



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting May 9, 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	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

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Board of Supervisors
Harrison Ranch Community
Development District

May 2, 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, May 9, 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
 - ii. *Presentation of Service History Report*
 - iii. *Presentation of Status Report of all Ponds* Tab 2
 - iv. *Consideration of 2022 Water Quality Assessment Agreement* Tab 3
 - B. Landscape Maintenance Updates
 - i. *Presentation of MQI Report* Tab 4
 - ii. *Consideration of landscape proposals* Tab 5
 - C. District Counsel
 - D. District Engineer
 - E. District Manager/Staff Reports
 - i. *Management Report* Tab 6
 - ii. *Action Items List* Tab 7
 - iii. *Presentation of Voter Count Registration Letter* Tab 8
4. **BUSINESS ITEMS**
 - A. Presentation of FY 2022- 2023 Proposed Budget Tab 9
 - i. Consideration of Resolution 2022-08, Approving Proposed Budget and Setting Date for PH Tab 10
 - B. Consideration of Resolution 2022-09, General Election Resolution Tab 11
 - C. Consideration of Proposal for Pressure Washing Tab 12
 - D. Consideration of Interior Clubhouse Lighting Proposals Tab 13
 - E. Consideration of Parking Lot Lighting Proposals Tab 14
 - F. Consideration of Playground Fence and Structure Proposals Tab 15
 - G. Consideration of Pool Heater Proposals Tab 16
 - H. Consideration of Clearing of CDD Property, 58th Street E Tab 17
 - I. Consideration of Proposals for Benches on HR Blvd USC

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on April 11, 2022Tab 18
- B.** Ratification of Operations & Maintenance
Expenditures for March 2022Tab 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.

		Start	End
Budget Year	2022/2023	10/01/22	09/30/23
Current Year	2021/2022	10/01/21	09/30/22

District	Harrison Ranch
County	Manatee
Discount Rate	

YTD Through	03/31/22
# Months	6

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	2022/23 Budget Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 15	\$ 30	\$ -	\$ 30	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 1,410,998	\$ 1,410,998	\$ 1,402,218	\$ 8,780	\$ 1,598,059	\$ 195,841	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ -	\$ -	\$ 2,250	\$ (2,250)	\$ 2,250	\$ -	Newsletter, etc.
Guest Fees	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	New revenue item
Clubhouse Rentals	\$ 3,855	\$ 7,710	\$ 2,000	\$ 5,710	\$ 5,000	\$ 3,000	
Key/Access Revenue	\$ 1,089	\$ 2,178	\$ 282	\$ 1,896	\$ 1,000	\$ 718	
Lease Revenue	\$ 681	\$ 1,362	\$ 1,200	\$ 162	\$ 1,200	\$ -	
Community Activity Revenues	\$ 2,314	\$ 4,628	\$ 1,800	\$ 2,828	\$ 1,800	\$ -	Event fees
TOTAL REVENUES	\$ 1,418,951	\$ 1,426,906	\$ 1,409,750	\$ 17,156	\$ 1,609,809	\$ 200,059	
TOTAL REVENUES AND BALANCE	\$ 1,418,951	\$ 1,426,906	\$ 1,409,750	\$ 17,156	\$ 1,609,809	\$ 200,059	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 6,200	\$ 12,400	\$ 12,000	\$ (400)	\$ 16,000	\$ 4,000	12 meetings annually - add 4 workshops for FY22/23
Financial & Administrative		\$ -					
Administrative Services	\$ 2,987	\$ 5,974	\$ 5,974	\$ -	\$ 6,212	\$ 238	4% COL increase
District Management	\$ 8,267	\$ 16,534	\$ 30,900	\$ 14,366	\$ 23,757	\$ (7,143)	4% increase over prior year adjusted contract
District Engineer	\$ 16,968	\$ 33,936	\$ 20,000	\$ (13,936)	\$ 20,000	\$ -	no change
Disclosure Report	\$ -	\$ -		\$ -	\$ -	\$ -	No longer needed - delete line item
Trustees Fees	\$ 3,457	\$ 3,457	\$ 3,500	\$ 43	\$ 3,750	\$ 250	Per trustee
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	4% COL increase
Financial & Revenue Collections	\$ 2,704	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	4% COL increase
Accounting Services	\$ 10,300	\$ 20,600	\$ 20,600	\$ -	\$ 21,424	\$ 824	4% COL increase
Auditing Services	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	Grau contract Price
Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No longer needed - delete line item
Public Officials Liability Insurance	\$ 2,826	\$ 2,826	\$ 2,960	\$ 134	\$ 3,391	\$ 431	Egis estimate \$3,391
Legal Advertising	\$ 475	\$ 950	\$ 2,500	\$ 1,550	\$ 2,500	\$ -	
Dues, Licenses & Fees	\$ 402	\$ 804	\$ 1,700	\$ 896	\$ 1,700	\$ -	DEO-\$175/yr, Motion Pic-\$1259.47/yr, &Pool permit \$250/yr
Property Taxes	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	
Website Hosting, Maintenance, Backup	\$ 1,819	\$ 3,638	\$ 4,000	\$ 362	\$ 4,000	\$ -	\$303.13/month plus any additional pdf remediation
Legal Counsel							
District Counsel	\$ 20,075	\$ 40,150	\$ 30,000	\$ (10,150)	\$ 30,000	\$ -	no change
Administrative Subtotal	\$ 85,388	\$ 155,585	\$ 149,750	\$ (5,835)	\$ 148,782	\$ (968)	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services	\$ 1,739	\$ 3,478	\$ 2,750	\$ (728)	\$ 2,750	\$ -	
Utility - Recreation Facilities	\$ 16,478	\$ 32,956	\$ 32,250	\$ (706)	\$ 32,250	\$ -	

Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	2022/23 Budget Comments
Street Lights	\$ 17,926	\$ 35,852	\$ 31,500	\$ (4,352)	\$ 31,500	\$ -	
Water-Sewer Combination Services							
Utility Services	\$ 17,938	\$ 35,876	\$ 43,000	\$ 7,124	\$ 43,000	\$ -	
Stormwater Control							
Lake/Pond Bank Repairs/Maintenance	\$ 850	\$ 1,700	\$ 5,000	\$ 3,300	\$ 120,000	\$ 115,000	includes phase 1 of 5 - pond bank restoration (\$115,000)
Mitigation Area Monitoring & Maint	\$ 28,378	\$ 56,756	\$ 50,000	\$ (6,756)	\$ 50,000	\$ -	Solitude Contract
Aerator Maintenance	\$ 698	\$ 1,396	\$ 1,200	\$ (196)	\$ 1,200	\$ -	Solitude Qrtly Maint. @\$300 month/\$1200annual
Fish Stocking	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	As needed
Aquatic Maintenance	\$ 24,234	\$ 24,468	\$ 46,380	\$ 21,912	\$ 46,380	\$ -	Solitude - \$3,865/month
Aquatic Plant Replacement	\$ 16,308	\$ 32,616	\$ 12,000	\$ (20,616)	\$ 12,000	\$ -	
Catfish removal	\$ -	\$ -	\$ 4,152	\$ 4,152	\$ 4,152	\$ -	
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Midge Fly Treatment	\$ 13,284	\$ 20,568	\$ 26,568	\$ 6,000	\$ 26,568	\$ -	Solitude - \$2,214/month
Other Physical Environment							
Property Insurance/General Liability	\$ 18,009	\$ 18,009	\$ 18,736	\$ 727	\$ 21,611	\$ 2,875	Egis FY22-23 est. Prop = \$17,881 & GL = \$3,730
Entry & Walls Maintenance	\$ -	\$ (5,500)	\$ 1,500	\$ 7,000	\$ 1,500	\$ -	
Landscape Maintenance	\$ 159,138	\$ 318,276	\$ 319,000	\$ 724	\$ 319,000	\$ -	LMP-\$26,523/month
Irrigation Repairs	\$ 13,397	\$ 26,794	\$ 15,000	\$ (11,794)	\$ 26,600	\$ 11,600	Includes Centralus system - \$1,100 per year plus 3 timers @ \$3500 ea
Landscape - Mulch	\$ 40,823	\$ 35,896	\$ 58,000	\$ 22,104	\$ 58,000	\$ -	per LMP bid form \$57,600
Annual Flower Program	\$ 20,441	\$ 40,882	\$ 43,000	\$ 2,118	\$ 25,000	\$ (18,000)	2 annuals @ \$15622 ea & 1 perennial @ \$11732
Irrigation Maintenance	\$ 22,390	\$ 44,780	\$ 43,200	\$ (1,580)	\$ 43,200	\$ -	LMP-\$3,600/month
Maintenance/Handyman Services	\$ 396	\$ 792	\$ 7,500	\$ 6,708	\$ -	\$ (7,500)	No longer needed - delete line item
Tree Trimming Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 75,000	\$ 65,000	Trim/Demoss large trees per LMP Proposal
Fire Ant Treatment	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	Top Choice applications
Conservation Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	New line item FY 22/23
Landscape Fertilization	\$ 29,250	\$ 58,500	\$ 41,520	\$ (16,980)	\$ 41,520	\$ -	per LMP bid form \$41,520
Landscape Pest Control	\$ 12,407	\$ 24,814	\$ 8,700	\$ (16,114)	\$ 8,700	\$ -	per LMP bid form \$8,700
Landscape Replacement Plants, Shrubs,	\$ 11,929	\$ 23,858	\$ 35,000	\$ 11,142	\$ 35,000	\$ -	
Holiday Decorations	\$ 7,992	\$ 7,992	\$ 10,000	\$ 2,008	\$ 15,000	\$ 5,000	
Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	No longer needed - delete line item
Field Services	\$ 1,500	\$ 3,000	\$ 9,000	\$ 6,000	\$ -	\$ (9,000)	Cancelled 2/2022 - delete line item
Road & Street Facilities							
Street & Decorative Light Maint. & Repairs	\$ 28,657	\$ 57,314	\$ 75,000	\$ 17,686	\$ 75,000	\$ -	limited to \$75k, add'l approved by BOS
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Street Sign Repair & Maintenance	\$ 62	\$ 124	\$ 500	\$ 376	\$ 500	\$ -	
Parks & Recreation							
Staff - Salaries	\$ 56,325	\$ 112,650	\$ 112,124	\$ (526)	\$ 143,595	\$ 31,471	Rec 4% COL increase
Pool Repairs	\$ 2,387	\$ 4,774	\$ 10,000	\$ 5,226	\$ 10,000	\$ -	
Wildlife Management Services	\$ 5,000	\$ 10,000	\$ 11,000	\$ 1,000	\$ 11,000	\$ -	David Cope -\$900/month
Pool Service Contract	\$ 9,798	\$ 19,596	\$ 14,700	\$ (4,896)	\$ 19,728	\$ 5,028	increased to \$1,644/mo, 4x/week
Facility A/C & Heating Maintenance &	\$ 3,476	\$ 6,952	\$ 1,500	\$ (5,452)	\$ 2,808	\$ 1,308	increased to include of maint agree \$1,308/yr
Telephone Fax, Internet	\$ 6,321	\$ 12,642	\$ 11,150	\$ (1,492)	\$ 11,150	\$ -	average\$882/month (includes Marlin copier lease)
Clubhouse - Facility Janitorial Service	\$ 5,616	\$ 11,232	\$ 11,250	\$ 18	\$ 10,200	\$ (1,050)	Decrease to \$850/mo - removed laundry charge
Office Supplies	\$ 396	\$ 792	\$ 2,000	\$ 1,208	\$ 1,000	\$ (1,000)	
Clubhouse - Facility Janitorial Supplies	\$ 1,080	\$ 2,160	\$ 2,400	\$ 240	\$ 2,400	\$ -	
Exterior Clubhouse Maintenance & Repair	\$ 7,819	\$ 15,638	\$ 10,000	\$ (5,638)	\$ 10,000	\$ -	Pressure washing
Security System Monitoring & Maintenance	\$ 6,500	\$ 13,000	\$ 13,000	\$ -	\$ 12,000	\$ (1,000)	Securiteam-\$10,060/yr, billed qtrly 2515/qtr, access cards
Fire System Inspection/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 725	\$ 725	Piper \$725/yr (inspection, monitoring, etc.), prev combined with security exp
Management Contract	\$ 4,500	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	no chg from prior year
Operating & Community Programming	\$ 13,608	\$ 27,216	\$ 30,000	\$ 2,784	\$ 30,000	\$ -	

**Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	2022/23 Budget Comments
Pool/Patio Furniture	\$ 7,459	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	
Pest Control	\$ 720	\$ 1,440	\$ 1,380	\$ (60)	\$ 1,440	\$ 60	Fahey Pest - \$120/month (debit card)
Interior Clubhouse Maintenace & Repairs	\$ 2,323	\$ 3,821	\$ 2,500	\$ (1,321)	\$ 2,500	\$ -	
Furniture Repair/Replacement	\$ 83	\$ 166	\$ 1,200	\$ 1,034	\$ 1,200	\$ -	
Access Control Maintenance & Repair	\$ 2,050	\$ 4,100	\$ 5,000	\$ 900	\$ 5,000	\$ -	
Athletic Field Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Computer Support, Maint & Repair	\$ 285	\$ 570	\$ 500	\$ (70)	\$ 500	\$ -	
Fitness Equipment Maint & Repair	\$ 199	\$ 398	\$ 2,000	\$ 1,602	\$ 1,000	\$ (1,000)	
Playground Equipment and Maintenance	\$ 750	\$ 1,500	\$ 1,200	\$ (300)	\$ 500	\$ (700)	
Tennis Court Maintenance & Supplies	\$ 404	\$ 808	\$ 1,250	\$ 442	\$ 1,250	\$ -	
Trail/Bike Path Maintenance	\$ 873	\$ 1,746	\$ 5,000	\$ 3,254	\$ -	\$ (5,000)	Reserve expense - delete line item
Clubhouse Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	Delete line item
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	
Capital Outlay	\$ 4,469	\$ 4,469	\$ 31,290	\$ 26,821	\$ 10,000	\$ (21,290)	Solitude -10ponds/yr (\$10k Water Test)
Field Operations Subtotal	\$ 646,666	\$ 1,167,367	\$ 1,260,000	\$ 92,633	\$ 1,461,027	\$ 201,027	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 732,052	\$ 1,322,952	\$ 1,409,750	\$ 86,798	\$ 1,609,809	\$ 200,059	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 686,900	\$ 103,954	\$ -	\$ 103,954	\$ 0	\$ 0	

