



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors'
Meeting October 16, 2023**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.harrisonranchcdd.org

Board of Supervisors	Julianne Giella	Chairman
	Susan Walterick	Vice Chairman
	Victor Colombo	Assistant Secretary
	Thomas Benton	Assistant Secretary
	Geoffery Cordes	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
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**

10/12/2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, October 16, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. **Call In number is 929-205-6099, Meeting ID: 364 564 7023.** The following is the tentative agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **CONSENT AGENDA**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 12, 2023 Tab 1
 - B. Ratification of Operations & Maintenance Expenditures for August and September 2023 Tab 2
4. **STAFF REPORTS**
 - A. Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report Tab 3
 - ii. Discussion of No Mow Zone
 - iii. Discussion of Fountains
 - 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. Clubhouse Manager Report..... Tab 6
 - ii. Management Report
 - iii. Presentation of Financial Statement Tab 7
5. **BUSINESS ITEMS**
 - A. Consideration of Dog Waste Stations Tab 8
 - B. Discussion of Reserve Fund Investments
 - C. Consideration of Part-Time Staffing Proposal..... Tab 9
 - D. Discussion of District Investments Tab 10
 - E. Discussion of Clubhouse Enhancement
 - F. Discussion of 99th Ave Street Sign
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

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 **Tuesday, September 12, 2023, 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
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary
Victor Colombo	Board Supervisor, Asst. Secretary

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Company
Helena Texiera	Clubhouse Manager,
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Bert Smith	Sitex Aquatics
Ryan Eberly	Representative, LMP
Corey Roberts	Representative, LMP

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. O'Nolan called the meeting to order and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding concerns with the condition of the pool and the service being provided by the current pool vendor.

A brief discussion was held regarding S & G Pools, LLC and the need to hold them accountable/responsible for cleanup of the pool and to withhold payment. It was noted that District counsel sent a demand letter to the vendor.

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved terminating the contract with S&G Pools, LLC for pool services, for the Harrison Ranch Community Development District.

Discussion was held regarding a proposal from Cosmic Pool & Spa, Inc. to clean up the black algae at a cost of \$2,750 and provide pool service for \$3,000 per month with service three times a week. It was noted that the pool would need to be closed for 10 days after treatment.

On a motion by Ma. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the proposal from Cosmic Pool and Spa with a not-to-exceed amount of \$10,000 for the clean-up, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Minutes of the Board of Supervisors Workshop held on August 2, 2023**
- B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 14, 2023**
- C. Ratification of Operations & Maintenance Expenditures for July 2023**

Mr. O'Nolan presented the minutes and Operation and Maintenance Expenditures to the Board. A request was made to change line 105 in the August 14th minutes to reflect pond 19 not pond 3. The Board also asked that Management verify the amount of the invoice for Hog trapping for both July and August and to withhold payment to S&G Pools.

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the workshop minutes from the August 2, 2023, the regular meeting held on August 14, 2023 (as amended) and ratified the Operations & Maintenance Expenditures for July 2023 (\$112,024.74), as discussed, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Pond & Mitigation Maintenance Update**
 - i. Presentation of Waterway Inspection Report**
Mr. Smith reviewed the report for the Board. Ms. Walterick asked about the algae in pond #13.

- B. Landscape Maintenance Update**

- i. Presentation of MQI Report**
Mr. Eberly reviewed the report, noting that they are actively working on the trails. He recommended pulling annuals and The Board asked that

proposals be provided for this project.

Discussion was held regarding various proposals, with the following Board actions being taken:

The Board tabled proposal #85019 in the amount of \$39,083 to spray boulevard trees and plant material for moss until next year.

On a motion by Ms. Giella, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved LMP proposal #85205 to install lava rock around pool at a cost of \$18,953.75 during September while the pool is closed, for the Harrison Ranch Community Development District.

C. District Counsel

No report.

D. District Engineer

Mr. Schappacher reviewed his report, noting that the planting on ponds 9, 10, and 23 have been completed. He reviewed a proposal for the littoral zone work on pond 19.

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the Crosscreek Environmental proposal 10624 for excavation of littoral zone totaling \$14,650, for the Harrison Ranch Community Development District.

Ms. Giella asked that Staff notify homeowners about equipment in the area.

E. Clubhouse Manager/ Staff

Ms. Teixeira presented her report. The Board asked that she explore pressure washing the pool decks.

On a motion by Mr. Colombo, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,500 to pressure wash the pool deck, for the Harrison Ranch Community Development District.

F. District Manager/ Staff

i. Management Report

Mr. O'Nolan reviewed the report noting that the District was \$39,127 under budget as of the end of July 2023.

ii. Update of FEMA Claim

There was no update to report.

FIFTH ORDER OF BUSINESS

Ratification of FY 2022 Audit

Mr. O'Nolan stated that the audit is considered a clean audit with no adverse findings. He asked for a motion to ratify the audit,

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors ratified the fiscal year 2022 financial audit and authorized its filing with the appropriate governmental entities, for the Harrison Ranch Community Development District.

A brief discussion was held regarding an interest from FLClass to invest District funds to see if they can get more money in returns. The Board requested that Management get options for the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Lava Rock Proposal;
for Pool**

This matter was approved earlier in the meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Janitorial Services
Proposals**

The Board reviewed a proposal from Nick Knows Cleaning to clean the clubhouse facilities 3 times a week at a monthly cost of \$800.

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the proposal from Nick Knows Cleaning in the amount \$800 a month for clubhouse cleaning, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Technology Services
Addendum**

Mr. O'Nolan reviewed the addendum, explaining that Microsoft has increased their price to \$20 per account from the 2019 price of \$15 per account.

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Addendum to the Technology Services Agreement, as discussed for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Discussion of Encroachments in
Easements**

Mr. O'Nolan stated that he is working with Officer Ervan White with Code Enforcement to investigate the encroachments. He will follow up with the Board once he has more information.

