



Rizzetta & Company

Harrison Ranch Community Development District

**Board of Supervisors' Meeting
August 10, 2020**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Richard Green Charles Parker Julianne Giella Jay Morrison Susan Walterick	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Hopping Green & Sams, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering, LC

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 • 9428 CAMDEN FIELD PKWY • RIVERVIEW, FLORIDA 33578
www.HarrisonRanchCDD.org

Board of Supervisors
Harrison Ranch Community
Development District

August 5, 2020

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, August 10, 2020 at 6:30 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-69 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, and June 23, 2020 respectively, and pursuant to Florida Statutes.. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Pond & Mitigation Maintenance Update**
 - i. Presentation of Waterway Inspection Report.....Tab 1
 - B. Landscape Maintenance Updates**
 - i. Presentation of Field Inspection ReportTab 2
 - C. District Counsel**
 - D. District Engineer**
 - E. Clubhouse Staff**
 - i. Presentation of Management ReportTab 3
 - F. District Manager**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 13, 2020Tab 4**
 - B. Consideration of Operations & Maintenance Expenditures for June 2020Tab 5**
- 5. BUSINESS ITEMS**
 - A. Public Hearing on FY 2020/2021 Budget & Imposing Special Assessments**
 - i. Presentation of FY 2020-2021 BudgetTab 6
 - ii. Consideration of Resolution 2020-11, Adopting FY 2020-2021 BudgetTab 7
 - iii. Consideration of Resolution 2020-12, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 8
 - B. Consideration of Audit Committee Recommendation**
 - C. Reconsideration of Request to use District Trails for Pool Construction access.....Tab 9**

Harrison Ranch Community Development District

- D. Consideration of Surveillance Upgrade Proposal.....Tab 10
 - E. Consideration of Amenity Suspension LetterTab 11
 - F. Consideration of Cost-Share Agreement with HOA for
Marquee Sign UpgradeTab 12
 - G. Consideration of Resolution 2020-13, Adopting FY 20-21
Meeting ScheduleTab 13
 - H. Consideration of Thermal Overload Protector for Pool.....Tab 14**
- 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.

Sincerely,

Justin Croom

Justin Croom, District Manager

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, July 13, 2020 at 1:30 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, and 20-150 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, and June 23, 2020 respectively, and pursuant to Florida Statutes..

Present and constituting a quorum were:

Charles Parker	Board Supervisor, Vice Chair
Jay Morrison	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Sue Walterick	Board Supervisor, Asst. Secretary

Also present were:

Justin Croom	District Manager; Rizzetta & Company
Taylor Nielsen	District Manager; Rizzetta & Company
Lauren Gentry	District Counsel; Hopping Green & Sams
Barbara McEvoy	Community Manager; Rizzetta & Company
Garth Richard	LMP Landscape Services
Anthony Flock	Solitude Lake Management
Liz Roque	Solitude Lake Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on county replacement signs, towing violations, the quality of the landscaping, and speeding in the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Update

i. Presentation of Waterway Inspection Report

Mr. Croom presented the Waterway Inspection Report to the Board. There was a discussion regarding the treatments that have been done already and the ones that are planned.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

Mr. Bell reviewed the field inspection report and answered general questions from the Board. Ms. McEvoy will be sending an email to inform Homeowners in the area.

ii. Consideration of Landscape Enhancement Proposals

On a motion by Ms. Giella, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancement at a total cost of \$19,383.00 for the Harrison Ranch Community Development District.

District Counsel

Ms. Gentry informed the Board that she will continue to monitor the executive orders regarding meetings being held by means of media technology.

C. District Engineer

No Report.

D. Clubhouse Staff

i. Presentation of Management Report

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

ii. Consideration of Replacement/Upgrade of Marquee Sign Proposal

The Board discussed the proposal options for the signs. The HOA will pay for the monthly cost and installation of the sign along with 3 years of data.

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposals for replacement/upgrade of the marquee sign subject to negotiation of a cost-share agreement with the HOA for the Harrison Ranch Community Development District.

District Manager

Mr. Croom stated that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, August 10, 2020 at 6:30 PM to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, and 20-150 and pursuant to Florida Statutes.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on June 8, 2020

On a motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, held on June 8, 2020 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Special Meeting held on May 28, 2020

On a motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board of Supervisors approved the minutes of the special meeting, held on May 28, 2020 for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for May 2020

Mr. Croom presented the Operations & Maintenance Expenditures Report to the Board for consideration and answered questions regarding various invoices.

