Amenity PrivilegesUSC
 - F. Discussion Regarding Pool hours
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on October 11, 2021Tab 16
 - B. Ratification of Operations & Maintenance
Expenditures for September 2021.....Tab 17
- 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.

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harrison Ranch Community Development District (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 District's Board of Supervisors ("Board") holds public meetings, hearings, and workshops (together, "meetings") for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District's website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that "Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board," and that "Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located"; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District's best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

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

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Workshop discussion items:

1. Ponds
2. Pool furniture
 - a. How many to keep?
 - b. What to do with broken ones?
 - i. Recommend selling for \$40-\$50 each. Cost to repair is \$112 each
3. Clubhouse hours
 - a. Pool open earlier?
 - b. Clubhouse close later?
4. Additional Amenities
 - a. Patio Furniture
 - b. Fire pit/BBQ
 - c. Swing at tennis gazebo
 - d. Bocce court
 - e. Shuffleboard court
 - f. Volleyball court
 - g. Move soccer to front field
 - i. Purchase mobile soccer goals?
 - h. Kickball bases in front field
5. Playground
 - a. Tot lot for toddlers?
6. Commercial activity at clubhouse
 - a. Food trucks
 - b. Vendor agreements
 - i. Guest policy?
 - c. Community outreach rentals
 - i. Bible study, etc.
 - ii. No charge?
7. Parking lot asphalt

From: [Lauren Gentry](#)
To: [Rick Schappacher](#)
Cc: [Barbara McEvoy](#)
Subject: RE: Harrison Ranch CDD - Encroachment from Grand Oak Preserve Residents
Date: Tuesday, October 12, 2021 7:30:29 PM
Attachments: [oledata.mso](#)

Thanks Rick, all very helpful!

Barbara, we probably need Julianne's input on how to move forward on number 1 below.

1. The Board directed us to send a letter to the gentleman involved in the latest clearing and lake trespassing, telling him to cease and desist all clearing and trespassing. Given this new information and Rick's recommendation, our options are to (1) move forward with sending the letter as directed, or (2) wait, and bring this back to the Board at the next meeting for reconsideration. The man's claim that he cleared the land 2 years ago does not seem to match up with the residents' concerns about recent clearing, unless there is a miscommunication about the location. Perhaps they were seeing one of the other properties Rick mentioned.
2. The Board did not direct any action with regard to the swing set/hammock on district property. Barbara, I can't recall – did the Board previously authorize staff to send letters to anyone with improvements encroaching on District property between meetings? I seem to recall this coming up during a discussion of encroachments by residents. If so, we can send a letter to this individual without waiting for the next Board meeting.

I agree that if we do not have accurate information about the prior condition of the wooded area, it will be difficult to enforce a claim for replacement costs. Certainly something for the Board to consider.

Lauren Gentry



(850) 933-4691
Lauren@kelawgroup.com
P.O. Box 6386
Tallahassee, Florida 32314
kelawgroup.com

This email is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this email message is not the intended recipient, or the employee or agent responsible for delivery of the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please notify us immediately by telephone at (850) 933-4691 and also indicate the sender's name.

Thank you.

From: Rick Schappacher <rick@schappachereng.com>

Sent: Tuesday, October 12, 2021 5:29 PM

To: Lauren Gentry <lauren@kelawgroup.com>

Cc: 'Barbara McEvoy' <BMcEvoy@rizzetta.com>

Subject: Harrison Ranch CDD - Encroachment from Grand Oak Preserve Residents

Lauren,

Attached is a photo summary of the area where the residents of Harrison Ranch CDD expressed concern over the encroachment from the residents at Grand Oak Preserve. We have also included the Manatee County GIS information of the two residents that have encroached onto the CDD property. The resident at 4726 95th Terrace East has installed swings and ladders on the oak tree that is on Harrison Ranch property. We have also included the plat sheet for Grand Oak Preserve and used the Google measuring tool to show the approximate rear lot line of the two residents in question. We have also attached the Grand Oak HOA property 20' buffer as well as the lands owned by the Harrison Ranch CDD.