TENTH ORDER OF BUSINESS

**Consideration of Stormwater
Management Agreement**

It was noted that this agreement was approved previously.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Benton requested that details on the part time maintenance contract be provided and that Mr. Cope report to Ms. Giella when he catches hogs.

Supervisors Benton and Giella inquired as to the status of the Marquee sign, the tennis court resurfacing, and zoom training.

Supervisor asked about security equipment recommendations.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:27 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 2

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,305.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Damn Good Plumbing and Air Corporation	100469	9329359522	Plumber Service Call 07/23	\$ 459.00
David Cope	100470	07312023	Wild Hog Removal 07/23	\$ 1,200.00
DEX Imaging, LLC	100479	AR9896559	Copy Supplies 08/23	\$ 22.00
Florida Department of Revenue	100459	51-8015668220-6	Sales Tax 07/23	\$ 63.96
Florida Power & Light Company	100480	07/23 Electric Summary 08/23	FPL Electric Summary Billing 08/23	\$ 7,792.04
Frontier Florida, LLC	100471	090719-5 08/23	941-776-3095-090719-5 08/23	\$ 531.22
Geoffery Cordes	100461	GC080223	Board of Supervisors Meeting 08/02/23	\$ 200.00
Grau & Associates, P.A.	100462	24578	Auditing Services FY 2021/2022	\$ 600.00
Harrison Ranch CDD	DC 082223	DC 082223	Debit Card Replenishment	\$ 1,454.55
Jan-Pro of Manasota	100488	77714	Janitorial Services 08/23	\$ 850.00
Julianne Giella	100463	JG080223	Board of Supervisors Meeting 08/02/23	\$ 200.00
Julianne Giella	100481	JG081423	Board of Supervisors Meeting 08/14/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100482	7185	Legal Services 07/23	\$ 3,267.00
Landscape Maintenance Professionals, Inc.	100458	177641	Irrigation Repairs 07/23	\$ 695.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100464	177791	Pest Control 07/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100489	177438	Monthly Maintenance 08/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100489	177439	Fuel Surcharge 08/23	\$ 150.62
Landscape Maintenance Professionals, Inc.	100489	177828	Plant Replacement 08/23	\$ 3,916.00
Landscape Maintenance Professionals, Inc.	100489	178250	Irrigation Repairs 08/23	\$ 355.00
Landscape Maintenance Professionals, Inc.	100489	178251	Irrigation Repairs 08/23	\$ 630.00
Landscape Maintenance Professionals, Inc.	100489	178252	Irrigation Repairs 08/23	\$ 40.00
Landscape Maintenance Professionals, Inc.	100489	178253	Irrigation Repairs 08/23	\$ 180.00
Landscape Maintenance Professionals, Inc.	100493	178280	Irrigation Repairs 08/23	\$ 946.80
Landscape Maintenance Professionals, Inc.	100493	178286	Irrigation Repairs 08/23	\$ 40.00
Manatee County Sheriff's Office	100472	553448	False Alarm Fee 08/23	\$ 20.00
Manatee County Utilities Department	20230822-01	Water Summary Bill 07/23 ACH	Water Summary Bill 07/23	\$ 4,568.25
Marlin Business Bank	20230802-01	20660565 ACH	Copystar Copier - Account #1613410 07/23	\$ 373.09
McClatchy Company, LLC	100473	205094	Legal Advertising Account #21450 07/23	\$ 177.49

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nick Knows LLC	100477	HRCDD64	Fan and Shelves Installation 08/23	\$ 250.00
Owens Electric, Inc.	100465	14780895	July 2023 Repairs	\$ 2,265.00
Owens Electric, Inc.	100483	14992007	August 2023 Inspection	\$ 390.00
Owens Electric, Inc.	100483	13979675	New Pole & LED Fixture Install 07/23	\$ 6,390.00
Pure Green Lawn and Pest Services	100484	10836	Pest Control 08/23	\$ 100.00
Rizzetta & Company, Inc.	100457	INV0000082225	District Management Fees 08/23	\$ 5,676.42
Rizzetta & Company, Inc.	100460	INV0000082332	Personnel Reimbursement 08/04/23	\$ 5,770.46
Rizzetta & Company, Inc.	100468	INV0000082362	Out of Pocket Expenses 07/23	\$ 207.20
Rizzetta & Company, Inc.	100478	INV0000082991	Personnel Reimbursement 08/18/23	\$ 4,875.81
S & G Pools, LLC	100490	0823	Monthly Pool Service - Three Times Weekly 08/23	\$ 1,633.00
Schappacher Engineering, LLC	100474	2503	Engineering Services 07/23	\$ 3,456.25
Securiteam, Inc.	100491	17159	Remote Video Monitoring 09/23 - 11/23	\$ 2,515.00
Securiteam, Inc.	100494	17210	Down Payment - Surveillance & Monitoring 08/23	\$ 3,339.64
Sitex Aquatics, LLC	100492	7678B	Drone Reports 07/23	\$ 75.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100492	7713B	Monthly Lake Maintenance 08/23	\$ 5,664.00
Sitex Aquatics, LLC	100492	7783B	500 Pickerel Weed - Planting 08/23	\$ 750.00
Spectrum	20230807-01	2144984071823 ACH	8337120132144984 - Gym 07/23	\$ 168.13
Susan Walterick	100466	SW080223	Board of Supervisors Meeting 08/02/23	\$ 200.00
Susan Walterick	100485	SW081423	Board of Supervisors Meeting 08/14/23	\$ 200.00
Thomas Benton	100467	TB080223	Board of Supervisors Meeting 08/02/23	\$ 200.00
Thomas Benton	100486	TB081423	Board of Supervisors Meeting 08/14/23	\$ 200.00
Victor G Colombo	100487	VC081423	Board of Supervisors Meeting 08/14/23	<u>\$ 200.00</u>
Report Total				<u>\$ 104,305.93</u>