Proposed Budget
Harrison Ranch Community Development District
Reserve Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
REVENUES							
Special Assessments							Fund Balance 3/31/22 = \$362,902
Tax Roll*	\$ 97,655	\$ 97,655	\$ 97,655	\$ -	\$ 116,900	\$ 19,245	Reserve Study recommends \$116,900
Interest Earnings							
Interest Earnings	\$ 16	\$ 32	\$ -	\$ 32	\$ -	\$ -	
TOTAL REVENUES	\$ 97,671	\$ 97,687	\$ 97,655	\$ 32	\$ 116,900	\$ 19,245	
TOTAL REVENUES AND BALANCE	\$ 97,671	\$ 97,687	\$ 97,655	\$ 32	\$ 116,900	\$ 19,245	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 65,125	\$ 65,125	\$ 90,691	\$ 25,566	\$ 97,655	\$ 6,964	
TOTAL EXPENDITURES	\$ 65,125	\$ 65,125	\$ 90,691	\$ 25,566	\$ 97,655	\$ 6,964	
EXCESS OF REVENUES OVER	\$ 32,546	\$ 32,562	\$ 6,964	\$ 25,598	\$ 19,245	\$ 12,281	

Harrison Ranch Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2017	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments	\$283,172.33	\$283,172.33
TOTAL REVENUES	\$283,172.33	\$283,172.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$283,172.33	\$283,172.33
Administrative Subtotal	\$283,172.33	\$283,172.33
TOTAL EXPENDITURES	\$283,172.33	\$283,172.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

7.0%

Gross Assessments

\$304,486.38

Notes:

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

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,714,959.00
Manatee County Collection Costs @ 3%		\$55,321.26
Early Payment Discount @ 4%		\$73,761.68
2022/2023 Total:		<u>\$1,844,041.94</u>