As I was walking through the property I did not notice where any trees were cut and removed. There was a ground covering on all the cleared area so it was difficult to tell if they flush cut any trees. One resident of Harrison Ranch talked to us and she said that she spoke to one of the Grand Oak Preserve residents about the encroachment and cutting of the vegetation and was told that they only cut vines and brush. The gap from the opposite side of the lake was very obvious compared to the portions just a little north where the vegetation remains. The CDD owns approximately 75' west of the water's edge of the lake and it appeared the oak tree where the swings and ladders are placed is about 50' from the water, so the CDD owns about 25' west of the oak tree. The easiest way to measure would be from the Grand Oak side as their plat shows the lot depths just over 148' and there is a 20' buffer owned by their HOA. So the CDD property line is just over 168' from the back side of their sidewalk or 193' back from the center of their roadway.

There appears to be several options, one would be to put up a fence along our property line. Another option would be to install No Trespassing Signs on our property line, which would probably be ignored. We could require plantings be replaced but since we didn't see what it looked like prior to the clearing, then I am not sure if they removed anything other than the brush and vines that they admitted to removing. We should probably reach out to their HOA and alert them of the trespassing to see if they could help monitor if we do not install a fence, or even if we do. We could add plantings either along our lake bank or along our property line. There are probably the two best locations since there are large oak trees it may be difficult to get any other plants to grow. We should reach out to LMP to get their thoughts on the types of plants.

The resident that lives on the northwest side of their cul-de-sac does not seem to be an issue so I don't think that I would recommend sending him a letter. He said that his efforts were done nearly two years ago and he only weed wacks to enable a path to get to the lake for his handicap son and he said that he even picks up trash every few months with his wagon along our lake bank and in the

edge of the water. His previous clearing efforts are not visible from anyone in Harrison Ranch and he has not installed anything in this area. He said he knows several residents in Harrison Ranch from his church and they know about his handicapped son and they said that he could be their guest anytime he wants to walk over to look at the lake.

Let me know if you need anything else from me.

Rick Schappacher, P.E.

Schappacher Engineering

3604 53rd Ave. East

Bradenton, Florida 34203

Phone: 941 251-7613

Cell Phone: 941 730-1229

Website: www.schappachereng.com

www.bradentonsigns.com

DESCRIPTION: Reorder: No Fishing No Trespassing

Bill To: Harrison Ranch CDD
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
US

Pickup At: Signarama
4259 14th Street West
Bradenton, FL 34205
US

Requested By: Barbara McEvoy
Email: BMcEvoy@Rizzetta.com
Work Phone: (941) 776-9725

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 No Fishing No Trespassing	3	\$55.00	\$165.00
1.1 Aluminum White .080" - Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1	Text: No Fishing No Trespassing		
2 Sign post	3	\$48.00	\$144.00
2.1 Misc (on the fly) - Part Qty: 1	Text: White PVC with cap 4"x4"x8'		
3 hardware	3	\$6.00	\$18.00
3.1 Misc (on the fly) - Part Qty: 1	Text: Includes 2 per sign		
4 installation	1	\$150.00	\$150.00
4.1 Installation -	Text: installation of 3 posts and signs		

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

Subtotal:	\$477.00
Taxes:	\$0.00
Grand Total:	\$477.00

Signature: _____ Date: _____



HARRISON RANCH

NO TRESPASSING

NO FISHING

HARRISON RANCH CDD



4259 14th St West
Bradenton, FL 34205
p. 941-747-7746
f. 941-747-6832
www.bradentonsigns.com

Approved

Name

Signature

Date

This custom artwork is provided for rendering purposes. It is not intended to be an exact representation of the ink, vinyl or paint colors used.