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$167,071.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ANJ Excavation LLC	100500	31-362	Pond 41 Skimmer Repair 09/23	\$ 1,500.00
Cosmic Pool & Spa LLC	100517	2130901	Monthly Pool Service 09/23	\$ 5,750.00
Crosscreek Environmental, Inc.	100524	15101	Aquatic Plant Installation 09/23	\$ 2,834.34
Crosscreek Environmental, Inc.	100524	15102	Vegetation Removal 09/23	\$ 3,000.00
Crosscreek Environmental, Inc.	100524	15103	Structure Repairs 09/23	\$ 4,350.00
Crosscreek Environmental, Inc.	100527	15098	30% Bank Restoration Deposit 09/23	\$ 4,395.00
Damn Good Plumbing and Air Corporation	100501	9329360248	Plumber Service Call 08/23	\$ 279.00
David Cope	100528	083123	Wild Hog Removal 08/23	\$ 1,200.00
David Cope	100528	092923	Wild Hog Removal 09/23	\$ 1,200.00
DEX Imaging, LLC	100509	AR10053357	Copy Supplies 09/23	\$ 22.00
Egis Insurance Advisors, LLC	100525	19831	General/POL Liability/Property Insurance 10/01/23 - 10/01/24	\$ 35,878.00
Fields Consulting Group, LLC	100502	3170	Signage Installation 09/23	\$ 400.00
Florida Department of Revenue	100503	51-8015668220-6 08/23	Sales Tax 08/23	\$ 76.54

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	20230927-01	51-8015668220-6 Fee	Sales & Use Tax Fee 07/23	\$ 42.54
Florida Power & Light Company	100518	Electric Summary 09/23	FPL Electric Summary Billing 09/23	\$ 7,194.75
Geoffery Cordes	100510	GC091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
Harrison Ranch CDD	DC 090523	DC 090523	Debit Card Replenishment	\$ 1,800.88
Jan-Pro of Manasota	100519	78122	Janitorial Services 09/23	\$ 850.00
Julianne Giella	100511	JG091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100504	7403	Legal Services 08/23	\$ 4,000.46
Landscape Maintenance Professionals, Inc.	100520	178381	Pest Control 08/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100526	178053	Monthly Maintenance 09/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100526	178054	Fuel Surcharge 09/23	\$ 301.23
Landscape Maintenance Professionals, Inc.	100526	178421	Irrigation Repairs 09/23	\$ 445.00
Landscape Maintenance Professionals, Inc.	100526	178422	Irrigation Repairs 09/23	\$ 445.00
Landscape Maintenance Professionals, Inc.	100526	178423	Irrigation Repairs 09/23	\$ 445.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	100526	178424	Irrigation Repairs 09/23	\$ 445.00
Landscape Maintenance Professionals, Inc.	100526	178491	irrigation Repair 09/23	\$ 195.00
Landscape Maintenance Professionals, Inc.	100526	178492	Irrigation Repairs 09/23	\$ 1,250.00
Landscape Maintenance Professionals, Inc.	100526	178493	Irrigation Repairs 09/23	\$ 195.00
Landscape Maintenance Professionals, Inc.	100526	178516	Irrigation Repairs 09/23	\$ 187.80
Landscape Maintenance Professionals, Inc.	100526	178553	Irrigation Repairs 09/23	\$ 75.00
Landscape Maintenance Professionals, Inc.	100526	178625	Irrigation Repairs 09/23	\$ 40.00
Manatee County Utilities Department	20230922-01	Water Summary Bill 08/23 ACH	Water Summary Bill 08/23	\$ 4,499.72
Marlin Business Bank	20230905-01	1613410 ACH	Copystar Copier - Account # 1613410 08/23	\$ 373.09
Nick Knows LLC	100505	HRCDD66	Fan Repair and Installation 09/23	\$ 250.00
Nick Knows LLC	100512	HRCDD24	Pressure Washing 09/23	\$ 1,400.00
Owens Electric, Inc.	100506	15092789	August 2023 Repairs	\$ 7,011.96
Owens Electric, Inc.	100506	15317387	Service Call 09/23	\$ 525.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Owens Electric, Inc.	100513	15333355	September 2023 Inspection	\$ 390.00
Owens Electric, Inc.	100521	15331222	Service Call 09/23	\$ 741.14
Rizzetta & Company, Inc.	100495	INV0000083307	Personnel Reimbursement 09/01/23	\$ 5,975.60
Rizzetta & Company, Inc.	100496	INV0000083209	District Management Fees 09/23	\$ 5,676.42
Rizzetta & Company, Inc.	100497	INV0000083313	Landscape RFP & Specifications 09/23	\$ 3,500.00
Rizzetta & Company, Inc.	100498	INV0000083334	Out of Pocket Expenses 08/23	\$ 114.91
Rizzetta & Company, Inc.	100499	INV0000083393	Personnel Reimbursement 09/15/23	\$ 4,905.06
S & G Pools, LLC	100522	0923	Monthly Pool Service - Three Times Weekly 09/23	\$ 1,733.00
Schappacher Engineering, LLC	100507	2520	Engineering Services 08/23	\$ 2,760.00
Securiteam, Inc.	100508	13729080323	Service Call 08/23	\$ 175.00
Sitex Aquatics, LLC	100523	7660B-31	Quarterly Aeration Maintenance 09/23	\$ 300.00
Sitex Aquatics, LLC	100523	7660B-5	Midge Larviciding Treatment 09/23	\$ 10,263.00
Sitex Aquatics, LLC	100523	7660B-82	Monthly Lake Maintenance 09/23	\$ 5,664.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	20230906-01	2144984081823 ACH	8337120132144984 - Gym 08/23	\$ 168.13
Susan Walterick	100514	SW091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
Thomas Benton	100515	TB091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
Victor G Colombo	100516	VC091223	Board of Supervisors Meeting 09/12/23	<u>\$ 200.00</u>
Report Total				<u><u>\$ 167,071.57</u></u>