2021/2022 O&M Budget	\$1,474,037.00
2022/2023 O&M Budget	\$1,714,959.00
Total Difference:	<u>\$240,922.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,223.69	\$1,399.17	\$175.48	14.34%
Total	\$1,841.69	\$2,017.17	\$175.48	9.53%
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,223.69	\$1,399.17	\$175.48	14.34%
Total	\$1,223.69	\$1,399.17	\$175.48	14.34%
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,407.25	\$1,609.05	\$201.80	14.34%
Total	\$2,113.25	\$2,315.05	\$201.80	9.55%
Seris 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,407.25	\$1,609.05	\$201.80	14.34%
Total	\$1,407.25	\$1,609.05	\$201.80	14.34%
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,590.80	\$1,818.93	\$228.13	14.34%
Total	\$2,384.80	\$2,612.93	\$228.13	9.57%
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,590.80	\$1,818.93	\$228.13	14.34%
Total	\$1,590.80	\$1,818.93	\$228.13	14.34%
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,713.17	\$1,958.84	\$245.67	14.34%
Total	\$2,595.17	\$2,840.84	\$245.67	9.47%
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,713.17	\$1,958.84	\$245.67	14.34%
Total	\$1,713.17	\$1,958.84	\$245.67	14.34%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,714,959.00
COLLECTION COST @	3.0%	\$55,321.26
EARLY PAYMENT DISCOUNT @	4.0%	\$73,761.68
O&M ASSESSMENT		<u>\$1,844,041.94</u>

<u>LOT SIZE</u> <u>PLATTED PARCELS</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE ^{(1) (2)}</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2017 DEBT SERVICE ⁽³⁾</u>	<u>TOTAL ⁽⁴⁾</u>
ATTACHED VILLAS	26	26	1.00	26.00	1.97%	\$36,378.54	\$1,399.17	\$618.00	\$2,017.17
ATTACHED VILLAS (2007A Prepaid)	4	0	1.00	4.00	0.30%	\$5,596.70	\$1,399.17	\$0.00	\$1,399.17
SINGLE FAMILY 55/60	313	313	1.15	359.95	27.31%	\$503,632.83	\$1,609.05	\$706.00	\$2,315.05
SINGLE FAMILY 55/60 (2007A Prepaid)	472	0	1.15	542.80	41.19%	\$759,471.88	\$1,609.05	\$0.00	\$1,609.05
SINGLE FAMILY 70	80	80	1.30	104.00	7.89%	\$145,514.14	\$1,818.93	\$794.00	\$2,612.93
SINGLE FAMILY 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$334,682.52	\$1,818.93	\$0.00	\$1,818.93
SINGLE FAMILY 80	4	4	1.40	5.60	0.42%	\$7,835.38	\$1,958.84	\$882.00	\$2,840.84
SINGLE FAMILY 80 (2007A Prepaid)	26	0	1.40	36.40	2.76%	\$50,929.95	\$1,958.84	\$0.00	\$1,958.84
TOTAL PLATTED	1109	423		1317.95	100.00%	\$1,844,041.94			
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%)						(\$129,082.94)			
Net Revenue to be Collected:						<u>\$1,714,959.00</u>			

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

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

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

(4) Annual assessment that will appear on November 2022 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if

RESOLUTION 2022-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE Harrison Ranch COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Harrison Ranch Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, attached as **Exhibit A** and on file and available for public inspection at the "**District's Office**," 9428 Camden Field Parkway, Riverview, FL 33578. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: _____

LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Manatee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF MAY, 2022.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A

[Attach proposed budget with preliminary assessment roll]

RESOLUTION 2022-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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 entirely within unincorporated Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Manatee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2022 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Susan Walterick	November 2022
2	Julianne Giella	November 2022
3	Victor Columbo	November 2022
4	Geoffrey Cordes	November 2024
5	Tom Benton	November 2024

2. GENERAL ELECTION SEATS. Seat 1, currently held by Susan Walterick, Seat 2, currently held by Julianne Giella, and Seat 3, currently held by Victor Columbo, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022 and each subsequent General Election thereafter unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of May 2022.

ATTEST:

**HARRISON RANCH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harrison Ranch Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton FL 34205, Phone: (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Harrison Ranch Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD. PLEASE PUBLISH BY MAY 27.]

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, April 11, 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	Board Supervisor, Chair
Sue Walterick	Board Supervisor, Vice Chair (via phone)
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Victor Colombo	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC (via phone)
Rick Schappacher	District Engineer
Mitchell Hartwig	Solitude
Chris Berry	LMP
Ryan Eberly	LMP
Audience	

FIRST ORDER OF BUSINESS**Call to Order****SECOND ORDER OF BUSINESS****Audience Comments**

A resident commented on the Hog damage to some of the landscaping.
A resident commented on the cleared CDD land behind her property.

