



Harvest Ridge Community Development District

May 12, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Harvest Ridge Community Development District

Board of Supervisors:

Michael Valle, Chairman
Gary L. Colglazier, Vice Chairman
Jose Falcon, Assistant Secretary
Felix Leno, Assistant Secretary
Alondra De Groat, Assistant Secretary

District Staff:

Bryan Radcliff, District Manager
Lee Graffius, District Manager
Paul Young, Field Inspector
Vivek K. Babbar, District Counsel
Tyson Waag, District Engineer
Tabitha Blackwelder, District Admin
Jennifer Stewart, District Accountant

**REVISED REGULAR MEETING AGENDA
Tuesday, May 12, 2026 – 6:00 p.m.**

The Regular Meeting of **Harvest Ridge Community Development District** will be held on **Tuesday, May 14, 2026, at 6:00 p.m.** at the **New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Teams Meeting Information](#)

Meeting ID: 281 494 108 290 48 **Passcode:** Uz2E9rR2
Call in: +1 (646) 838-1601 **Phone Conference ID:** 849 485 210#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. Call to Order/Roll Call**
- 2. Motion to Approve Agenda**
- 3. Public Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. Staff Reports

- A. Aquatics Report
 - i. Discussion of Pond Maintenance
 - a. Service Report April 14, 2026..... Page 4
 - b. Service Report April 27, 2026..... Page 5
 - c. Cypress Creek One Time Mowing of Pond Beds Proposal #90..... Page 6
 - d. Cypress Creek One Time Mowing of Ponds 1, 2 & 4 Proposal #91 Page 7
 - e. District Engineer Response Page 8
- B. Field Inspection Report Page 9
- C. District Counsel
- D. District Engineer
- E. District Manager
 - i. Discussion of Form 1 Deadline of July 1
 - ii. Registered Voters Count (304) Page 18

5. Business Items

- A. Consideration of Resolution 2026-03; Resolution Approving FY2026-2027 Proposed Budget and Setting Public Hearing..... Page 19
 - i. Exhibit A – FY2026-2027 Proposed Budget First Draft Page 21

- B. Consideration of Resolution 2026-04; Setting Landowner Election and Meeting 2026..... Page 38
- C. Discussion of Yellowstone Landscaping
- D. Discussion of Alternate Litigators

6. Business Administration

- A. Consideration of Meeting Minutes for April 14, 2026 Page 44
- B. Acceptance of April 2026 Financial Statements Page 50

7. Board of Supervisors Requests and Comments

8. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. Adjournment

The next meeting is scheduled for Tuesday, June 9 2026, at 6:00 p.m.



Printed: Apr 21, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 14, 2026

Job: Harvest Ridge

Title:

Added By: TS


Log Notes:

Treated for weeds and cleaned up around all ponds 1-6

Weather Conditions:

Mostly sunny

Tue, Apr 14, 2026, 1:27 PM

 Mostly sunny
87°F
59°F

Wind: 8 mph
Humidity: 92%
Total Precip: 0"





Printed: Apr 28, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 27, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

Treated all internal ponds (6).

Treated all ponds for mixed vegetation and weeds.

Weather Conditions:

Partly cloudy with patchy fog

Mon, Apr 27, 2026, 8:47 AM



Wind: 10 mph
Humidity: 100%
Total Precip: 0"

Attachments: 6





Proposal

Date	Proposal #
5/1/2026	90

Name / Address
Harvest Ridge CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Project Information	
Mowing of ponds	
Proposal Submitted By:	Work Requested By:

Description	Total
One time mowing of the pond beds within Harvest Ridge CDD Field crew will be dispersed with a tractor with bush hog attachment, zero-turn mowers and weed eaters to cut weeds on the pond beds, inside the ponds.	5,000.00
	0.00

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cypress Creek Aquatics, Inc. and may be subject to re-negotiation.

Total	\$5,000.00
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Accepted Date _____ Accepted Signature _____



Proposal

Date	Proposal #
5/1/2026	91

Name / Address
Harvest Ridge CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Project Information	
One time mowing to ponds 1, 2 & 4	
Proposal Submitted By:	Work Requested By:

Description	Total
One time mowing of ponds 1, 2 & 4 Field crew will be dispersed with a tractor with bush hog attachment, zero-turn mowers and weed eaters to cut weeds on the pond beds, inside the ponds	3,150.00

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cypress Creek Aquatics, Inc. and may be subject to re-negotiation.

Total	\$3,150.00
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Accepted Date _____ Accepted Signature _____

District Engineer Response to Pond 1 and Pond 6:

Starting off I want it to be clear that the CDD is NOT out of compliance in any way for the conditions at Pond 1 and Pond 6. Both ponds have demonstrated in late 2024 that they both can handle more than the 100-year, 24-hour storm event. Secondly, the circumstances at Pond 1 and Pond 6 are unusual and not easily explained.

