



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting December 13, 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**

December 6, 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, December 13, 2021 at 1:30 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. Consideration of Planting Proposal.....Tab 2*
 - B. Landscape Maintenance Updates**
 - i. Presentation of Field Inspection ReportTab 3*
 - ii. Consideration of Landscape Enhancement ProposalsTab 4*
 - iii. Presentation of MQI Report.....Tab 5*
 - C. District Counsel**
 - D. District Engineer**
 - i. Review of Parking Lot Paving Bid Package.....Tab 6*
 - ii. Review of Vegetation Removal Bid Package.....Tab 7*
 - iii. Review of Structure Repairs Bid PackageTab 8*
 - iv. Review of Bank Restoration Bid PackageTab 9*
 - v. Review of Aquatic Plantings Bid PackageTab 10*
 - E. Clubhouse Staff**
 - F. District Manager**
 - i. District Manager Report.....Tab 11*
 - ii. Action Items List.....Tab 12*
- 4. BUSINESS ITEMS**
 - A. Consideration of Pool Heater Repairs Proposals.....Tab 13**
 - B. Consideration of Resolution 2022-02, Setting PH on Amenity Rules and RatesTab 14**
 - C. Consideration of Revised Agreement for Community Program ServicesTab 15**
 - D. Consideration of Resolution 2022- 03, Surplus PropertyTab 16**
 - E. Consideration of Resolution 2022-04, Meeting ScheduleTab 17**
 - F. Consideration of Resolution 2022-05, Prompt PaymentTab 18**
 - G. Discussion of Re Excess Revenue Funds**

- H. Consideration of Field Services Agreement Consideration of Exterior Lighting Options
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on November 8, 2021Tab 19
 - B. Consideration of Minutes of the Workshop Meeting held on November 30, 2021Tab 20
 - B. Ratification of Operations & Maintenance Expenditures for October 2021Tab 21
- 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.

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, November 8, 2021 at 6:30 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
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
Jason Jaszczak	Solitude
Chris Berry	LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. McEvoy called the meeting to Order.

SECOND ORDER OF BUSINESS

Audience Comments

Several residents commented on the Grand oaks.

A resident commented on the wild hog issues.

A resident had a comment on the monument on Erie Rd.

A resident commented on the construction area at 58th street. Ms. Gentry and Ms. McEvoy advised that letters have been sent to homeowners in Grand Oaks who have encroached on District's property.

A resident commented on the spraying of the roundup and prior notification.

THIRD 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 the treatments at ponds 39 & 40 and the expected treatments for pond 38. Discussion ensued.

ii. Presentation of Pond 21 Restoration Assessment

iii. Consideration of Pond 21 Alum Treatment Proposal

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the proposal from Solitude for alum treatment at pond 21 at a total cost of \$2,912.00 for the Harrison Ranch Community Development District.

iv. Consideration of Pond 37 Catfish Proposal

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal from Solitude for catfish at pond 21 at a total cost of \$4,152.00 for the 2022 calendar year for the Harrison Ranch Community Development District.

v. Consideration of Planting Proposal

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the proposal from Solitude for plantings at ponds 31 & 35 and another stratified pond TBD at a not to exceed amount of \$11,500.00 for the Harrison Ranch Community Development District.

B. Landscape Maintenance Update

i. Presentation of MQI Report

The Board reviewed the details of the MQI report. The Board requested quotes and cost estimations for several landscape projects to be reviewed and considered.

ii. Ratification of Irrigation Proposals

On a motion by Ms. Walterick, seconded by Mr. Benton, with all in favor, the Board of Supervisors ratified the Irrigation proposals from LMP at a total cost of \$3,674.16 for the Harrison Ranch Community Development District.

iii. Consideration of Landscape Enhancement Proposal

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the landscape enhancement proposal from LMP for culvert repairs at a total cost of \$3,930.00 for the Harrison Ranch Community Development District.

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the landscape enhancement proposal from LMP for Galloway Monument at a total cost of \$543.15 for the Harrison Ranch Community Development District.

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the landscape enhancement proposal from LMP for removal of playground mulch at a total cost of \$2,406.50 for the Harrison Ranch Community Development District.

On a motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the landscape enhancement proposal from LMP for property wide mulch refresh at a total cost of \$38,416.00 for the Harrison Ranch Community Development District.

On a motion by Mr. Colombo, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the landscape enhancement proposal from LMP for annual plant rotation at a total cost of \$15,691.18 for the Harrison Ranch Community Development District.

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Irrigation proposals from LMP at a total cost of \$725.00 for the Harrison Ranch Community Development District.

C. Cope Wildlife Service

The Board received an update regarding the wildlife services. Discussion ensued regarding the hog problems and the methods that are being used to try and control. There was also a discussion regarding the issue about residents interfering with traps and what consequences that could have for them.