Tab 3



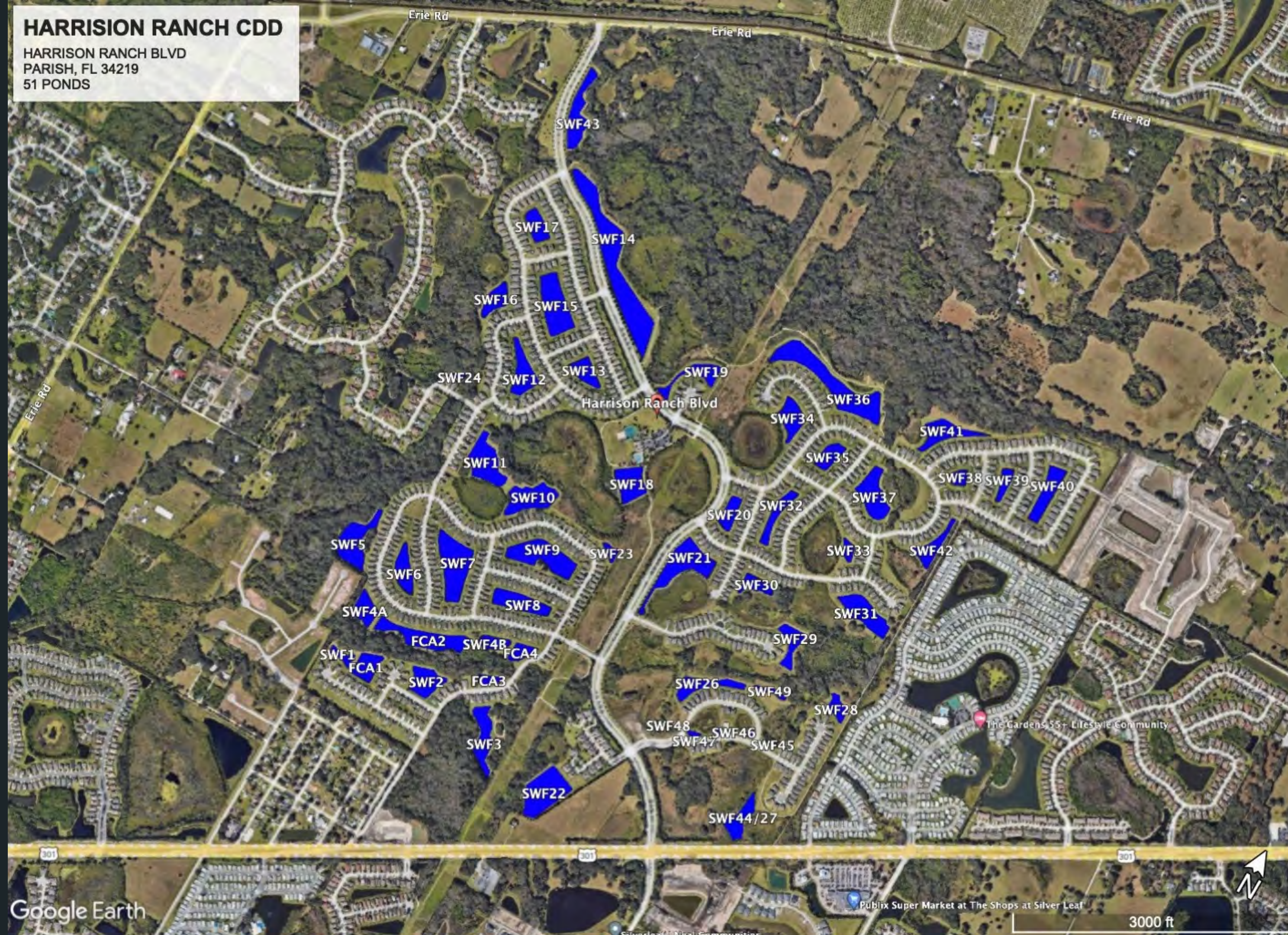
MONTHLY REPORT

OCTOBER, 2023



HARRISON RANCH CDD

HARRISON RANCH BLVD
PARISH, FL 34219
51 PONDS



Prepared for: Taylor Nielsen
Prepared By: Devon Craig

SUMMARY:

All ponds have been serviced this month. Hopefully we are moving into some cooler weather and as a result the lack of consistent rainfall won't be such a factor in the ponds. When water temperature reduces so does the ability for rapid growth. Until we notice a significant decrease, preventative service as well as aggressive applications to maintain aesthetics and function will continue to be consistent with this crazy summer we have had.



Pond #SWF8 Treated for Shoreline Vegetation.



Pond #SWF26 Treated for Water Lettuce.



Pond #SWF2 Treated for Water Lettuce.



Pond #SWF10 Treated for Shoreline Vegetation.



Pond #SWF7 Treated for Hydrilla, Algae and Shoreline Vegetation.



Pond #SWF5 Treated for Shoreline Vegetation.



Pond #SWF19 Treated for Algae and Shoreline Vegetation.



Pond #SWF16 Treated for Hydrilla and Shoreline Vegetation.



Pond #SWF14 Treated for Water Lettuce.



Pond #SWF31 Treated for Shoreline Vegetation.



Pond #SWF30 Treated for Shoreline Vegetation.



Pond #SWF21 Treated for Algae and Shoreline Vegetation.



Pond #SWF36 Treated for Shoreline Vegetation.



Pond #SWF42 Treated for Algae and Shoreline Vegetation.



Pond #SWF37 Treated for Algae and Shoreline Vegetation.

FCA1: Shoreline vegetation has been treated.

FCA2: Water Lettuce has been treated.

FCA3: Shoreline vegetation has been treated.

FCA4: Shoreline vegetation has been treated.

SWF1: Shoreline vegetation has been treated.

SWF2: Shoreline vegetation and Water lettuce has been treated.

SWF3: Shoreline vegetation has been treated.

SWF4A: Shoreline vegetation has been treated.

SWF4B: Shoreline vegetation has been treated.

SWF5: Shoreline vegetation has been treated.

SWF6: Shoreline vegetation and Algae has been treated.

SWF7: Shoreline vegetation, Hydrilla and Algae has been treated.

