



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting January 10, 2022

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 Victor Colombo Susan Walterick Thomas Benton Geoffery Cordes	Chairman Assistant Secretary Vice Chairman Assistant Secretary 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**

January 4, 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, January 10, 2022 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*
 - B.** Landscape Maintenance Updates
 - i. Presentation of MQI ReportTab 2*
 - ii. Consideration of Landscape Enhancement ProposalsTab 3*
 - iii. Ratification of Playground Mulch ProposalTab 4*
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager/Staff Reports
 - i. Management Report.....Tab 5*
 - ii. Action Items ListTab 6*
- 4. BUSINESS ITEMS**
 - A.** Consideration of Cost-Share Agreement, StaffingU/S/C
 - B.** Consideration of Resolution 2022-02, Setting PH on Amenity Rules and RatesTab 7
 - C.** Consideration of Amended Amenity PoliciesTab 8A
 - D.** Consideration of Amended Community Programming AgreementTab 8B
 - E.** Consideration of Changes to Clubhouse Hours
 - F.** Consideration of Resolution 2022-05, Adopting Amended Prompt Payment PoliciesTab 9
 - G.** Discussion of Excess Revenue Funds
 - H.** Consideration of Resolution 2022-____, Appointing an Assistant SecretaryTab 10
 - I.** Consideration of Field Services AgreementTab 11
 - J.** Consideration of Exterior Lighting OptionsTab 12
 - K.** Consideration of proposal to replace exterior door.....Tab 13
 - L.** Consideration of replacement of water fountain(s).....Tab 14

Harrison Ranch Community Development District

- M. Discussion regarding replacement of clubhouse bollard
lightsTab 15
- N. Discussion of Manatee County Neighborhood
Enhancement Grant program.....Tab 16
- O. Discussion of damage to gym wallTab 17
- P. Discussion of damage to tennis court surface.....Tab 18
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on December 13, 2021Tab 19
 - B. Ratification of Operations & Maintenance
Expenditures for November 2021Tab 20
- 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-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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 (hereinafter the “Board”) previously designated Justin Croom as an Assistant Secretary pursuant to Resolution 2019-06; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1: Barbara McEvoy is appointed as Assistant Secretary.

Section 2: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF JANUARY, 2022.

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASST. SECRETARY

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING POLICES AND RATES REGARDING DISTRICT AMENITY FACILITIES.

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") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

Section 1. The District's Board of Supervisors intends to adopt policies setting forth the fees for utilization of the District's recreation facilities and services, a proposed copy of which is attached hereto as **Exhibit A**, and will hold a public hearing at a meeting of the Board to be held on **March 14, 2022, at 6:30 p.m.**, at the **Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.**

Section 2. At said public hearing, the Board will consider rates, fees and charges of the District as more particularly set forth in attached **Exhibit A**.

Section 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JANUARY, 2022.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Amenity Rates

PART 2: Harrison Ranch Community Development District
Rule for Amenities Rates

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (~~2019~~2021)
Effective Date: _____, 2022

In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Harrison Ranch Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.
2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Rules of Harrison Ranch Community Development District, as amended from time to time.
3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.
4. **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron and deposit must be made by the Patron.)

Room / Area	Rental Fee*	Deposit
Veranda with Field	\$75 for half day \$150 for full day	\$100 <u>\$150</u>
Multi-Purpose Room <u>Interior Clubhouse</u> (includes kitchen, <u>lounge, game room, and veranda</u>)	\$75 for half day \$150 for full day	\$100 <u>\$150</u>
LCD Projector and Screen	\$50/day	\$150
16' Blowup Movie Screen and Projector	\$150/day	\$300

*A half day shall be either daytime (from 11 a.m. to 5 p.m.), or evening (5 p.m. to 11 p.m.). A full day shall be from 11 a.m. to 11 p.m. All times include set-up and clean-up of the rented Amenities. The Amenity Manager has the discretion to set the specific hours of a given rental.