D. District Counsel

i. Review of Clubhouse Use Application and Liability Waiver

The Board would like to table this item for discussion during workshop.

ii. Consideration of Revisions to Management Agreement

The Board reviewed the proposed revisions to the Management Agreement.

On a motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the refund of \$350.47 per month from February 2021 through September 2021 and authorized staff to draft memorandum of understanding for the Harrison Ranch Community Development District.

On a motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the new form of agreement and authorized chair to sign for the Harrison Ranch Community Development District.

D. District Engineer

Not present. No Report.

E. Clubhouse Staff

i. Presentation of Clubhouse Report

Ms. McEvoy reviewed the details of the management report with the Board and answered general questions.

ii. Clarification of Reserve Study (Galloway Playground)

The Board discussed the details of the reserve study specifically the Galloway Playground. General Discussion ensued.

F. District Manager

Ms. McEvoy advised the next meeting is scheduled for Monday, December 13, 2021 at 1:30 pm at the Harrison Ranch Clubhouse. She informed the Board that they reached the end of the 2020-2021 Fiscal Year with a surplus.

FOURTH ORDER OF BUSINESS

Consideration of Rizzetta Technology Services

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the assignment of Rizzetta Technology Services Agreement for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Waiving Notice of Board Meetings**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors adopted Resolution 2022-01, which would waive the individual publication Requirements in the District's Rules of Procedure and require only an annual publishing notice for all meeting dates for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Board
Workshops & Schedule**

The Board scheduled a workshop for 11/30/2021 at 10:00 a.m. Ms. McEvoy will propose a quarterly workshop schedule.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Grand Oak
Preserve**

This item was discussed during Audience Comments.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for No
Trespassing Signage**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the proposal for no trespassing signage at a total cost of \$477.00 for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Suspension of
Amenity Privileges**

The Board discussed the issue of the suspension of amenity privileges for problematic residents.

On a motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved extending the suspension for 6 months and then will re-evaluate for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Pool Hours

Pool opens at 5 a.m.
Lap pool swim 5:00 a.m. – 9:00 a.m.
Open Swim 9:00 a.m. – 9:00 p.m.

On a motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the new hours for the pool for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Purchase of Pool Lap
Lane Dividers**

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the purchase of two lane Dividers at a total of \$530.00 each and lane reel at a total cost of \$2,753.00 for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting Held on
October 11, 2021**

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the minutes of the October 11, 2021 Regular Meeting for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Operations &
Maintenance Expenditures for
September 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 September 2021 in the amount of \$128,106.11 for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors adjournment the regular Board meeting at 9:14 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

MINUTES OF BOARD OF SUPERVISORS WORKSHOP

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 workshop of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Tuesday, November 30, 2021 at 10:00 AM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present were:

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

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
----------------	---

Audience

FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments by residents in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

There were no staff reports.

FOURTH ORDER OF BUSINESS

Business Items

- A. **Discussion Regarding Ponds:** Discussion tabled pending review of District Engineer report at December 13th meeting.

- 50 **B. Discussion Regarding Pool Furniture:** Ms. McEvoy reported as follows:
- 51 a. There are currently 35 chaise lounge chairs at pool (3 need to be repaired)
- 52 b. Recommend repairing 8 more pool lounges (bringing total to 40)
- 53 c. Recommend selling remaining frames with damaged fabric for \$50.00
- 54 each to residents
- 55 d. Recommend selling existing veranda furniture (all funds to go to HOA)
- 56 i. \$100 per set (table & 4 chairs)
- 57 ii. \$500 for all six sets if purchased together

58 The matter will be added to the agenda for the December 13th meeting for final

59 decision by the Board.

- 60
- 61 **C. Discussion of Clubhouse Hours/Rentals:** A discussion was held to consider the
- 62 benefits of extending the closing time for all facilities to 11pm (the gym will remain
- 63 open 24/7). A discussion was also held regarding clubhouse rentals and fees. Ms.
- 64 McEvoy made the following recommendations:
- 65 a. Update rental agreement to indicate that each rental includes the entire
- 66 clubhouse for private party (lounge, game room, veranda)
- 67 b. Rental fee \$75.00 for six hours, \$150.00 for full day (anything in excess of
- 68 6 hours)
- 69 c. Increase damage/cleaning deposit \$150.00 per rental
- 70 d. Add information to rental agreement for bounce houses/outside vendors
- 71 and insurance requirements
- 72 e. All rentals must be completed by 11pm
- 73 f. Signs will be posted at entrances (Clubhouse closed for private party)
- 74 g. Rentals to be added on monthly event calendar
- 75

76 The matter will be added to the agenda for the December 13th meeting for final

77 decision by the Board.