SWF8: Shoreline vegetation has been treated.

SWF9: Shoreline vegetation and Algae has been treated.

SWF10: Shoreline vegetation has been treated.

SWF11: Shoreline vegetation and Hydrilla has been treated.

SWF12: Shoreline vegetation and Algae has been treated.

SWF13: Shoreline vegetation and Duckweed has been treated.

SWF14: Water lettuce has been treated.

SWF15: Shoreline vegetation has been treated.

SWF16: Shoreline vegetation and hydrilla have been treated.

SWF17: Shoreline vegetation has been treated.

SWF18: Shoreline vegetation has been treated.

SWF19: Algae and shoreline vegetation has been treated.

SWF20: Shoreline vegetation have been treated.

SWF21: Algae and shoreline vegetation has been treated.

SWF22: Water lettuce and shoreline vegetation has been treated.

SWF23: Shoreline vegetation has been treated.

SWF24: Shoreline vegetation has been treated.

SWF26: Water lettuce has been treated.

SWF28: Shoreline vegetation has been treated.

SWF29: Shoreline vegetation and Algae has been treated.

SWF30: Shoreline vegetation has been treated.

SWF31: Shoreline vegetation has been treated.

SWF32: Shoreline vegetation has been treated.

SWF33: Shoreline vegetation and Algae has been treated.

SWF34: Shoreline vegetation has been treated.

SWF35: Shoreline vegetation has been treated.

SWF36: Shoreline vegetation has been treated.

SWF37: Shoreline vegetation and Algae has been treated.

SWF38: Shoreline vegetation and Algae has been treated.

SWF39: Shoreline vegetation has been treated.

SWF40: Shoreline vegetation and Algae has been treated.

SWF41: Shoreline vegetation has been treated.

SWF42: Shoreline vegetation and Algae has been treated.

SWF43: Shoreline vegetation has been treated.

SWF44/27: Shoreline vegetation has been treated.

SWF45: Shoreline vegetation has been treated.

SWF46: Shoreline vegetation has been treated.

SWF47: Shoreline vegetation has been treated.

SWF48: Shoreline vegetation has been treated.

SWF49: Shoreline vegetation and Water Lettuce has been treated.

Tab 4

Reference Number: 20230926-18333111687	Form Name: Maintenance Quality Inspection (MQI) NEW 8-2022
Submitter Name: Christopher Berry christopher.berry@lmppro.com	Date Sent on Device: Sep 26, 2023 12:35:17 PM EDT
Location: 5775 Harrison Ranch Blvd, Parrish, FL 34219, USA Sep 26, 2023 12:19:38 PM EDT [View Map]	

GENERAL INFORMATION

Section 1

PROPERTY NAME	Harrison Ranch CDD
LOCATION	SARASOTA
Supervisor Email	ryan.eberly@lmppro.com
Branch Manager	christopher.berry@lmppro.com
Supervisor First Name	Ryan
Supervisor Last Name	Eberly
DATE OF INSPECTION	Sep 26, 2023
Attendees	Christopher Berry
Next Inspection Date	Oct 26, 2023

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS

9

1 DETAILS NOTES

Overall property looks good, with green maintained grass and shrubs holding good shape. Fall is around the corner and oak lifting will begin as some oaks are hanging a little low and need to be lifted. Annuals are ready to be changed out as they have reached their last days. Pool area with new rock is completed and we were able to do the inside of the pool as well helping to provide a fresh look and hopefully prevent mulch runoff into the pool. Some weeds popping up in main areas such a small marques, crew were working on as inspection was taking place.

1 DETAILS PHOTOS**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW**

9

**2.1 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW NOTES**

Mowing looks good with all areas being mowed at a good height along with hard edging.

**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW PHOTOS****3 SHRUB PRUNING**

8

3 SHRUB PRUNING NOTES

Shrubs overall look good, some areas are starting to get hairy and will be scheduled for

trimming to tighten back up for the best look overall.

3 SHRUB PRUNING PHOTOS



4 TREES/PALMS UP TO 15' TRIMMING

4 TREES/PALMS UP TO 15' TRIMMING NOTES

4

Small palms are trimmed well, tall palms are at a good level at 9 & 3 or
A little lowers but overall look good

4 TREES/PALMS UP TO 15' TRIMMING PHOTOS




5 OVERALL CLEANLINESS

5 OVERALL CLEANLINESS NOTES

5

Property is clean of trash and debris, had some hog damage from the last month but all was

	cleaned up and put back to Regrow areas affected.
6 TURF INSECT/DISEASE CONTROL	5
6 TURF INSECT/DISEASE CONTROL NOTES	None found
7 TURF WEED CONTROL – TURF AREAS	4
7 TURF WEED CONTROL – TURF AREAS NOTES	Temperatures are starting to calm and stay consistent, which will allow for stronger turf weed spray helping to eradicate any weeds that furnished during the summer .
8 PLANT INSECT/DISEASE CONTROL	5
8 PLANT INSECT/DISEASE CONTROL NOTES	None found
9 WEED CONTROL – BED AREAS	16
9 WEED CONTROL – BED AREAS NOTES	Overall the property is doing well with weed control. The trails are being dealt with regularly and the Blvd looks clean. We have nuisance weeds popping up At the entry marques and are being hand pulled and sprayed.
10 TURF FERTILITY	10
10 TURF FERTILITY NOTES	Turf is green throughout the color Pops in most everywhere
10 TURF FERTILITY PHOTOS	
	
11 PLANT FERTILITY	10
11 PLANT FERTILITY NOTES	Plants overall Look healthy. October is right around the corner and fertilizer season will start again to bring back up nutrients lost during the summer rains.
12 CARRYOVERS	5
Deductions	10
OVERALL MONTHLY MAINTENANCE SCORE	90%

Additional Services

PALM PRUNING	10
MULCHING	10

WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10

Tab 5

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	5/8/2023
Estimate #	83337
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$7,250.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE _____

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	9/22/2023
Estimate #	85754
LMP REPRESENTATIVE	
RE	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$10,883.50
--------------	--------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE _____

Tab 6

Monthly Manager's Report July 2023



HARRISON RANCH

**Rizzetta & Company
Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parish, FL 34219**

Operations/Maintenance Updates: September 2023

- Worked hard on overseeing daily operation, ensuring the residents with the productivity, monitoring efficiently of all clubhouse process including working on how to continue to create a positive environment for the residents.
- Responded emails and return phone calls.
- Collected and verified information from new residents during their onboarding processes.
- Prepared for Hurricane Idalia for both Harrison Ranch Clubhouse and Normande East pool area.