On a motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the May 2020 (\$114,152.20) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of CDD Land Use for Pool Construction

The Board reviewed the architectural application for the use of CDD land.

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors denied the architectural application for CDD land use for the Harrison Ranch Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Towing Agreement

On a motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the agreement with Burke's for towing services at the Harrison Ranch Community Development District.

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NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Morrison commented on the sign at 58th Circle E.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Ms. Walterick, with all in favor, the Board of Supervisors adjourned the meeting at 2:19 PM for the Harrison Ranch Community Development District.

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Asst. Secretary

Chair / Vice Chair

DRAFT

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$92,841.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Air Clean of Florida and Countryside Plumbing	003918	CP5755-61	Backflow Valve Certification 06/20	\$ 30.00
Bradenton Herald, Inc.	003900	0004651350 05/21/20	Legal Advertising 05/20	\$ 156.78
Bradenton Herald, Inc.	003908	0004652622 05/22/20	Legal Advertising 05/20	\$ 72.54
Bradenton Herald, Inc.	003919	0004659393 05/31/20	Legal Advertising 05/20	\$ 155.61
Bright House Networks	003901	088053901051920	0050880539-01 - Gym 05/20	\$ 113.34
Charles L. Parker	003914	CP052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Charles L. Parker	003926	CP060820	Board of Supervisors Meeting 06/08/20	\$ 200.00
Deborah Ditommaso	003902	052820 Ditommaso	Clubhouse Rental Refund	\$ 75.00
Euphoria Pools & Spas Inc.	003934	SCC-10200	Weekly Pool Services 06/20	\$ 1,400.00
Florida Department of Revenue	003920	Sales Tax 05/20	Sales Tax 05/20	\$ 6.86
Florida Power & Light Company	003930	Electric Summary 06/20	FPL Electric Summary Billing 06/20	\$ 4,371.53
FPL	003931	FPL #2 Summary 05/20	FPL #2 Summary 05/20	\$ 146.42
Frontier Florida LLC dba Frontier Communications of Florida	003932	090719-5 06/20	941-776-3095-090719-5 06/20	\$ 378.96
Gate Pros Inc	003921	3816	Service Call 05/28/2020	\$ 450.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Guardian Protection Services, Inc.	003924	55714025	Security Services 06/03/20 - 07/02/20	\$ 44.95
Gulf Business Systems	003903	264618	Monthly Billing Copy Machine 05/29/20-06/28/20	\$ 47.45
Harrison Ranch CDD	CD0314	Debit Card Replenishment	Debit Card Replenishment	\$ 1,474.41
Harrison Ranch CDD	CD0315	Debit Card Replenishment	Debit Card Replenishment	\$ 890.76
Jan-Pro of Manasota	003933	61182	Janitorial Services 06/20	\$ 850.00
Jay Morrison	003913	JM052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Jay Morrison	003925	JM060820	Board of Supervisors Meeting 06/08/20	\$ 200.00
Julianne Giella	003909	JG052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Julianne Giella	003922	JG060820	Board of Supervisors Meeting 06/08/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	003904	152146	Irrigation Repairs 04/20	\$ 129.00
Landscape Maintenance Professionals, Inc.	003935	152561	Monthly Maintenance 06/20	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	003904	152758	Irrigation Repairs 05/20	\$ 208.58
Landscape Maintenance Professionals, Inc.	003911	152926	Fertilization 05/20	\$ 9,630.00
Landscape Maintenance Professionals, Inc.	003911	152927	Pest Control 05/20	\$ 715.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003935	153042	Irrigation Repairs 06/20	\$ 975.85
Landscape Maintenance Professionals, Inc.	003935	153043	Irrigation Repairs 06/20	\$ 975.85
Manatee County Sheriff Department	003936	431634	Annual Alarm Permit Fee 06/20	\$ 5.00
Marlin Business Bank	003937	18126649	Copystar Copier - Account # 1613410 06/20	\$ 165.80
MCUD	003912	Water Summary Bill 05/20	MCUD Water Summary 05/20	\$ 3,234.38
Piper Fire Protection, Inc.	003938	66082	Fire Sprinklers Repairs 06/20	\$ 261.00
RB Owens Electric Inc	003939	20201891	Monthly Repairs 05/20	\$ 7,086.20
RB Owens Electric Inc	003915	20202029	Service Call 06/20	\$ 394.00
RB Owens Electric Inc	003939	20202129	Deposit Proposal 2020_5270 Install New LED Strt Lgt	\$ 1,935.00
Richard Paul Green	003910	RG052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Richard Paul Green	003923	RG060820	Board of Supervisors Meeting 06/08/20	\$ 200.00
Rizzetta & Company, Inc.	003905	INV0000050141	District Management Fees 06/20	\$ 6,587.50
Rizzetta & Company, Inc.	003916	INV0000050219	BI-Weekly Payroll 06/05/20	\$ 1,683.43
Rizzetta Technology Services, LLC	003906	INV0000005890	Website & Email Hosting 06/20	\$ 175.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam	003907	8225051820	Service Call 05/20	\$ 125.00
Sleuth Inc.	003927	0000024451	Repair Pool Leak 05/20	\$ 200.00
Solitude Lake Management	003928	PI-A00396734	Restoration Assessments - 10 Ponds - Balance	\$ 4,872.50
Solitude Lake Management	003940	PI-A00422584	Monthly Lake and Wetland Services 06/20	\$ 3,644.00
Solitude Lake Management	003940	PI-A00422585	Monthly Midge Fly Treatment 06/20	\$ 2,214.00
Susan Walterick	003917	SW052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Susan Walterick	003929	SW060820	Board of Supervisors Meeting 06/08/20	\$ 200.00
ZNS Engineering, L.C.	003941	138496	Engineering Services 05/20	\$ 4,546.75
ZNS Engineering, L.C.	003941	138497	Engineering Services 05/20 WUP	<u>\$ 290.00</u>
Report Total				<u>\$ 92,841.45</u>