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. Mr. Hartwig informed the Board that the pond plantings for ponds 18, 26, 28, 31, 42 will be completed by April 14, 2022.

ii. Presentation of Service History Report

The Board reviewed the service history report.

iii. Presentation of Status Report of all Ponds

The Board discussed the progress of the ponds and will have a better update at the May meeting.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report & MQI Report

The Board reviewed the details of the Field Inspection report.

ii. Consideration of Landscape Enhancement Proposals

The Board reviewed and discussed the landscape enhancement proposals presented in the agenda and would like to table them to discuss at the next workshop.

iii. Consideration of Fuel Surcharge Notice

The Board discussed the fuel surcharge from LMP. The Board would like to evaluate and approve each month.

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved fuel surcharge from LMP for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry reviewed a request regarding adopting an alternative to the LIBOR scale that is used to calculate interest rates on the District's Refunding Bonds, Series 2017.

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved adopting the LIBOR fallback language for the Harrison Ranch Community Development District.

D. District Engineer

No report.

E. District Manager/ Staff

i. Management Report

Ms. McEvoy reviewed her report with the Board. She informed the Board of the proposals she is currently working to obtain for the Boards consideration. General discussion ensued. She informed the Board that the next workshop meeting will be on 4/26/2022 and the next regular meeting will take place on 5/9/2022.

ii. Action Items List

The Board reviewed the action item list.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal for crane signage for the Harrison Ranch Community Development District

iii. Presentation of 2020-2021 Annual Audit

On a motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors accepted the annual audit for 2021 for the Harrison Ranch Community Development District

iv. Presentation of Quarterly Website Audit

Ms. McEvoy presented the quarterly website audit, which found no issues with the District's website.

v. 2022 Board Election Qualifying Period

Ms. McEvoy announced that seats 1, 2, & 3 are up for election and the qualifying period is 6/13/2022 to 6/17/2022

vi. Consideration of Letter Regarding Installation of Crosswalks

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors authorized the Chairman to approve a letter to the County regarding Modified Crosswalk Installation for the Harrison Ranch Community Development District

FOURTH ORDER OF BUSINESS**Consideration of Owens Electric
Interior Lighting Proposal**

The Board reviewed the proposal from Owens Electric for interior lighting. They would like to receive another proposal for comparison.

FIFTH ORDER OF BUSINESS**Consideration of Owens Electric
Parking Lot Lighting Proposal**

The Board reviewed the proposal from Owens Electric for parking lot lighting. They would like to receive another proposal for comparison.

SIXTH ORDER OF BUSINESS**Damage/ Replacement of Light at Erie
Road**

The Board discussed the damage of the light at Erie Rd. Ms. McEvoy will follow up with the responsible party for payment plan.

SEVENTH ORDER OF BUSINESS**Consideration of Clearing of CDD
Natural Areas 58th Street E.**

The Board discussed the clearing of the CDD natural areas around 58th Street E. The Board directed District Counsel to send a second letter to residents who are conducting unauthorized clearing or encroaching on District property if the unauthorized use continues.

EIGHTH ORDER OF BUSINESS**Consideration of Amenity
Suspensions**

The Board discussed the amenity suspensions that resulted from the damage to the Gym and that they have received payment for the damages and the residents' privileges have been reinstated.

NINTH ORDER OF BUSINESS**Consideration of Community
Enhancement Grant**

Ms. McEvoy provided an update on the Community Enhancement Grant and informed the Board that in order to proceed, they must approve the project for which grant funds are sought. Depending on timing, the grant funds may be received in the current year's grant cycle or next year's grant cycle.

On a motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved Ms. McEvoy to pursue obtaining proposals for the work, to be presented to the Board for final approval.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Adopting Amended and Restated
Amenity Rates**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors opened the public hearing on amended and restated amenity rates for the Harrison Ranch Community Development District.

Ms. Gentry reviewed the proposed rates and resolution 2022-07, and answered questions from the Board. There were no comments from the public.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors adopted Resolution 2022-07 adopting the amended and restated amenity rates for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
March 14, 2022**

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

TWELFTH ORDER OF BUSINESS

**Ratification of O&M Board
Expenditures for February 2022**

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors ratified the O&M Board expenditures for February 2022 (\$105,758.18) for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Giella would like an update on the status of the fence and tot lot.