Completed Projects

Operations/Maintenance Updates

- Pool was treated and cleaned by Cosmic pool was inspected and reopened by Health department.
- Nick knows pressure washed and cleaned all the pool furniture.
- LPM installed all the lava rocks around the pool area.
- Sign-A-Rama installed the No trespassing sign on 9-27
- Sent the water reading on 8/20/23.
- Paid phone bill on 9/23
- Dave Hog trapper is aware of the damage on 55th CT E from the Hogs. He caught two this week.
- Purchase props for the upcoming Halloween party
- Paid monthly invoice for Constant Contact.
- Crosscreek Environmental conducted littoral shelf cleaning and repairs at pond 19.
-

Projected Maintenance Projects

Working with Sue on the Pond project.

LMP remove the mulch from around the pool and replace it with lava rocks.

Rentals Access Cards and Event fees

Rental	1	\$150.00	150.00
Access Cards	2	\$25.00	\$75.00
Events Fee			
Total			\$225.00

Events

September Events- Resident Appreciation Week

Blind wine tasting

Upcoming Projects:

Crosscreek Environmental is conducting littoral shelf cleaning and repairs, on Pond 19

. Working to schedule more projects and activities.



Tab 7



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	219,499	0	0	219,499	0	0
Investments	175,262	372,194	108,392	655,848	0	0
Prepaid Expenses	43,355	0	0	43,355	0	0
Refundable Deposits	12,993	0	0	12,993	0	0
Due From Other	75	0	0	75	0	0
Fixed Assets	0	0	0	0	14,374,951	0
Amount Available in Debt Service	0	0	0	0	0	108,392
Amount To Be Provided Debt Service	0	0	0	0	0	3,166,608
Total Assets	451,184	372,194	108,392	931,770	14,374,951	3,275,000
Liabilities						
Accounts Payable	35,281	0	0	35,281	0	0
Deferred Revenue	49,101	0	0	49,101	0	0
Accrued Expenses	4,918	0	0	4,918	0	0
Other Current Liabilities	27	0	0	27	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	3,275,000
Total Liabilities	89,327	0	0	89,327	0	3,275,000
Fund Equity & Other Credits						
Beginning Fund Balance	258,668	288,931	98,960	646,560	0	0
Investment In General Fixed Assets	0	0	0	0	14,374,951	0
Net Change in Fund Balance	103,188	83,263	9,432	195,882	0	0
Total Fund Equity & Other Credits	361,856	372,194	108,392	842,442	14,374,951	0
Total Liabilities & Fund Equity	451,184	372,194	108,392	931,770	14,374,951	3,275,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,637	(7,637)
Special Assessments				
Tax Roll	1,598,059	1,598,059	1,611,404	(13,345)
Other Misc. Revenues				
Insurance Proceeds	0	0	5,386	(5,386)
Miscellaneous Revenue	2,250	2,250	1,583	667
Cost Share Contingency	0	0	37,000	(37,000)
Clubhouse Rentals	5,000	5,000	5,868	(868)
Community Activity Revenue	1,800	1,800	5,215	(3,415)
Key/Access/Transponder Revenue	1,000	1,000	2,399	(1,399)
Lease Revenue	1,200	1,200	2,340	(1,140)
Guest Fees	500	500	0	500
Total Revenues	1,609,809	1,609,809	1,678,831	(69,022)
Expenditures				
Legislative				
Supervisor Fees	16,000	16,000	15,934	65
Total Legislative	16,000	16,000	15,934	65
Financial & Administrative				
Administrative Services	6,212	6,212	6,212	0
District Management	23,757	23,757	24,757	(1,000)
District Engineer	20,000	20,000	23,664	(3,664)
Trustees Fees	3,750	3,750	3,457	293
Assessment Roll	5,624	5,624	5,624	0
Financial & Revenue Collections	5,624	5,624	5,625	0
Accounting Services	21,424	21,424	21,423	0
Auditing Services	3,500	3,500	3,600	(100)
Property Taxes	1,300	1,300	0	1,300
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	2,500	2,500	896	1,604
Bank Fees	0	0	356	(356)
Dues, Licenses & Fees	1,700	1,700	2,051	(351)
Website Hosting, Maintenance, Backup & Email	4,000	4,000	3,637	363
Total Financial & Administrative	102,782	102,782	104,341	(1,558)
Legal Counsel				
District Counsel	30,000	30,000	36,059	(6,059)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Legal Counsel	30,000	30,000	36,059	(6,059)
Electric Utility Services				
Utility Services	2,750	2,750	4,281	(1,531)
Utility - Recreation Facilities	32,250	32,250	38,495	(6,246)
Utility - Street Lights	31,500	31,500	39,753	(8,253)
Total Electric Utility Services	66,500	66,500	82,529	(16,030)
Water-Sewer Combination Services				
Utility Services	43,000	43,000	43,406	(406)
Total Water-Sewer Combination Services	43,000	43,000	43,406	(406)
Stormwater Control				
Aquatic Maintenance	46,380	46,380	64,652	(18,272)
Lake/Pond Bank Maintenance & Repair	120,000	120,000	106,847	13,153
Mitigation Area Monitoring & Maintenance	50,000	50,000	7,350	42,650
Aerator Maintenance	1,200	1,200	2,344	(1,144)
Aquatic Plant Replacement	12,000	12,000	15,480	(3,480)
Stormwater System Maintenance	5,000	5,000	0	5,000
Midge Fly Treatments	26,568	26,568	22,740	3,828
Wetland Invasive Areas Maintenance	30,000	30,000	32,670	(2,670)
Fish Stocking	9,152	9,152	0	9,152
Total Stormwater Control	300,300	300,300	252,083	48,217
Other Physical Environment				
General Liability & Property Insurance	21,611	21,611	22,698	(1,087)
Entry & Walls Maintenance & Repair	1,500	1,500	0	1,500
Landscape Maintenance	319,000	319,000	382,165	(63,165)
Landscape - Fertilizer	41,520	41,520	47,745	(6,225)
Tree Trimming Services	75,000	75,000	2,200	72,800
Landscape Replacement Plants, Shrubs, Trees	35,000	35,000	9,525	25,475
Landscape - Annuals/Flowers	25,000	25,000	18,359	6,641
Fire Ant Treatment	4,500	4,500	0	4,500
Holiday Decorations	15,000	15,000	15,419	(419)
Landscape - Mulch	58,000	58,000	4,968	53,031
Landscape - Pest Control	8,700	8,700	8,700	0
Irrigation Repair	26,600	26,600	29,264	(2,664)
Irrigation Maintenance	43,200	43,200	43,200	0
Hurricane Related Expenses	0	0	61,194	(61,194)
Total Other Physical Environment	674,631	674,631	645,437	29,194
Road & Street Facilities				
Sidewalk Maintenance & Repair	500	500	790	(290)
Parking Lot Repair & Maintenance	500	500	0	500