5. **Non-Clubhouse Rates.** The following non-clubhouse fees apply to programs which may be provided at the Amenities, if the District chooses to offer such programs:

Area / Service	Fee	Deposit (if applicable)
<i>Fitness</i>		
Fitness Class	\$2-5/class	<u>N/A</u>
Individual Personal Training	\$45-65/hour session	<u>N/A</u>
Buddy Personal Training	\$35-55/hour session, per person	<u>N/A</u>
<i>Aquatics</i>		
Private Swim Lesson	\$20-40/hour session	<u>N/A</u>
Group Swim Lesson	\$5-20/hour per person for up to 4 persons	<u>N/A</u>
Swim Clinic	\$2-10/hour per person for between 5 to 8 persons	<u>N/A</u>
<i>Annual Swim or Other Athletic Teams</i>		
Individual	\$80-120/annual per person	<u>N/A</u>
Competing Teams	\$0-5 per person, per event	\$300
<i>Multi-Purpose Field</i>		
Field Rental	\$25-50/hour	\$300
<i>Tennis</i>		
Private Tennis Lesson	\$25-45/half-hour session \$60-80/hour session	<u>N/A</u>
Group Tennis Lesson	\$5-15/hour per person for up to 4 person	<u>N/A</u>
Tennis Clinic	\$5-10/hour per person for between 5 to 8 persons	\$300
<i>Special Monthly Family Events</i>		
Individuals	\$0-40 per event	<u>N/A</u>
<i><u>Patron Special Interest Groups</u></i>		
<u>Individual Membership</u>	\$10 - \$50 per year	<u>N/A</u>

6. **Miscellaneous Fees.**

Item	Maximum Fee
Access Cards (one per Patron)	Free
Replacement of Damaged, Lost, or Stolen Access Card	\$25
Access Card for Renters	\$25
Weekly Guest Access Card (Limit 2 active Guest Access Cards at a time per household)	\$40 per week
Guest Fee with Accompanying Patron, non-community programming (Max. 8 per household)	Free
Guest Programming Participant Fee	\$20
Insufficient Funds Fee (for submitting an insufficient funds check)	\$30

Replacement of Damaged, Lost, or Stolen Rental Card or Clubhouse Door Key	\$25
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7. **Special Provisions.**

- a. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official Rules, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. **Clubs Meetings.** Unless otherwise provided in the District's official Rules, as may be amended from time to time, each Club is permitted up to four free meetings per month, subject to availability.
- ~~b-c.~~ **Community Outreach Organizations.** Unless otherwise provided in the District's official Rules, as may be amended from time to time, Community Outreach Organizations may be permitted up to four free meetings per month, subject to availability, and in the District's discretion.
- ~~c-d.~~ **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
- ~~d-e.~~ **Guest Programming Participant Fee.** Any Guest who participates in a community programming activity, whether accompanied by a Patron or authorized to participate by the District or the Amenity Manager, within their discretion, may be charged a Guest Programming Participant Fee, which shall be in addition to any other applicable program fees. The Guest Programming Participant Fee shall only authorize the Guest to access that portion of the Amenities where the programming is taking place, and only while the Guest is participating in such programming.

8. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
9. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Rules, as may be amended from time to time, govern all use of the Amenities.
10. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

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, December 13, 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 (via phone)
Sue Walterick	Board Supervisor, Vice Chairman
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Victor Colombo	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Rick Schappacher	District Engineer
Bryan Schaub	Field Service Manager
Lauren Gentry	KE Law Group, PLLC
Liz Rocque	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

A resident commented on the issues at pond 19

A resident commented on clubhouse activities/ Bingo.

A resident commented on the annual flowers (perennials)

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.

ii. Consideration of Pond Planting Proposal

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the revised proposal from Solitude for pond plantings at ponds 28,26,30,31,33,and 42 at a total cost of \$8,636.00 for the Harrison Ranch Community Development District.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

The Board reviewed the details of the Field Inspection report. A discussion ensued regarding the copperleaf at 301 and Mr. Berry with LMP informed the Board that it will be done in the spring.

ii. Consideration of Landscape Enhancement Proposals

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved Proposal #75058 for irrigation repairs and Proposal #75105 for landscape enhancements from LMP, at a total cost of \$3,674.16 for the Harrison Ranch Community Development District.

iii. Presentation of MQI Report

C. District Engineer

The District Engineer summarized bid packages prepared for various District projects. The Board decided to review the bid packages for the aquatics plantings, the bank restoration, structure repairs, vegetation removal, and the parking lot paving at the January meeting. The Board authorized the DE to get proposals for parking lot paving, vegetation removal, structure repairs, and aquatic plantings to review at the January meeting. Pond Bank restoration bid package was to be brought back at January meeting for further discussion

D. District Counsel

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the management agreement in substantial form and authorized the chairman to sign for the Harrison Ranch Community Development District.