Mr. Cordes reported that the basketball fence needed repair.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 9:03 p.m. for the Harrison Ranch Community Development District.

202

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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 March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$112,153.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ayers Distributing Company	004674	337	Plastic Eggs 02/22	\$ 870.00
Bright House Networks	004675	088053901021922	0050880539-01 - Gym 02/22	\$ 152.78
Bright House Networks	004702	088053901031922	0050880539-01 - Gym 03/22	\$ 152.78
Construction Management Services LLC	004684	1005	Pool Area Services 02/22	\$ 274.05
Construction Management Services LLC	004684	1011	A/C Service Call 03/22	\$ 65.00
Construction Management Services LLC	004703	56	Replace Drinking Fountain 03/22	\$ 825.00
Fitrev, Inc	004676	24819	Preventative Maintenance 02/22	\$ 175.00
Florida Department of Revenue	004697	Sales Tax 02/22	Sales Tax 02/22	\$ 225.10
Florida Power & Light Company	004705	Electric Summary 02/22	FPL Electric Summary Billing 02/22	\$ 5,978.32
FPL	004706	FPL #2 Summary 03/22	FPL #2 Summary 03/22	\$ 175.99
Frontier Florida LLC dba Frontier Communications of Florida	004698	090719-5 03/22	941-776-3095-090719-5 03/22	\$ 493.98
Gator Air Conditioning, Inc.	004686	0000553252	Annual Service Agreement Renewal 05/20	\$ 1,308.00
Geoffery Cordes	004685	GC021422	Board of Supervisors Meeting 02/14/22	\$ 200.00
Geoffery Cordes	004685	GC022222	Board of Supervisors Meeting 02/22/22	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Geoffery Cordes	004704	GC031422	Board of Supervisors Meeting 03/22	\$ 200.00
Gulf Business Systems	004677	301750	Monthly Billing Copy Machine 02/21/22-03/20/22	\$ 101.87
Gulf Business Systems	004708	303155	Monthly Billing Copy Machine 03/21/22-04/20/22	\$ 109.07
Harrison Ranch CDD	CD0359	CD0359	DC Replenishment	\$ 1,770.36
Jan-Pro of Manasota	004709	70455	Janitorial Services 03/22	\$ 936.00
Julianne Giella	004687	JG021422	Board of Supervisors Meeting 02/14/22	\$ 200.00
Julianne Giella	004687	JG022222	Board of Supervisors Meeting 02/22/22	\$ 200.00
Julianne Giella	004707	JG031422	Board of Supervisors Meeting 03/22	\$ 200.00
KE Law Group, PLLC	004699	1499	Legal Services 02/22	\$ 2,892.50
Landscape Maintenance Professionals, Inc.	004710	166174	Monthly Maintenance 03/22	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004700	166364	Replace Faulty Hunter 2 Station 02/22	\$ 260.00
Landscape Maintenance Professionals, Inc.	004700	166366	Irrigation Repairs 02/22	\$ 1,155.23
Landscape Maintenance Professionals, Inc.	004700	166367	Replace Faulty Hunter 4 Station 02/22	\$ 530.00
Landscape Maintenance Professionals, Inc.	004700	166377	Annuals 03/22	\$ 4,750.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 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.	004700	166388	St Augustine and Bahia Fertilization 02/22	\$ 3,490.00
Landscape Maintenance Professionals, Inc.	004700	166389	Pest Control 02/22	\$ 725.00
Landscape Maintenance Professionals, Inc.	004718	166406	Irrigation Repairs 03/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	004718	166407	Irrigation Repairs 03/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	004718	166408	Irrigation Repairs 03/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	004718	166419	Irrigation Repairs 03/22	\$ 595.00
Landscape Maintenance Professionals, Inc.	004718	166420	Irrigation Repairs 03/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	004718	166421	Irrigation Repairs 03/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	004710	166479	Irrigation Repairs 03/22	\$ 45.00
Landscape Maintenance Professionals, Inc.	004718	166571	Tree Removal 03/22	\$ 677.50
Landscape Maintenance Professionals, Inc.	004718	166572	Plants 03/22	\$ 955.50
Landscape Maintenance Professionals, Inc.	004718	166573	Plants 03/22	\$ 478.50
Landscape Maintenance Professionals, Inc.	004718	166574	Sod 03/22	\$ 1,192.00
Marlin Business Bank	004711	19684366	Copystar Copier - Account # 1613410 03/22	\$ 337.13