- 78
- 79 **D. Discussion Regarding Additional Amenities:** A discussion was held to review
- 80 Ms. McEvoy's recommendations for additional amenities. The Board requested that
- 81 Ms. McEvoy obtain a cost estimate for the following items to be reviewed at the
- 82 December 13th meeting:
- 83 a. Extension of the playground fenced area to include the picnic tables.
- 84 b. Two options to replace the exterior coach lights
- 85
- 86

- 87 **E. Discussion Regarding Playground:** Ms. McEvoy updated the Board regarding the
- 88 schedule for the playground modifications.
- 89
- 90
- 91
- 92
- 93
- 94

- 95 F. **Commercial Activity at Clubhouse:** A discussion was held regarding commercial
96 activity at the clubhouse. The Board requested Ms. McEvoy to work with legal
97 counsel to update the documents for board review at the December 13th meeting.
98 The discussion included the following:
99

100 **Subcontractors/Vendors:**

- 101 a. All activities should be offered to residents of HR first.
102 b. Subcontractors to keep roster of all activities performed including list of
103 names and address of all participants. To be turned in to staff each week
104 (or month?)
105 c. Consider requiring non-residents to pay surcharge (perhaps 15% of fee
106 paid to subcontractor) to the district as a guest fee (refer to roster)
107 d. Subcontractors who are residents should not have guest privileges for
108 paying participants who are non-residents
109 e. Personal training is limited to residents only.

110
111 **Informational seminars (travel, nutrition, etc.)**

- 112 a. Consider permitting for informational purposes only. No products to be
113 sold at clubhouse, no money to transfer at clubhouse.

114
115 **Community Outreach:**

- 116 a. Consider permitting no-charge "rentals" for non-profit community outreach
117 programs.
118 b. Resident in charge of activity/must be present
119 c. Definition of "community outreach"

- 120
121
122 G. **Discussion Regarding Parking Lot Asphalt:** Ms. McEvoy advised that this matter
123 will be included on the December 13th meeting agenda.
124

- 125
126 H. **Review of proposed Action Item List:** Ms. McEvoy reviewed the proposed Action
127 Item List.
128
129

130 **FIFTH ORDER OF BUSINESS**

**Business
Requests**

Administration/Supervisor

131
132
133 None
134
135
136
137
138
139
140
141

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the Board Workshop at 12:06 p.m. for the Harrison Ranch Community Development District.

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 October 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$116,079.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	004522	088053901101921	0050880539-01 - Gym 10/21	\$ 130.66
Chuck Drager	004515	Drager 091321	Singer for Music on Lawn Event 10/21	\$ 300.00
Clearview SRQ Inc.	004523	2364	Power Washing/Window Cleaning 10/21	\$ 4,975.50
Construction Management Services LLC	004514	42	Tennis Court Gate Repair 09/21	\$ 225.00
Construction Management Services LLC	004514	43	Cupola Repair 09/21	\$ 800.00
Construction Management Services LLC	004514	44	Clubhouse Painting 09/21	\$ 744.00
Disclosure Services, LLC	004526	2	Amortization Schedule Series 2017 05/01/21	\$ 100.00
FL Reserve Study and Appraisal Inc	004507	09162021	Reserve Study 09/21	\$ 3,200.00
Florida Department of Revenue	004516	Sales Tax 09/21	Sales Tax 09/21	\$ 62.50
Florida Power & Light Company	004527	Electric Summary 10/21	FPL Electric Summary Billing 10/21	\$ 4,791.50
FPL	004528	FPL #2 Summary 10/21	FPL #2 Summary 10/21	\$ 131.50
Frontier Florida LLC dba Frontier Communications of Florida	004517	090719-5 10/21	941-776-3095-090719-5 10/21	\$ 460.37
Gator Air Conditioning, Inc.	004529	0002041439	Service Call 10/21	\$ 353.00
Geoffery Cordes	004525	GC101121	Board of Supervisors Meeting 10/11/21	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Guardian Protection Services, Inc.	004531	59433867	Security Services 09/03/21 - 10/02/21	\$ 46.95
Guardian Protection Services, Inc.	004531	59675601	Security Services 10/03/21 - 11/02/21	\$ 46.95
Gulf Business Systems	004532	294212	Monthly Billing Copy Machine 09/21/21-10/20/21	\$ 88.02
Gulf Business Systems	004532	294213	Monthly Billing Copy Machine 10/21/21-11/20/21	\$ 22.00
Harrison Ranch CDD	CD0345	CD0345	Debit Card Replenishment	\$ 1,518.55
Harrison Ranch CDD	CD0346	CD0346	Debit Card Replenishment	\$ 2,153.46
Innersync Studio LLC	004508	19781	CDD Website Services 10/21	\$ 384.38
Jan-Pro of Manasota	004533	68285	Janitorial Services 10/21	\$ 936.00
Julianne Giella	004530	JG101121	Board of Supervisors Meeting 10/11/21	\$ 200.00
KE Law Group, PLLC	004518	329	Legal Services 09/21	\$ 3,842.50
Landscape Maintenance Professionals, Inc.	004534	163238	Monthly Maintenance 10/21	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004501	163314	Plants 09/21	\$ 99.00
Landscape Maintenance Professionals, Inc.	004501	163315	Debris Removal 09/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004501	163316	Mulch 09/21	\$ 4,115.50

