



Rizzetta & Company

# **Harrison Ranch Community Development District**

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## **Board of Supervisors' Meeting April 11, 2022**

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

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

[www.HarrisonRanchCDD.org](http://www.HarrisonRanchCDD.org)

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

April 4, 2022

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, April 11, 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 tentative 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 Service History Report .....Tab 2*
    - iii. *Presentation of Status Report of all Ponds*
  - B. Landscape Maintenance Updates
    - i. *Presentation of Field Service Report & MQI Report .....Tab 3*
    - ii. *Consideration of Landscape Enhancement Proposals .....Tab 4*
    - iii. *Consideration of Fuel Surcharge notice.....Tab 5*
    - iv. *Presentation of Irrigation System Diagram .....Tab 6*
  - C. District Counsel
  - D. District Engineer
  - E. District Manager/Staff Reports
    - i. *Management Report.....Tab 7*
    - ii. *Action Items List .....Tab 8*
    - iii. *Presentation of 2020-21 Annual Audit .....Tab 9*
    - iv. *Presentation of Quarterly Website Audit.....Tab 10*
    - v. *2022 Board Election Qualifying Period*
    - vi. *Consideration of Letter Regarding Installation of Crosswalks .....Tab 11*
4. **BUSINESS ITEMS**
  - A. Consideration of Owens Electric Interior Lighting Proposal ....Tab 12
  - B. Consideration of Owens Electric Parking Lot Lighting Proposal .....Tab 13
  - C. Damage/replacement of light at Erie Road .....Tab 14
  - D. Consideration of property-wide sign issues.....USC
    - i. Trespassing
    - ii. Motorized vehicles on trails
    - iii. Fishing
  - E. Clearing of CDD Natural Areas – 58<sup>th</sup> Street E. ....Tab 15
  - F. Consideration of Amenity Suspensions
  - G. Consideration of Community Enhancement Grant .....Tab 16

Harrison Ranch Community Development District

- H. Public Hearing on Amended and Restated Amenity Rates
  - i. *Consideration of Resolution 2022-07, Adopting Amended and Restated Amenity Rates .....Tab 17*
- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on March 14, 2022 .....Tab 18
  - B. Ratification of Operations & Maintenance Expenditures for February 2022 .....Tab 19
- 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 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE HARRISON RANCH COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING AMENDED AND RESTATED  
AMENITY RATES; PROVIDING A SEVERABILITY  
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the amended Rules for Amenities Rates ("Amended Amenity Rates"), attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amended Amenity Rates are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended Amenity Rates shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 11th day of April, 2022

ATTEST:

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

**Exhibit A:** Amended Amenity Rates

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

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2021)  
Effective Date: April 11, 2022

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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.

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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	\$150
Interior Clubhouse (includes kitchen, lounge, game room, and veranda)	\$75 for half day \$150 for full day	\$150
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)
<b><i>Fitness</i></b>		
Fitness Class	\$2-5/class	N/A
Individual Personal Training	\$45-65/hour session	N/A
Buddy Personal Training	\$35-55/hour session, per person	N/A
<b><i>Aquatics</i></b>		
Private Swim Lesson	\$20-40/hour session	N/A
Group Swim Lesson	\$5-20/hour per person for up to 4 persons	N/A
Swim Clinic	\$2-10/hour per person for between 5 to 8 persons	N/A
<b><i>Annual Swim or Other Athletic Teams</i></b>		
Individual	\$80-120/annual per person	N/A
Competing Teams	\$0-5 per person, per event	\$300
<b><i>Multi-Purpose Field</i></b>		
Field Rental	\$25-50/hour	\$300
<b><i>Tennis</i></b>		
Private Tennis Lesson	\$25-45/half-hour session \$60-80/hour session	
Group Tennis Lesson	\$5-15/hour per person for up to 4 person	
Tennis Clinic	\$5-10/hour per person for between 5 to 8 persons	\$300
<b><i>Special Monthly Events</i></b>		
Individuals	\$0-40 per event	N/A
<b><i>Patron Special Interest Groups</i></b>		
Individual Membership for Group	\$10-50 per year	N/A

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

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 (4) free meetings per month, subject to availability.
  - 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 one (1) free meeting per month, subject to availability and the rules and policies of the District, and in the District's discretion.
  - 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.
  - 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, March 14, 2022 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	<b>Board Supervisor, Chairman</b>
Sue Walterick	<b>Board Supervisor, Vice Chairman</b>
Geoffrey Cordes	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Barbara McEvoy	<b>District Manager/Community Manager; Rizzetta &amp; Company</b>
Lauren Gentry	<b>KE Law Group, PLLC (via phone)</b>
Rick Schappacher	<b>District Engineer</b>
Liz Rocque	<b>Solitude (via phone)</b>
Chris Berry	<b>LMP</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. McEvoy called the meeting to Order.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident had a question regarding the Rizzetta invoice from January 14<sup>th</sup>, 2022.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Pond & Mitigation Maintenance Update**

**i. Presentation of Waterway Inspection Report**

Representatives from Solitude reviewed the waterway inspection with the Board. Ms. Rocque informed the Board that she is working on a spreadsheet report for all the ponds and will be presenting it for the next meeting. She stated that they have plantings scheduled on April 7, 2022 for ponds 26,28,30,31,33, & 42.