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Sign Repair, Replacement, & New Installations	500	500	1,175	(675)
Street Light/Decorative Light Maintenance	75,000	75,000	69,189	5,811
Total Road & Street Facilities	76,500	76,500	71,154	5,346
Parks & Recreation				
Management Contract	9,000	9,000	10,481	(1,480)
Employee - Salaries	143,595	143,595	146,067	(2,472)
Telephone, Internet, Cable	11,150	11,150	13,440	(2,291)
Security & Fire Monitoring Services	725	725	1,503	(777)
Pest Control	1,440	1,440	620	820
Furniture Repair & Replacement	1,200	1,200	1,284	(84)
Pool Furniture Replacement	1,500	1,500	862	638
Facility A/C & Heating Maintenance & Repair	2,808	2,808	2,087	721
Pool Service Contract	19,728	19,728	25,546	(5,818)
Playground Equipment & Maintenance	500	500	2,000	(1,500)
Clubhouse Janitorial Services	10,200	10,200	10,200	0
Clubhouse Maintenance & Repair	10,000	10,000	16,274	(6,274)
Janitorial Supplies	2,400	2,400	930	1,470
Computer Support, Maintenance & Repair	500	500	918	(418)
Security System Monitoring Services & Maintenance	12,000	12,000	23,045	(11,045)
Interior Clubhouse Maintenance & Repairs	2,500	2,500	3,028	(528)
Access Control Maintenance, Repair, Supplies	5,000	5,000	978	4,022
Clubhouse Programs/Events	30,000	30,000	23,453	6,547
Wildlife Management Services	11,000	11,000	12,000	(1,000)
Pool Repairs	10,000	10,000	6,553	3,447
Trail/Bike Path Maintenance	0	0	7,250	(7,250)
Tennis Court Maintenance & Supplies	1,250	1,250	380	870
Athletic Court/Field/Playground Maint.	500	500	0	500
Fitness Equipment Maintenance & Repair	1,000	1,000	2,008	(1,008)
Office Supplies	1,000	1,000	2,087	(1,087)
Total Parks & Recreation	288,996	288,996	312,993	(23,997)
Contingency				
Capital Outlay	10,000	10,000	6,157	3,844
Miscellaneous Contingency	1,100	1,100	5,550	(4,450)
Total Contingency	11,100	11,100	11,707	(606)
Total Expenditures	1,609,809	1,609,809	1,575,643	34,166
Total Excess of Revenues Over(Under) Expen-	0	0	103,188	(103,188)

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
ditures				
Fund Balance, Beginning of Period	0	0	258,668	(258,668)
Total Fund Balance, End of Period	0	0	361,856	(361,856)

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,111	(7,111)
Special Assessments				
Tax Roll	116,900	116,900	116,900	0
Total Revenues	<u>116,900</u>	<u>116,900</u>	<u>124,011</u>	<u>(7,111)</u>
Expenditures				
Contingency				
Capital Reserve	116,900	116,900	40,749	76,152
Total Contingency	<u>116,900</u>	<u>116,900</u>	<u>40,749</u>	<u>76,152</u>
Total Expenditures	<u>116,900</u>	<u>116,900</u>	<u>40,749</u>	<u>76,152</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>83,262</u>	<u>(83,262)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>288,932</u>	<u>(288,932)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>372,194</u>	<u>(372,194)</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,019	(6,019)
Special Assessments				
Tax Roll	283,172	283,172	285,376	(2,203)
Total Revenues	<u>283,172</u>	<u>283,172</u>	<u>291,395</u>	<u>(8,222)</u>
Expenditures				
Debt Service				
Interest	118,172	118,172	111,963	6,210
Principal	165,000	165,000	170,000	(5,000)
Total Debt Service	<u>283,172</u>	<u>283,172</u>	<u>281,963</u>	<u>1,210</u>
Total Expenditures	<u>283,172</u>	<u>283,172</u>	<u>281,963</u>	<u>1,210</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,432</u>	<u>(9,432)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>98,960</u>	<u>(98,960)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>108,392</u>	<u>(108,392)</u>