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Harrison Ranch Community Development District

harrisonranchcdd.com

**Approved Proposed Budget for Fiscal Year
2020/2021**

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Approved Proposed Budget
Harrison Ranch Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 2,116	\$ 2,821	\$ -	\$ 2,821	\$ -	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 1,398,383	\$ 1,398,383	\$ 1,383,346	\$ 15,037	\$ 1,383,346	\$ -	
21	Other Miscellaneous Revenues							
23	Clubhouse Rentals	\$ 2,298	\$ 3,064	\$ 4,000	\$ (936)	\$ 4,000	\$ -	
24	Miscellaneous Revenues	\$ 1,238	\$ 1,651	\$ 4,500	\$ (2,849)	\$ 4,500	\$ -	
25	Community Activity Revenues	\$ 996	\$ 1,328	\$ 3,600	\$ (2,272)	\$ 3,600	\$ -	
26	Lease Revenue	\$ 882	\$ 1,176	\$ 1,258	\$ (82)	\$ 1,258	\$ -	
28	Key/Access Revenue	\$ 575	\$ 767	\$ 282	\$ 485	\$ 282	\$ -	
31								
32	TOTAL REVENUES	\$ 1,406,488	\$ 1,409,190	\$ 1,396,986	\$ 12,204	\$ 1,396,986	\$ -	
33								
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,406,488	\$ 1,409,190	\$ 1,396,986	\$ 12,204	\$ 1,396,986	\$ -	
37								
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 10,000	\$ 13,333	\$ 12,000	\$ (1,333)	\$ 12,000	\$ -	12 meetings
44	Financial & Administrative							
45	Administrative Services	\$ 4,350	\$ 5,800	\$ 5,800	\$ -	\$ 5,974	\$ 174	DM fee. Small 3% increase
46	District Management	\$ 22,500	\$ 30,000	\$ 30,000	\$ -	\$ 30,900	\$ 900	DM fee. Small 3% increase
47	District Engineer	\$ 26,182	\$ 34,909	\$ 20,000	\$ (14,909)	\$ 20,000	\$ -	
48	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
49	Trustees Fees	\$ 2,200	\$ 2,200	\$ 2,000	\$ (200)	\$ 2,000	\$ -	
50	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,408	\$ 158	DM fee. Small 3% increase
51	Financial & Revenue Collections	\$ 3,938	\$ 5,251	\$ 5,250	\$ (1)	\$ 5,408	\$ 158	DM fee. Small 3% increase
52	Accounting Services	\$ 15,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,600	\$ 600	DM fee. Small 3% increase
53	Auditing Services	\$ 3,015	\$ 3,015	\$ 3,015	\$ -	\$ 3,015	\$ -	
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
59	Public Officials Liability Insurance	\$ 2,563	\$ 2,078	\$ 2,700	\$ 2,700	\$ 2,819	\$ 119	Egis estimate
60	Legal Advertising	\$ 2,078	\$ 2,771	\$ 2,500	\$ (271)	\$ 2,500	\$ -	
62	Dues, Licenses & Fees	\$ 1,704	\$ 2,272	\$ 1,630	\$ (642)	\$ 1,700	\$ 70	DEO-\$175/yr, Motion Pic-\$1259.47/yr, & Pool permit \$250/yr
65	Property Taxes	\$ 58	\$ 58	\$ 1,300	\$ 1,242	\$ 1,300	\$ -	
66	Website Hosting, Maintenance, Backup (and	\$ 5,438	\$ 7,251	\$ 6,000	\$ (1,251)	\$ 6,000	\$ -	\$303.13/month plus any additional pdf remediation