50                    **ii.        Presentation of Service History Report**

51                    The Board reviewed the service history report.

52  
53  
54        **B.        Landscape Maintenance Update**

55                    **i.        Presentation of Field Inspection Report &MQI Report**

56                    The Board reviewed the details of the Field Inspection report. The Board was  
57 informed that fertilizing begins this week and discussed the cutback of  
58 conservation areas. The Board would like a proposal for the large area in  
59 Normande West.  
60

61  
62                    **ii.        Consideration of Landscape Enhancement Proposals**

63                    The Board reviewed and discussed the landscape enhancement  
64 proposals presented in the agenda  
65  
66  
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69                    On a motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76404 from LMP at a  
total cost of \$3,000.00 for the Harrison Ranch Community Development District.

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71                    On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76403 from LMP at a  
total cost of \$235.00 for the Harrison Ranch Community Development District.

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73                    On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76296 from LMP at a  
monthly cost of \$150.00 for the Harrison Ranch Community Development District.

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75                    On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76010 from LMP at a  
total cost of \$660.00 for the Harrison Ranch Community Development District.

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77                    On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76127 from LMP at a not  
to exceed amount of \$250.00 for the Harrison Ranch Community Development District.

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79                    On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of  
Supervisors approved the Landscape Enhancement Proposal #76100 from LMP at a  
total cost of \$8,057.00 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 Landscape Enhancement Proposal #76584 from LMP at a total cost of \$ 2,684.00 for the Harrison Ranch Community Development District.

**C. District Counsel**

Ms. Gentry informed the Board that the legislative session ended on 3-11-2022 and she is working on a list of bills that were passed. Ms. Gentry explained to the Board why they would not be able to hold Bingo. The Board discussed the medians on Harrison Ranch Blvd and reviewed the current maintenance agreement. Ms. McEvoy will contact the county for more information.

**D. District Engineer**

**i. Consideration of Bids for Clubhouse Drainage**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal from Cross Creek for drainage repairs for the Harrison Ranch Community Development District.

**ii. Discussion of Pond Bank Restoration Project**

This discussion was tabled to be presented at the next workshop.

**iii. Discussion of Aquatic Plantings Project**

This discussion was tabled to be presented at the next workshop.

**iv. Parking Lot Paving Status Update**

The Board was informed the agreement has been signed and Ms. McEvoy will follow up on the insurance and scheduling.

**v. Nature Trails Repairs Status Update**

The Board was informed that we are waiting for execution of this agreement.

**vi. Vegetation Removal Status Update**

The Vegetation removal is scheduled for 3/27 and 3/28.

**vii. Pond Structure Repairs Status Update**

The District Engineer informed the Board they are coordinating with the vendor. He also informed the Board the water use permit renewal has been extended to 4/14 and the testing was completed on 3/14.

**viii. Crosswalk Update**

The Board received an update on the crosswalk that was approved by Manatee County. The first step would be curb and sidewalk work and then the crosswalk with buttons, lights, etc. Ms. McEvoy and Ms. Gentry will prepare a letter for the Board to sign at the next regular meeting.

**E. District Manager/ Staff**

**i. Management Report**

Ms. McEvoy reviewed her report with the Board. She informed the Board that the exterior coach lights and pool signs are completed, and she is working on obtaining fence proposals. She updated the Board that the Marquee is on hold pending the elimination of N. County overlay. There was a discussion regarding the exterior signs and Ms. McEvoy will be conducting an inspection and audit. Ms. McEvoy informed the Board that there would be no action necessary for trespassers on the pond bank.

**ii. Action Items List**

The Board reviewed the action item list.

**FOURTH ORDER OF BUSINESS**

**Consideration of Redlines Amenity Rules**

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors adopted the changes to the redline amenity rules for the Harrison Ranch Community Development District

**FIFTH ORDER OF BUSINESS**

**Consideration of Community Programming Agreement**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the community programming agreement for the Harrison Ranch Community Development District

**SIXTH ORDER OF BUSINESS**

**Consideration of Field Services Agreement**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors agreed to terminate the current field service agreement and authorized staff to send 30 day termination notice for the Harrison Ranch Community Development District

The Board acknowledged and stated their appreciation for their past services.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal to Replace  
Exterior Door**

The Board tabled this and would like a more detailed proposal.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Owens Electric  
Interior Lighting Project**

The Board tabled this proposal.

**NINTH ORDER OF BUSINESS**

**Discussion of Off Duty Sheriff Patrols**

The Board discussed the off-duty sheriff patrols. The Board had previous approved a not to exceed amount of \$22,240.00 and the HOA has offered to participate. There was a direction from the Board to request additional patrols.