E. Clubhouse Staff

i. Presentation of Clubhouse Report

No report.

F. District Manager

No report.

FOURTH ORDER OF BUSINESS

**Consideration of Pool Heater
Proposals**

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the proposals for pool heater repairs from Symbiont Service Corp at a total cost of \$5,632.11 for the Harrison Ranch Community Development District

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Setting PH on Amenity Rules and Rates**

This item was tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Revised Agreement
for Community Program Services**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Surplus Property**

The Board reviewed Resolution 2022-03, which classifies pool and lounge chairs and veranda furniture as surplus property.

On a motion by Mr. Colombo, seconded by Mr. Cordes, with all in favor, the Board of Supervisors adopted Resolution 2022-03 for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Revised Meeting Schedule**

The Board reviewed Resolution 2022-04, which adds workshop dates to the annual meeting schedule and, directed that all meeting times be changed to 6:30 p.m.

On a motion by Mr. Colombo, seconded by Mr. Cordes, with all in favor, the Board of Supervisors adopted Resolution 2022-04 for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Prompt Payment**

This item was tabled.

TENTH ORDER OF BUSINESS

**Discussion Regarding Excess
Revenue Funds**

This item was tabled.

ELEVENTH ORDER OF BUSINESS

**Consideration of Field Service
Agreement**

This item was tabled.

TWELFTH ORDER OF BUSINESS

**Consideration of Exterior Lighting
Options**

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Exterior
Door Replacement**

This item was tabled.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting Held on
November 8, 2021**

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the minutes of the November 8, 2021 Regular Meeting for the Harrison Ranch Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors workshop Meeting Held
on November 30, 2021**

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the minutes of the November 30, 2021 workshop Meeting for the Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Ratification of Operations &
Maintenance Expenditures for October
2021**

On a motion by Ms. Walterick, seconded by Ms. Cordes, with all in favor, the Board of Supervisors ratified the O&M Expenses for October 2021 in the amount of \$116,079.66 for the Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 2:47 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 November 2021 For Board Approval