67	Legal Counsel							
68	District Counsel	\$ 42,625	\$ 56,833	\$ 30,000	\$ (26,833)	\$ 30,000	\$ -	
73								
74	Administrative Subtotal	\$ 146,901	\$ 188,943	\$ 148,945	\$ (39,998)	\$ 151,124	\$ 2,179	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
90	Electric Utility Services							
91	Utility Services	\$ 1,712	\$ 2,283	\$ 2,000	\$ (283)	\$ 2,000	\$ -	Average \$141/month. FYE 19-\$1,506
92	Street Lights	\$ 21,640	\$ 28,853	\$ 33,000	\$ 4,147	\$ 33,000	\$ -	Average \$2,511/month. FYE 19-\$31,155
93	Utility - Recreation Facilities	\$ 19,509	\$ 26,012	\$ 35,000	\$ 8,988	\$ 33,000	\$ (2,000)	Average \$2,516/month. FYE 19-\$32,819
103	Water-Sewer Combination Services							
104	Utility Services	\$ 34,974	\$ 46,632	\$ 35,000	\$ (11,632)	\$ 40,000	\$ 5,000	Average \$3,784/month. FYE 19-\$37,898
111	Stormwater Control							
113	Aquatic Maintenance	\$ 39,448	\$ 52,597	\$ 45,000	\$ (7,597)	\$ 45,000	\$ -	Solitude\$3,644/month + Qrt Main. For aerators
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
117	Mitigation Area Monitoring & Maintenance	\$ 36,006	\$ 48,008	\$ 52,500	\$ 4,492	\$ 50,000	\$ (2,500)	Solitude-\$12,002/Qtr
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	
119	Stormwater System Maintenance	\$ 2,750	\$ 3,667	\$ 2,000	\$ (1,667)	\$ 2,000	\$ -	
120	Midge Fly Treatment	\$ 19,926	\$ 26,568	\$ 30,000	\$ 3,432	\$ 30,000	\$ -	Solitude - \$2,214/month
125	Other Physical Environment							
130	General Liability/Property Insurance	\$ 15,614		\$ 18,000	\$ 18,000	\$ 18,000	\$ -	Egis estimate -\$17,176
134	Entry & Walls Maintenance	\$ 2,485	\$ 3,313	\$ 4,000	\$ 687	\$ 4,000	\$ -	
135	Landscape Maintenance	\$ 251,279	\$ 335,039	\$ 312,888	\$ (22,151)	\$ 319,000	\$ 6,112	LMP-\$26,523/month
136	Landscape-Fert	\$ 24,675	\$ 32,900	\$ 47,493	\$ 14,593	\$ 42,000	\$ (5,493)	per LMP bid form \$41,520
136	Landscape-Pest Control	\$ 5,435	\$ 7,247	\$ 12,000	\$ 4,753	\$ 9,000	\$ (3,000)	per LMP bid form \$8,700
136	Ornamental Lighting & Maintenance	\$ 2,475	\$ 3,300	\$ 500	\$ (2,800)	\$ 500	\$ -	
137	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	No Well needed per LMP
140	Tree Trimming Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
142	Holiday Decorations	\$ 10,085	\$ 13,447	\$ 7,500	\$ (5,947)	\$ 7,500	\$ -	
144	Irrigation Repairs	\$ 40,895	\$ 54,527	\$ 15,000	\$ (39,527)	\$ 15,000	\$ -	
144	Irrigation Maintenance	\$ 23,160	\$ 30,880	\$ 41,000	\$ 10,120	\$ 43,200	\$ 2,200	LMP-\$3,600/month
145	Landscape - Mulch	\$ 20,995	\$ 27,993	\$ 42,210	\$ 14,217	\$ 58,000	\$ 15,790	per LMP bid form \$57,600
147	Landscape Replacement Plants, Shrubs, Trees	\$ 28,934	\$ 38,579	\$ 35,000	\$ (3,579)	\$ 35,000	\$ -	