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 11, 2021 at 1:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Julianne Giella	Board Supervisor, Chairman
Sue Walterick	Board Supervisor, Vice Chairman
Geoffrey Cordes	Board Supervisor, Asst. Secretary <i>(via phone)</i>
Thomas Benton	Board Supervisor, Asst. Secretary
Victor Colombo	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC
Rick Schappacher	District Engineer
Bryan Schaub	Field Service Manager; Rizzetta & Company <i>(via phone)</i>
Jason Jaszczak	Solitude <i>(via phone)</i>
Scott Carlson	LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

A resident made a comment regarding the Buffer zone around Harrison Ranch and Ryan homes, preserve trail flooding, and Erie Rd monument landscape.

A resident commented on the algae at pond 21

A resident commented on a cruise night at the clubhouse.

Several residents commented on Grand Oak.

A resident commented on the pesticides and the use of round-up.

A resident commented on area behind 5011 111th Terrance E.

SECOND ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

The Board reviewed the details of the Waterway Inspection Report. Solitude provided an update on which pond projects have been completed and discussed future pond proposals they would like to bring to the Board for consideration.

ii. Consideration of Algae Proposal at Pond 21

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the proposal from Solitude for Algae testing at pond 21 at a total cost of \$850.00 for the Harrison Ranch Community Development District.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

Mr. Shaub reviewed the details of his field inspection report with the Board. He provided an update on several projects and discussed future proposals.

ii. Ratification of Irrigation Proposals

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors ratified the Irrigation proposals from LMP at a total cost of \$580.00 for the Harrison Ranch Community Development District.

The Board tabled ratifying Proposal 74022 from LMP

iii. Consideration of Landscape Enhancement Proposal

The Board tabled these proposals for additional information at the next meeting.

C. District Counsel

i. Review of Meeting Notice Requirements

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors authorized DC to prepare a Resolution which will waive the provision of Rule 1.3 for the Harrison Ranch Community Development District.

88
89 **ii. Review of District Management Contract**

90
91 The Board requested a line by line comparison presentation from
92 Rizzetta at the next meeting.
93

94 **D. District Engineer**

95
96 **i. Discussion Regarding Sidewalk Repairs at Clubhouse**

97
98 The Board received a report from the District Engineer. He informed the Board
99 that he was working with the County on the marquee. He informed the Board of
100 different proposals he would be bringing to future meetings and provided an
101 update on several projects, including sidewalk repairs, crosswalks, and
102 SWFMD recertification.
103

104 **E. Clubhouse Staff**

105
106 **i. Presentation of Clubhouse Report**

107
108 Ms. McEvoy reviewed the details of the management report with the Board
109 and answered general questions.
110

111 **F. District Manager**

112
113 Ms. McEvoy advised the next meeting is scheduled for Monday, November 8,
114 2021 at 6:30 pm at the Harrison Ranch Clubhouse.
115

116 **THIRD ORDER OF BUSINESS**

**Consideration of Proposal to Repair
Interior Pool lights**

117
118
119 The Board reviewed a proposal to repair the interior pool lights. There was a discussion to
120 get a proposal to drain and acid wash the pool. The Board would like a revised light repair
121 proposal.
122

123 **FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2020-2021
Audit Engagement Letter**

124
125
126 On a motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of
127 Supervisors approved the FY 2020-2021 Audit in substantial form for the Harrison Ranch
128 Community Development District.

129 **FIFTH ORDER OF BUSINESS**

Review of Updated Reserve Study

130 The Board reviewed the updated reserve study. Discussion ensued.
131
132
133

SIXTH ORDER OF BUSINESS

Review of Email Regarding Round-up Spraying

SEVENTH ORDER OF BUSINESS

Consideration of Reimbursement for Repairs at Tennis Gate

The Board reviewed the resident email and discussed the damages. It was determined that since the resident was responsible, they will have to pay for the damages.