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

The total items being presented: **\$194,609.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Air Clean of Florida and Countryside Plumbing	004552	9329346811	Plumbing Repairs 10/21	\$ 200.00
Bright House Networks	004568	088053901111921	0050880539-01 - Gym 11/21	\$ 130.66
Childlike Productions	004554	110921 Childlike	Entertainment - Santa Event 12/21	\$ 750.00
Construction Management Services LLC	004556	49	Maintenance 11/21	\$ 396.00
Dean Cornelio	004569	111621 Cornelio	Networking Refund 11/21	\$ 10.00
Department of Economic Opportunity	004558	85086	Special District Fee FY21/22	\$ 175.00
Florida Department of Revenue	004559	Sales Tax 10/21	Sales Tax 10/21	\$ 45.15
Florida Power & Light Company	004570	Electric Summary 11/21	FPL Electric Summary Billing 11/21	\$ 4,835.40
FPL	004571	FPL #2 Summary 11/21	FPL #2 Summary 11/21	\$ 136.57
Frontier Florida LLC dba Frontier Communications of Florida	004560	090719-5 11/21	941-776-3095-090719-5 11/21	\$ 496.07
Geoffery Cordes	004557	GC110821	Board of Supervisors Meeting 11/08/21	\$ 200.00
Grau & Company, P.A.	004562	R5290426P411	Audit Services FY 21/22	\$ 29.00
Guardian Protection Services, Inc.	004572	59916312	Security Services 11/03/21-12/02/2021	\$ 46.95
Gulf Business Systems	004563	295471	Toner 11/21	\$ 8.00
Gulf Business Systems	004573	295887	Monthly Billing Copy Machine 11/21/21- 12/20/21	\$ 142.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Harrison Ranch CDD	CD0348	CD0348	Debit Card Replenishment	\$ 1,020.46
Jan-Pro of Manasota	004577	68701	Janitorial Services 11/21	\$ 936.00
Julianne Giella	004561	JG110821	Board of Supervisors Meeting 11/08/21	\$ 200.00
KE Law Group, PLLC	004545	140	Legal Services 08/21	\$ 3,797.97
KE Law Group, PLLC	004545	531	Legal Services 10/21	\$ 3,844.50
Landscape Maintenance Professionals, Inc.	004578	163615	Irrigation Repairs 10/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004578	163616	Irrigation Repairs 10/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004578	163618	Irrigation Repairs 10/21	\$ 1,588.00
Landscape Maintenance Professionals, Inc.	004578	163672	Irrigation Repairs 10/21	\$ 113.60
Landscape Maintenance Professionals, Inc.	004578	163781	Monthly Maintenance 11/21	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004578	164023	Fertilization 10/21	\$ 11,380.00
Landscape Maintenance Professionals, Inc.	004578	164024	Pest Control 10/21	\$ 725.00
Lillian Palmer	004548	1001	Activity Supplies 11/21	\$ 385.00
Marlin Business Bank	004574	19418057	Copystar Copier - Account # 1613410 11/21	\$ 337.13
MCSO Off Duty	004546	39862	Security/Escort/Traffic Services 11/21	\$ 180.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCSO Off Duty	004546	39863	Security/Escort/Traffic Services 12/21	\$ 180.00
MCUD	004547	Water Summary Bill 10/21	MCUD Water Summary 10/21	\$ 3,484.48
Playground Boss LLC.	004549	2395	Gorilla Playground Installation 10/21	\$ 52,816.00
Precision Courts, LLC	004551	2343	Tennis Court Resurfacing 08/21	\$ 10,100.00
RB Owens Electric Inc	004579	20213004	Monthly Repairs 09/21	\$ 10,694.90
RB Owens Electric Inc	004579	20213250	Monthly Repairs 10/21	\$ 4,615.65
RB Owens Electric Inc	004579	20213389	Service Call 11/21	\$ 255.50
Rizzetta & Company, Inc.	004543	INV0000062534	District Management Fees 11/21	\$ 11,230.34
Rizzetta & Company, Inc.	004550	INV0000062635	BI-Weekly Payroll 11/21	\$ 3,729.97
Rizzetta & Company, Inc.	004575	INV0000063066	BI-Weekly Payroll 11/21	\$ 3,729.97
Rizzetta Technology Services, LLC	004544	INV0000008163	Website & Email Hosting 11/21	\$ 175.00
S & G Pools, LLC	004576	01121	Monthly Pool Service - Three Times Weekly 11/21	\$ 1,633.00
Schappacher Engineering, LLC	004564	2024	Engineering Services 10/21	\$ 5,247.50
Securiteam	004580	11506101821	Service Call 10/21	\$ 337.50
Securiteam	004580	11525102021	Service Call 10/21	\$ 150.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Securiteam	004580	14786	Remote Video Monitoring 11/21	\$ 2,515.00
Solitude Lake Management	004581	PI-A00695493	Pond 12 Restoration Assessment 10/21	\$ 850.00
Solitude Lake Management	004581	PI-A00706155	Monthly Lake and Wetland Services 11/21	\$ 3,865.92
Solitude Lake Management	004581	PI-A00706156	Monthly Lake and Wetland Services 11/21	\$ 12,732.92
Solitude Lake Management	004581	PI-A00706157	Monthly Midgefly Treatment 11/21	\$ 2,214.00
Solitude Lake Management	004581	PI-A00712421	Fountain Aerator Services 11/21	\$ 80.25
Susan Walterick	004565	SW110821	Board of Supervisors Meeting 11/08/21	\$ 200.00
Thomas Benton	004553	TB110821	Board of Supervisors Meeting 11/08/21	\$ 200.00
Victor G Colombo	004555	VC110821	Board of Supervisors Meeting 11/08/21	\$ 200.00
ZNS Engineering, L.C.	004566	143558	Engineering Services WUP 09/21	<u>\$ 290.00</u>
Report Total				<u>\$ 194,609.36</u>