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCSO Off Duty	004688	40343	Security/Escort/Traffic Services 02/22	\$ 1,440.00
MCUD	004689	Water Summary Bill 02/22	MCUD Water Summary 02/22	\$ 2,384.46
Michelle Wallin	004716	Michelle Wallin 031422	Refund for Astronomy Night 03/22	\$ 16.00
Piper Fire Protection, Inc.	004690	103736	Service Call 03/22	\$ 165.00
Piper Fire Protection, Inc.	004690	103763	Annual Alarm Inspection 02/22	\$ 232.00
Piper Fire Protection, Inc.	004690	103764	Annual Fire Sprinkler Inspection 02/22	\$ 175.00
RB Owens Electric Inc	004679	20225092	January Inspection 01/22	\$ 2,690.00
RB Owens Electric Inc	004679	20225265	Wallpack light Fixtures Install 02/22	\$ 1,327.50
RB Owens Electric Inc	004719	20225266	Install New Light Fixtures 03/22	\$ 1,327.50
RB Owens Electric Inc	004691	20225379	Monthly Inspection 02/22	\$ 390.00
RB Owens Electric Inc	004691	20225431	Service Call 02/22	\$ 260.00
RB Owens Electric Inc	004719	20225540	Remove and Replace Lighting 03/22	\$ 360.00
RB Owens Electric Inc	004719	20225560	Remove and Replace Light Pole 03/22	\$ 2,930.00
RB Owens Electric Inc	004719	20225572	Monthly Repairs 02/22	\$ 3,444.50

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RB Owens Electric Inc	004719	20225631	Monthly Repairs 03/22	\$ 390.00
Rizzetta & Company, Inc.	004692	INV0000066388	Personnel Reimbursement 02/25/22	\$ 3,995.43
Rizzetta & Company, Inc.	004692	INV0000066438	District Management Fees 03/22	\$ 2,732.40
Rizzetta & Company, Inc.	004712	INV0000066462	Personnel Reimbursement 03/22	\$ 3,970.14
Robert Blanchette	004696	Robert Blanchette 030222	Music Entertainment for 04/09/22 - 03/22	\$ 250.00
Robert Blanchette	004701	Robert Blanchette 030222 2	Music Entertainment for 04/09/22 Final Payment	\$ 250.00
S & G Pools, LLC	004680	02222	Monthly Pool Service - Three Times Weekly 02/22	\$ 1,633.00
S & G Pools, LLC	004713	03222	Monthly Pool Service - Three Times Weekly 03/22	\$ 1,633.00
Schappacher Engineering, LLC	004714	2100	Engineering Services 02/22	\$ 2,570.00
Securiteam	004681	11808012522	Service Call 01/22	\$ 650.00
Securiteam	004693	11928021522	Service Call 02/22	\$ 212.50
Securiteam	004720	11933022422	Service Call 03/22	\$ 212.50
Securiteam	004681	15086	Remote Video Monitoring 02/22	\$ 2,515.00
Sign A Rama	004694	INV-2313	No Fishing/No Trespassing Signs 12/21	\$ 477.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sign A Rama	004694	INV-2561	Door Decals, Signs, Pool Rules 02/22	\$ 1,096.00
Solitude Lake Management	004715	PI-A00772750	Monthly Lake and Wetland Services 03/22	\$ 3,865.92
Solitude Lake Management	004715	PI-A00772751	Monthly Midgefly Treatment 03/22	\$ 2,214.00
Susan Walterick	004695	SW021422	Board of Supervisors Meeting 02/14/22	\$ 200.00
Susan Walterick	004695	SW022222	Board of Supervisors Meeting 02/22/22	\$ 200.00
Susan Walterick	004717	SW031422	Board of Supervisors Meeting 03/22	\$ 200.00
Thomas Benton	004682	TB021422	Board of Supervisors Meeting 02/14/22	\$ 200.00
Victor G Colombo	004683	VC021422	Board of Supervisors Meeting 02/14/22	\$ 200.00
Victor G Colombo	004683	VC022222	Board of Supervisors Meeting 02/22/22	<u>\$ 200.00</u>
Report Total				<u>\$ 112,153.51</u>