EIGHTH ORDER OF BUSINESS

Consideration of Reimbursement for Discussion Regarding Issues at Grand Oak

Ms. McEvoy will get a quote for "no trespassing" signage as well as planting proposals. Mr. Schappacher will review the project and report any findings.

NINTH ORDER OF BUSINESS

Discussion Regarding Playground Replacement

On a motion by, seconded by, with all in favor, the Board of Supervisors approved a not to exceed amount of \$52,275.54 for a playground structure including mulch at the clubhouse to be paid from the reserves for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting Held on September 13, 2021

On a motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the minutes of the September 13, 2021 Regular Meeting for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Operations & Maintenance Expenditures for August 2021

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors ratified the O&M Expenses for August 2021 in the amount of \$128,310.83 for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Giella would like the District Engineer to evaluate the drainage issues at 5011 111th Terrace East.

172

173

174

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjournment the regular Board meeting at 4:30 p.m. for the Harrison Ranch Community Development District.

175

176

177

178

179

Asst. Secretary

Chair / Vice Chair

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures September 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$128,106.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Autumn Carty	004478	Carty 091421	Clubhouse Rental Cancellation 09/21	\$ 75.00
Bridget Cox	004472	Cox 090721	Clubhouse Rental Cancellation 09/21	\$ 75.00
Bright House Networks	004490	088053901091921	0050880539-01 - Gym 09/21	\$ 130.66
CDW Direct LLC	004487	MJSX358	5 Microsoft Surface Pro Tablets 09/21	\$ 4,811.70
Egis Insurance Advisors, LLC	004463	13998	General/POL Liability/Property Insurance 10/01/21 - 10/01/22	\$ 20,835.00
Florida Department of Revenue	004473	Sales Tax 08/21	Sales Tax 08/21	\$ 6.86
Florida Power & Light Company	004488	Electric Summary 09/21	FPL Electric Summary Billing 09/21	\$ 4,997.07
FPL	004479	FPL #2 Summary 09/21	FPL #2 Summary 09/21	\$ 136.01
Frontier Florida LLC dba Frontier Communications of Florida	004480	090719-5 09/21	941-776-3095-090719-5 09/21	\$ 461.44
Geoffery Cordes	004471	GC080921	Board of Supervisors Meeting 08/09/21	\$ 200.00
Geoffery Cordes	004492	GC091321	Board of Supervisors Meeting 09/13/21	\$ 200.00
Gulf Business Systems	004464	291523	Monthly Billing 09/21	\$ 8.00
Gulf Business Systems	004481	292257	Monthly Billing Copy Machine 09/21/21- 10/20/21	\$ 75.45
Harrison Debit Card	CD0343	CD0343	Debit Card Replenishment	\$ 1,019.86