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 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.	004501	163317	Sod 09/21	\$ 1,350.00
Landscape Maintenance Professionals, Inc.	004501	163318	Debris Removal 09/21	\$ 206.50
Landscape Maintenance Professionals, Inc.	004501	163355	Irrigation Repairs 09/21	\$ 65.00
Landscape Maintenance Professionals, Inc.	004501	163356	Irrigation Repairs 09/21	\$ 95.00
Landscape Maintenance Professionals, Inc.	004501	163357	Irrigation Repairs 09/21	\$ 322.00
Landscape Maintenance Professionals, Inc.	004501	163373	Annuals 09/21	\$ 750.00
Landscape Maintenance Professionals, Inc.	004501	163382	Irrigation Repairs 09/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004501	163386	Irrigation Repairs 09/21	\$ 1,958.04
Landscape Maintenance Professionals, Inc.	004519	163434	Pest Control 09/21	\$ 725.00
Landscape Maintenance Professionals, Inc.	004534	163449	Sod Replacement 10/21	\$ 1,200.00
Landscape Maintenance Professionals, Inc.	004534	163542	Irrigation Repairs 10/21	\$ 1,654.62
Leaders Holding Company	004509	SOPMH5985	Patio Furniture 10/21	\$ 6,842.43
Marlin Business Bank	004535	19349834	Copystar Copier - Account # 1613410 10/21	\$ 337.13
McClatchy Company, LLC	004510	59367	Legal Advertising 141613 09/24/21	\$ 98.28

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCUD	004502	Water Summary Bill 09/21	MCUD Water Summary 09/21	\$ 2,493.14
RB Owens Electric Inc	004536	20213184	Monthly Inspection 10/21	\$ 390.00
Rizzetta & Company, Inc.	004520	INV0000061944	BI-Weekly Payroll 10/21	\$ 3,729.97
Rizzetta & Company, Inc.	004520	INV0000062009	Assessment Roll Preparation FY 21/22	\$ 5,408.00
Rizzetta & Company, Inc.	004537	INV0000062333	BI-Weekly Payroll 10/21	\$ 3,729.97
Rizzetta Technology Services, LLC	004503	INV0000007980	Email & Website Hosting Services 10/21	\$ 175.00
S & G Pools, LLC	004538	01021	Monthly Pool Service - Three Times Weekly 10/21	\$ 1,633.00
Schappacher Engineering, LLC	004511	2003	Engineering Services 09/21	\$ 2,527.50
Solitude Lake Management	004504	PI-A00679685	Aquatic Plantings Pond 21 09/21	\$ 6,250.00
Solitude Lake Management	004504	PI-A00680558	Aerator Repair Services 09/21	\$ 107.25
Solitude Lake Management	004539	PI-A00688026	Monthly Lake and Wetland Services 10/21	\$ 3,865.92
Solitude Lake Management	004539	PI-A00688027	Monthly Midgefly Treatment 10/21	\$ 2,214.00
Solitude Lake Management	004539	PI-A00688028	Aerator Maintenance Services 10/01/21- 12/31/21	\$ 309.00
Specialty TT&O Services, LLC	004513	298	Pressure Wash and Cleaning 09/21	\$ 500.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Susan Walterick	004541	SW101121	Board of Supervisors Meeting 10/11/21	\$ 200.00
Symbiont Service Corp	004540	SA 0000264	Planned Maintenance 10/21	\$ 1,200.00
Thomas Benton	004521	TB101121	Board of Supervisors Meeting 10/11/21	\$ 200.00
US Bank Corporate Trust Services	004512	6272001	Trustee Fees Series 2017 09/01/21- 08/31/22	\$ 3,771.25
Victor G Colombo	004524	VC101121	Board of Supervisors Meeting 10/11/21	\$ 200.00
ZNS Engineering, L.C.	004506	143003	Engineering Services 07/21	\$ 339.00
ZNS Engineering, L.C.	004506	143004	Engineering Services WUP 07/21	\$ 302.32
ZNS Engineering, L.C.	004542	143319	Engineering Services WUP 08/21	<u>\$ 290.00</u>
Report Total				<u>\$ 116,079.66</u>