Currently, the board has requested Stantec to assist with determining why the ponds are not holding the Seasonal High Water/Normal Water Line (SHW/NWL) throughout the wet seasons. We have conducted review of the plans, review of the ponds with Stantec's Stormwater Engineer, review of historical aerials, and hired GeoView to conduct a GPR analysis of each pond excluding the two wet areas. The conclusion thus far is undetermined as the situation is unusual in that the surround ponds are sustaining water and just those two are not. The GPR data showed no inconsistencies in the confining layer, thus showing no areas of concern. The only area not sampled is the wet areas in each pond.

I have spoke with our Geotechnical Engineer and provided him with our findings and current thoughts. He suggested that we perform soil sampling with a hand auger in a grid shape sample size of roughly 4-6 points for Pond 1 and 2-3 points for Pond 6. He mentioned that if there were any issue it would typically show up within the first 5-10 feet of soil. I reached out to GeoView to see if they offer this service and they mentioned that the Hand Auger technique would not be suitable for wet conditions (6-18 inches of standing water) and suggested to utilize a "push rig" that samples the soil by inserting a casing into the ground (roughly 10 feet) and collecting a soil sample that way. I would tend to agree with that method, and I am awaiting a response from GeoView.

One thing with geotechnical investigations is that outside of what we have done, the cost of investigation goes up dramatically. I have done my best to ensure cost affordable methods and the board has spent \$2,500 on the investigation with GeoView and roughly ~\$3,000 on engineering fees.

At this time, we can purse the push rig soil sampling to finalize the investigation of each pond, or we can hire a Geotechnical Engineering firm to conduct an investigation and provide their recommendations. I am working on an estimate for the push rig and Standard Penetration Test (SPT). I have not heard back from the vendors.

Based on the results, the solutions can vary in cost. The cost is dependent on equip, materials, and depth of concern (if identified). The range could be from \$15k-75k for each pond.

I will be ready to discuss further options with the board and assist in any way I can.



Harvest Ridge CDD

Field Inspection Report - April 2026

Friday, April 24, 2026

Prepared For Board Of Supervisors

11 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1 - Sunrise Tellin Dr. Entrance

Assigned To: Yellowstone

The frontage landscape is showing visible regrowth following frost damage earlier this season. Some plant material still contains dead or damaged branches.

- Please perform a hard cut to remove this material to promote healthy regrowth.



Items 2 - Pond 4

Assigned To: Cypress Creek

The pond is currently dry due to limited rainfall this season. A crack was observed in the culvert; however, it appears minor at this time. There are minimal to no signs of erosion observed.

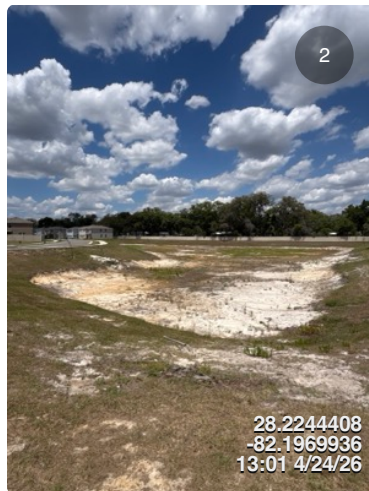
- Will continue to monitor culvert integrity, especially following significant rainfall.



Items 3 - Pond 5

Assigned To: Cypress Creek

The pond is currently dry due to limited rainfall. Minimal to no new erosion was observed. Previous erosion repairs appear to be holding well at this time.



Items 4 - Pond 6

Assigned To: Cypress Creek

The pond is currently dry due to limited rainfall. This is the deepest pond within the district. Vegetation is present in the center of the pond basin.



Items 5 - Mitigation Area

Assigned To: Yellowstone

Mitigation area and surrounding landscape is properly maintained. Previously repaired fence was broken again.

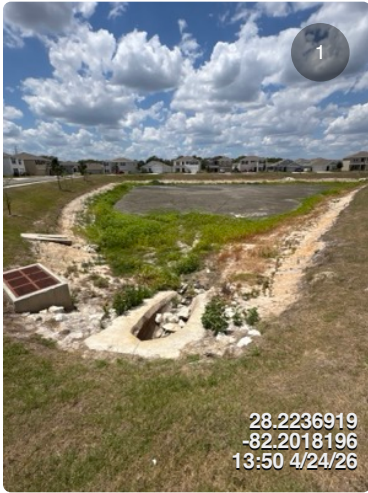
- Please remove the dead tree at next service.



Items 6 - Pond 3

Assigned To: Cypress Creek

The pond is currently dry due to limited rainfall. Minimal to no new erosion was observed.



Items 7 - Shark's Eye Ln. Entrance

Assigned To: Yellowstone

The frontage landscape is in good overall condition and appears to be well maintained.