**Budget Template
Harrison Ranch Community Development District
Debt Service
Fiscal Year 2020/2021**

Chart of Accounts Classification	Series 2017	Budget for 2020/2021
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 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$1,474,037.00
Manatee County Collection Costs @	3%	\$47,549.58
Early Payment Discount @	4%	\$63,399.44
2020/2021 Total:		<u>\$1,584,986.02</u>

2019/2020 O&M Budget		\$1,474,037.00
2020/2021 O&M Budget		\$1,474,037.00
Total Difference:		<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2017 Debt Service - Attached Villas	\$618.00	\$618.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,202.61	\$1,202.61	\$0.00	0.00%
Total	\$1,820.61	\$1,820.61	\$0.00	0.00%
Series 2017 Debt Service - Attached Villas (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Attached Villas	\$1,202.61	\$1,202.61	\$0.00	0.00%
Total	\$1,202.61	\$1,202.61	\$0.00	0.00%
Series 2017 Debt Service - Single Family 55/60	\$706.00	\$706.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,383.01	\$1,383.01	\$0.00	0.00%
Total	\$2,089.01	\$2,089.01	\$0.00	0.00%
Series 2017 Debt Service - Single Family 55/60 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55/60	\$1,383.01	\$1,383.01	\$0.00	0.00%
Total	\$1,383.01	\$1,383.01	\$0.00	0.00%
Series 2017 Debt Service - Single Family 70	\$794.00	\$794.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,563.40	\$1,563.40	\$0.00	0.00%
Total	\$2,357.40	\$2,357.40	\$0.00	0.00%
Series 2017 Debt Service - Single Family 70 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,563.40	\$1,563.40	\$0.00	0.00%
Total	\$1,563.40	\$1,563.40	\$0.00	0.00%
Series 2017 Debt Service - Single Family 80	\$882.00	\$882.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,683.66	\$1,683.66	\$0.00	0.00%
Total	\$2,565.66	\$2,565.66	\$0.00	0.00%
Series 2017 Debt Service - Single Family 80 (Series 2007A Prepaid)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80	\$1,683.66	\$1,683.66	\$0.00	0.00%
Total	\$1,683.66	\$1,683.66	\$0.00	0.00%

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,474,037.00
COLLECTION COST @	3.0%	\$47,549.58
EARLY PAYMENT DISCOUNT @	4.0%	\$63,399.44
TOTAL O&M ASSESSMENT		<u>\$1,584,986.02</u>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2017 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2017 DEBT SERVICE ASSESSMENT	O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
ATTACHED VILLAS	26	26	1.00	26.00	1.97%	\$31,267.98	\$16,068.00	\$1,202.61	\$618.00	\$1,820.61
ATTACHED VILLAS (2007A Prepaid)	4	0	1.00	4.00	0.30%	\$4,810.46	\$0.00	\$1,202.61	\$0.00	\$1,202.61
SINGLE FAMILY 55/60	313	313	1.15	359.95	27.31%	\$432,881.16	\$220,978.00	\$1,383.01	\$706.00	\$2,089.01
SINGLE FAMILY 55/60 (2007A Prepaid)	472	0	1.15	542.80	41.19%	\$652,779.25	\$0.00	\$1,383.01	\$0.00	\$1,383.01
SINGLE FAMILY 70	80	80	1.30	104.00	7.89%	\$125,071.93	\$63,520.00	\$1,563.40	\$794.00	\$2,357.40
SINGLE FAMILY 70 (2007A Prepaid)	184	0	1.30	239.20	18.15%	\$287,665.43	\$0.00	\$1,563.40	\$0.00	\$1,563.40
SINGLE FAMILY 80	4	4	1.40	5.60	0.42%	\$6,734.64	\$3,528.00	\$1,683.66	\$882.00	\$2,565.66
SINGLE FAMILY 80 (2007A Prepaid)	26	0	1.40	36.40	2.76%	\$43,775.17	\$0.00	\$1,683.66	\$0.00	\$1,683.66
TOTAL PLATTED	1109	423		1317.95	100.00%	\$1,584,986.02	\$304,094.00			
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):						(\$110,949.02)	(\$20,921.67)			
Net Revenue to be Collected:						\$1,474,037.00	\$283,172.33			

(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 2020 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

RESOLUTION 2020-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Harrison Ranch Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Harrison Ranch Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND, SERIES 2017	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2020.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2020/2021 Budget

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harrison Ranch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Harrison Ranch Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 10th day of August, 2020.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**COST SHARE AGREEMENT BETWEEN
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AND THE
HARRISON RANCH HOMEOWNER’S ASSOCIATION, INC.,
FOR LED SIGN INSTALLATION AND DATA SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into as of this 10th day of August 2020, by and between:

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida, and whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 (“District”); and

HARRISON RANCH HOMEOWNER’S ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 9428 Camden Field Parkway, Riverview, Florida 33578 (“Association” and, together with the District, the “Parties,” and each individually, a “Party”).