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Harrison Debit Card	CD0344	CD0344	Debit Card Replenishment	\$ 792.03
Hopping Green & Sams	004456	124774	General/Monthly Legal Services 07/21	\$ 3,626.50
Jan-Pro of Manasota	004494	67852	Janitorial Services 09/21	\$ 936.00
Julianne Giella	004474	JG080921	Board of Supervisors Meeting 08/09/21	\$ 200.00
Julianne Giella	004493	JG091321	Board of Supervisors Meeting 09/13/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	004496	162367	Sand 08/21	\$ 59.13
Landscape Maintenance Professionals, Inc.	004457	162376	Irrigation Repairs 08/21	\$ 40.00
Landscape Maintenance Professionals, Inc.	004496	162495	Monthly Maintenance 09/21	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004475	162804	Pest Control 08/21	\$ 725.00
Landscape Maintenance Professionals, Inc.	004496	162855	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162903	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162904	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162905	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162938	Irrigation Repairs 09/21	\$ 850.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004496	162939	Irrigation Repairs 09/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004496	162940	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162941	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162942	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	162945	Irrigation Repairs 09/21	\$ 95.00
Landscape Maintenance Professionals, Inc.	004496	162946	Irrigation Repairs 09/21	\$ 47.00
Landscape Maintenance Professionals, Inc.	004496	162959	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004496	163043	Irrigation Repairs 09/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	004496	163044	Irrigation Repairs 09/21	\$ 2,374.00
Lisa McGlauglin	004476	McGlauglin 090721	Clubhouse Rental Cancellation 09/21	\$ 75.00
Lynette White	004461	White 082421	Return Clubhouse Rental Fee - Canceled Event	\$ 75.00
Marlin Business Bank	004482	19281041	Copystar Copier - Account # 1613410 09/21	\$ 337.13
MCUD	004465	Water Summary Bill 08/21	MCUD Water Summary 08/21	\$ 3,226.22
Presidential Electrical Services, Inc	004483	1880	Holiday Tree Deposit 07/21	\$ 1,053.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Presidential Electrical Services, Inc	004483	1881	Holiday Lighting Deposit 09/21	\$ 2,943.00
Rachael Xavier	004462	Xavier 082421	Return Rental Fee 08/21	\$ 150.00
RB Owens Electric Inc	004484	20211734	Install New Service 08/21	\$ 1,890.00
RB Owens Electric Inc	004484	20212780	Monthly Repairs 08/21	\$ 4,697.40
RB Owens Electric Inc	004484	20212899	Service Call 08/21	\$ 445.00
RB Owens Electric Inc	004484	20212947	Monthly Repairs 09/21	\$ 390.00
Rizzetta & Company, Inc.	004467	INV0000061113	District Management Fees 09/21	\$ 5,990.17
Rizzetta & Company, Inc.	004458	INV0000061343	BI-Weekly Payroll 08/21	\$ 3,729.97
Rizzetta & Company, Inc.	004485	INV0000061376	BI-Weekly Payroll 09/21	\$ 3,729.97
Rizzetta & Company, Inc.	004497	INV0000061793	BI-Weekly Payroll 09/21	\$ 3,729.97
Rizzetta Technology Services, LLC	004468	INV0000007887	Email & Website Hosting Services 09/21	\$ 175.00
S & G Pools, LLC	004459	08121	Monthly Pool Service - Three Times Weekly 08/21	\$ 1,633.00
S & G Pools, LLC	004459	08321	Monthly Pool Service - 4th Visit 08/21	\$ 816.00
S & G Pools, LLC	004498	09121	Monthly Pool Service - Three Times Weekly 09/21	\$ 1,633.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering, LLC	004486	1981	Engineering Services 08/21	\$ 2,351.25
Securiteam	004460	11257080321	Service Call 08/21	\$ 750.00
Securiteam	004460	14466	Remote Video Monitoring 08/21	\$ 2,515.00
Shredpro US Ltd	004466	ProShred 081021	Shredding Event 09/21	\$ 400.00
Solitude Lake Management	004499	PI-A00669819	Monthly Lake and Wetland Services 09/21	\$ 3,753.32
Solitude Lake Management	004499	PI-A00669820	Monthly Midgefly Treatment 09/21	\$ 2,214.00
Solitude Lake Management	004499	PI-A00669821	Fisheries Management Services 09/21	\$ 1,384.00
Susan Walterick	004477	SW080921	Board of Supervisors Meeting 08/09/21	\$ 200.00
Susan Walterick	004500	SW091321	Board of Supervisors Meeting 09/13/2021	\$ 200.00
Thomas Benton	004469	TB080921	Board of Supervisors Meeting 08/09/21	\$ 200.00
Thomas Benton	004489	TB091321	Board of Supervisors Meeting 09/13/21	\$ 200.00
Victor G Colombo	004470	VC080921	Board of Supervisors Meeting 08/09/21	\$ 200.00
Victor G Colombo	004491	VC091321	Board of Supervisors Meeting 09/13/2021	\$ 200.00

Report Total

\$ 128,106.11