Harrison Ranch CDD
Investment Summary
September 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2023</u>
The Bank of Tampa	Money Market	\$ 3,187
The Bank of Tampa ICS Operating:		
Capitol Federal Savings Bank	Money Market	74
United Bank	Money Market	171,863
Western Alliance Bank	Money Market	138
Total General Fund Investments		<u>\$ 175,262</u>
The Bank of Tampa ICS Capital Reserve:		
Capitol Federal Savings Bank	Money Market	\$ 18
City National Bank of Florida	Money Market	248,810
United Bank	Money Market	76,921
Western Alliance Bank	Money Market	46,445
Total Reserve Fund Investments		<u>\$ 372,194</u>
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Y	\$ 78,636
US Bank Series 2017 Reserve	First American Treasury Obligation Fund Class Y	28,247
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Y	1,509
Total Debt Service Fund Investments		<u>\$ 108,392</u>

Harrison Ranch Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
362, 2432						
	362 General Fund	09/07/2023	Frontier Florida, LLC	090719-5 09/23	941-776-3095-090719-5 09/23	535.36
	362 General Fund	09/30/2023	Landscape Maintenance Professionals, Inc.	179087	Pest Control 09/23	725.00
	362 General Fund	09/28/2023	Landscape Maintenance Professionals, Inc.	179010	Fertilization 09/23	3,100.00
	362 General Fund	09/27/2023	Landscape Maintenance Professionals, Inc.	178967	Mulch Removal & Lava Rock Installation 09/23	18,953.75
	362 General Fund	09/26/2023	Landscape Maintenance Professionals, Inc.	179011	Dead Tree Removal 09/23	250.00
	362 General Fund	09/29/2023	Manatee County Utilities Department	Water Summary Bill 09/23	Water Summary Bill 09/23	4,258.15
	362 General Fund	09/11/2023	Marlin Business Bank	20771817 ACH	Copystar Copier - Account # 1613410 09/23	373.09
	362 General Fund	09/01/2023	Owens Electric, Inc.	14262397	Service Call 06/23	390.00
	362 General Fund	09/26/2023	Owens Electric, Inc.	15470309	Service Call 09/23	796.56
	362 General Fund	09/28/2023	PC Consultants	108237	Remote Assistance 09/23	49.00
	362 General Fund	09/30/2023	Rizzetta & Company, Inc.	INV0000084270	Out of Pocket Expenses 09/23	121.45
	362 General Fund	09/29/2023	Rizzetta & Company, Inc.	INV0000084246	Personnel Reimbursement 09/29/23	5,282.92
	362 General Fund	09/01/2023	Signarama	INV-4698	Signs 08/23	278.00
	362 General Fund	09/18/2023	Spectrum	2144984091823 ACH	8337120132144984 - Gym 09/23	168.13
	Sum for 362, 2432					35,281.41
	Sum for 362					35,281.41
	Sum Total					35,281.41

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
September 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 09/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 8



POOP 911
PO BOX 844482
Dallas, TX 75284-4482

Quote

Oct 4, 2023

Quote for installation of 20 pet waste stations.
Price includes purchase and installation of pet
waste stations. The stations will be concreted
into the ground.

20 x \$325.00 = \$6,500.00



POOP 911

Quote

Oct 4, 2023

Removal of pet waste from 20 stations, replace can liner and replace pet waste bags as needed once a week. This also includes 25,000 bags annually.

Community is responsible for usage above given bag allotment. Will inform community when getting close to bag to provided bag amount.

Taking garbage with me

\$25(monthly)

Case of bags

\$129.99

Total

Weekly: \$160.00
Monthly: \$718.33
Yearly: \$8,620.00

Tab 9



Rizzetta & Company

Harrison Ranch Community Development District

Amenity Staffing Proposed Budget

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400**

rizzetta.com

Current Positions	hr/wk
Clubhouse Manger - FT	40
Assistant Manager - FT	40
Total Clubhouse Hours	80

Current Contract Cost	
Budgeted Personnel Total	\$ 141,500.
General Management and Oversight	\$ 12,000.
Total Annual Cost:	\$ 153,500.

Proposed Added Position	hr/wk
Clubhouse Manger - FT	40
Assistant Manager - FT	40
Maintenance - PT	20
Total Clubhouse Hours	100

Proposed Contract Increase	
Budgeted Personnel Total	\$ 164,455.
General Management and Oversight	\$ 15,000.
Total Annual Cost:	\$ 179,455.
Total Services Increase Cost:	\$ 25,955.

Tab 10

From: Kayla Connell <KConnell@rizzetta.com>
Sent: Friday, October 6, 2023 3:41 PM
To: Matt O'Nolan <MONolan@rizzetta.com>
Subject: RE: Harrison Ranch

Hi Matt,

As of the August financials, Harrison Ranch has \$378,849 of general fund money, and \$412,191 in reserve fund money invested in Bank of Tampa's Insurance Cash Sweep (ICS) program earning 2.25% monthly.

Please keep in mind that investment vehicles for CDD surplus funds are limited to those permitted by FL Statutes CH 218 and any investment decisions must be directed by the board. Additionally, investment advice can only be offered to CDD's or other similar governmental entities by a licensed municipal advisor.

If the board is interested in exploring other investment vehicles, one investment option permitted by CH 218 that 15 of our other CDD boards have invested in is an intergovernmental investment pool called FLCLASS. FLCLASS is currently yielding 5.48% as of today, with no fees, no minimum deposit requirement, and same day liquidity for transfers executed before 2pm. The fund is managed by a board of supervisors, and administered by a licensed municipal advisor, Public Trust Advisors. Public Trust Advisors makes their commission from the yield of the fund, and the yield quoted above is net of their fees. We've had a great experience working with Public Trust Advisors and would be happy to invite them to a future meeting for a formal presentation if the board would be interested.

The only potential downside of FLCLASS for the board to consider is that funds invested would not be FDIC insured. However, the fund does have the highest possible rating from FitchRatings for underlying credit quality of the pool's investments, and low sensitivity to market risks (AAAf/S1).

I've included the website link if you would like to share with the board, it has a lot of information.

<https://www.flclass.com/>

Please let me know if there are any follow up questions or if you need anything else.

Thanks,

Kayla Connell
Manager, District Financial Services

813.933.5571 Ext.: 6027
kconnell@rizzetta.com

[rizzetta.com](https://www.rizzetta.com)