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including but not limited to a marquee sign at the entrance to the community (“Sign”); and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating, and maintaining various improvements and facilities, also for the community that the District serves; and

WHEREAS, Association has an interest in the dissemination of community information to District residents and guests and approached the District with an offer to fund the costs required to upgrade the Sign to an electronic LED system; and

WHEREAS, the District has obtained proposals for work necessary to upgrade the Sign to an electronic LED system, provide the necessary data service, and install the necessary electrical improvements (“Project”); which proposals are attached hereto as **Composite Exhibit A** and incorporated herein by this reference; and

WHEREAS, the District’s Board of Supervisors has approved the Project subject to negotiation of a cost-share agreement with the Association; and

WHEREAS, in anticipation of the commencement of the Project, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to allocation of costs between the Parties as well as certain other matters addressed herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. COST ALLOCATION.

A. The Association shall pay the District an amount not to exceed \$23,000 (Twenty-Three Thousand Dollars and 00/100 Cents) toward the cost of the Project, including installation of the upgraded Sign, permitting costs, installation of necessary electric improvements, prepayment for the first three years of data service, and related incidental or unforeseen costs necessary to install or operate the Sign (together, "Costs").

B. The Association agrees to pay said Costs within fifteen (15) days after receipt of a written invoice from the District.

C. The District agrees to pay any amount exceeding the Costs during the term of this Agreement.

3. OWNERSHIP AND CONTROL OF SIGN. The Parties acknowledge and agree that the Sign shall be owned and operated by the District, and that the District shall have the authority to control the messaging displayed on the Sign. Notwithstanding the foregoing, the Association may submit messaging requests to the Community Manager, who shall act as the District's Representative and shall coordinate, schedule, and approve the messaging displayed on the Sign.

4. TERM. This Agreement commences on the date first stated above and continues until the not-to-exceed amount specified in Section 2 herein is reached, unless terminated earlier pursuant to the provisions herein.

5. TERMINATION. The District agrees that the Association may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for any reason, with or without cause, by providing written notice of termination to the Contractor.

5. RECOVERY OF COSTS AND FEES. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. DEFAULTS. Failure by either Party to perform each and every one of its obligations hereunder shall be a default, entitling either Party to pursue whatever remedies are

available to at law or equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement. Each Party shall give the other Party written notice of any defaults hereunder and shall allow the defaulting Party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

7. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes any previous discussions, understandings and agreements between the Parties relating to the cost sharing for construction of the Project.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the Parties hereto.

9. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

10. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the Parties, as follows:

If to Association: Harrison Ranch Homeowner's Association
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: _____

If to District: Harrison Ranch Community Development District
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver

Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

11. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give the Contractor or any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

12. APPLICABLE LAW AND VENUE. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Manatee County, Florida.

13. PUBLIC RECORDS. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be considered public records in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. LIMITATIONS ON GOVERNMENTAL LIABILITY. Association agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary

to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Print Name

Print Name: _____

Attest:

HARRISON RANCH COMMUNITY ASSOCIATION, INC.
a Florida not-for-profit corporation

Witness

By:
Title:

Print Name

Composite Exhibit A: Project Proposals

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and Florida Department of Community Affairs, a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The Fiscal Year 2020/2021 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

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

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2020.

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairman / Vice Chairman

Secretary / Assistant Secretary

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021**

October 12, 2020	
November 9, 2020	- 6:30 PM
December 14, 2020	
January 11, 2021	- 6:30 PM
February 8, 2021	
March 8, 2021	- 6:30 PM
April 12, 2021	
May 10, 2021	- 6:30 PM
June 14, 2021	
July 12, 2021	
August 9, 2021	- 6:30 PM
September 13, 2021	- 6:30 PM

All meetings will be held at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 and will convene at 1:30 PM, with the exceptions of the November, January, March, May, August, and September meetings which will convene at 6:30 PM as noted above.