**TENTH ORDER OF BUSINESS**

**Consideration of Amenities  
Suspensions**

On a motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors denied the request to end the 6-month suspension 3 days early for the Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of February  
14, 2022 Regular Meeting**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the meeting minutes from the February 14, 2022 regular meeting for the Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Minutes of November  
30, 2021 Board Workshop**

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

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of February  
22, 2022 Board Workshop**

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the meeting minutes from the Board workshop held on February 22, 2022 for the Harrison Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS                      Ratification      of      O&M      Board  
Expenditures for January 2022**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors ratified the O&M Board expenditures for January 2022 (\$122,655.21) for the Harrison Ranch Community Development District.

**FIFTHTEENTH ORDER OF BUSINESS                      Supervisor Requests**

There were no supervisor requests.

**SIXTHTEENTH ORDER OF BUSINESS                      Adjournment**

On a Motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:21 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 February 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$105,758.18**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	004664	Sales Tax 01/22	Sales Tax 01/22	\$ 65.41
Florida Power & Light Company	004665	Electric Summary 01/22	FPL Electric Summary Billing 01/22	\$ 7,357.61
FPL	004666	FPL #2 Summary 02/22	FPL #2 Summary 02/22	\$ 191.16
Frontier Florida LLC dba Frontier Communications of Florida	004658	090719-5 02/22	941-776-3095-090719-5 02/22	\$ 493.98
Grau & Company, P.A.	004659	21908	Audit Services FY 20/21	\$ 3,500.00
Harrison Ranch CDD	CD0355	CD0355	Debit Card Replenishment	\$ 951.25
Harrison Ranch CDD	CD0358	CD0358	DC Replenishment	\$ 2,242.47
Jan-Pro of Manasota	004667	70025	Janitorial Services 02/22	\$ 936.00
KE Law Group, PLLC	004660	1208	Legal Services 01/22	\$ 1,992.92
KE Law Group, PLLC	004653	915	Legal Services 12/21	\$ 4,017.08
Landscape Maintenance Professionals, Inc.	004648	165397	Irrigation Repairs 01/22	\$ 165.00
Landscape Maintenance Professionals, Inc.	004648	165398	Irrigation Repairs 01/22	\$ 1,829.95
Landscape Maintenance Professionals, Inc.	004648	165416	Tree Removal 01/22	\$ 2,268.75

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004668	165561	Monthly Maintenance 02/22	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004661	165780	Irrigation Repairs 02/22	\$ 165.68
Landscape Maintenance Professionals, Inc.	004661	165783	Pest Control 01/22	\$ 725.00
Landscape Maintenance Professionals, Inc.	004661	165809	Sod 02/22	\$ 125.00
Lawson Courts, Inc.	004654	2596	Pickleball Nets 04/21	\$ 255.00
Marlin Business Bank	004669	19616245	Copystar Copier - Account # 1613410 02/22	\$ 357.38
McClatchy Company, LLC	004655	91428	Legal Advertising 21450 01/22	\$ 161.46
MCSO Off Duty	004656	40248	Security/Escort/Traffic Services 1/22	\$ 720.00
MCUD	004657	Water Summary Bill 01/22	MCUD Water Summary 01/22	\$ 2,651.11
Piper Fire Protection, Inc.	004662	101952	Annual Fire Alarm Monitoring 01/22	\$ 330.75
RB Owens Electric Inc	004671	20212891	Service Call 09/21	\$ 295.00
RB Owens Electric Inc	004671	20213445	Service Call 11/21	\$ 1,004.50
Rizzetta & Company, Inc.	004649	INV0000065400	District Management Fees 02/22	\$ 5,415.17

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	004649	INV0000065620	Personnel Reimbursement 01/28/22	\$ 3,990.52
Rizzetta & Company, Inc.	004672	INV0000065692	Personnel Reimbursement 02/22	\$ 3,993.07
Rizzetta & Company, Inc.	004672	INV0000065697	Additional Deposit 02/22	\$ 2,977.56
Schappacher Engineering, LLC	004663	2080	Engineering Services 01/22	\$ 1,381.25
Securiteam	004650	11670121521	Service Call 01/22	\$ 337.50
Solitude Lake Management	004651	PI-A00745974	50% Balance - Pond 21 Alum Treatment 01/22	\$ 1,456.00
Solitude Lake Management	004673	PI-A00754817	Monthly Lake and Wetland Services 02/22	\$ 3,865.92
Solitude Lake Management	004673	PI-A00754818	Preserves Management Services 02/22-04/22	\$ 12,732.93
Solitude Lake Management	004673	PI-A00754819	Monthly Midgefly Treatment 02/22	\$ 2,214.00
Spiraledge, Inc.	004652	SO-20472894	Competitor Lane Line and Reel 12/21	<u>\$ 4,468.80</u>
<b>Report Total</b>				<b><u>\$ 105,758.18</u></b>