Items 8 - Pond 1

Assigned To: Cypress Creek

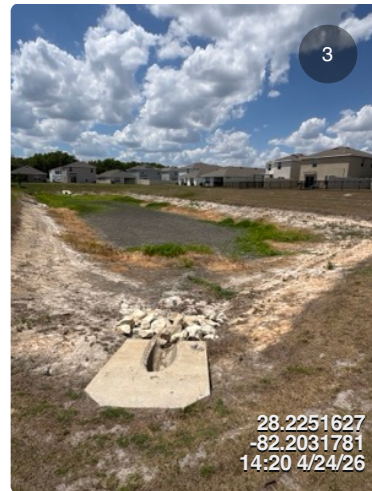
The pond is currently dry due to limited rainfall. Vegetation is present within the pond basin. Existing erosion shows no signs of progression since the previous inspection.



Items 9 - Pond 2

Assigned To: Cypress Creek

The pond is currently dry due to limited rainfall. Minimal to no new erosion was observed.



Items 10 - Mail Kiosk

Assigned To: Board

This area is properly maintained. Mail Kiosk is clean.

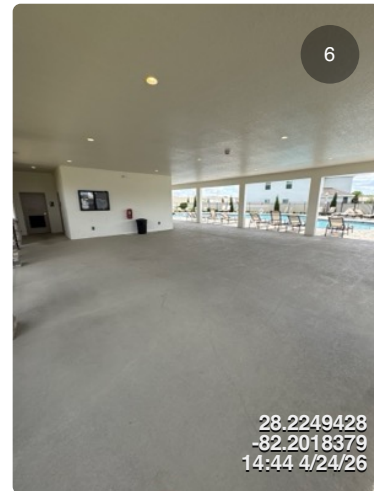
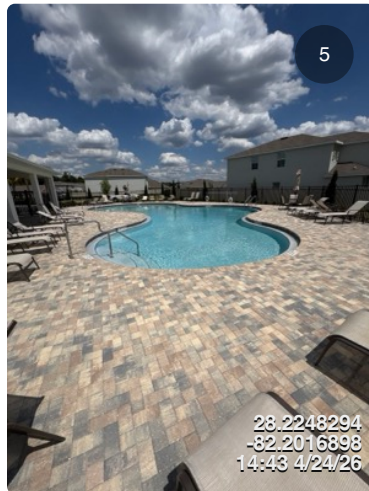


Items 11 - Amenity Center/Pool

Assigned To: Yellowstone

The Amenity Center and Pool area were observed to be clean and well maintained.

- Please take up dead plant material at next service.



April 17, 2026

Tabitha Blackwelder
Administrative Assistant
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Tabitha Blackwelder:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

Harvest Ridge Community Development District	304
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As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Harvest Ridge Community Development District ("**District**") prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 11, 2026
HOUR:	6:00 p.m.
LOCATION:	New River Amenity Center 5227 Autumn Ridge Drive Wesley Chapel, Florida 33545

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

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed by Florida law.

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

PASSED AND ADOPTED ON MAY 12, 2026.

ATTEST:

**HAVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman



*Harvest Ridge
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 6, 2026

CLEAR PARTNERSHIPS



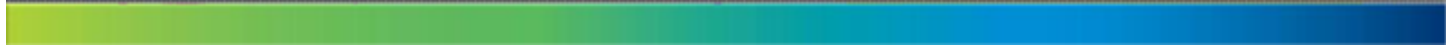
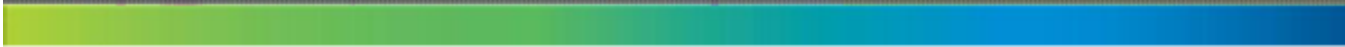


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Harvest Ridge
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$3,992.00	\$0.00	\$3,992.00	\$0.00
Special Assmnts- Tax Collector	\$355,150.00	\$352,343.00	\$2,807.00	\$355,150.00	\$551,462.77
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$22,058.51
TOTAL REVENUES	\$355,150.00	\$356,840.00	\$2,807.00	\$359,647.00	\$529,404.26

EXPENDITURES

Administrative

Supervisor Fees	\$12,000.00	\$4,200.00	\$7,800.00	\$12,000.00	\$12,000.00
ProfServ-Dissemination Agent	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$5,000.00
ProfServ-Info Technology	\$600.00	\$1,602.00	\$0.00	\$1,602.00	\$1,200.00
Recording Secretary	\$2,400.00	\$2,250.00	\$150.00	\$2,400.00	\$4,500.00
ProfServ-Trustee Fees	\$0.00	\$4,256.00	\$0.00	\$4,256.00	\$4,300.00
Field Management	\$12,000.00	\$9,000.00	\$3,000.00	\$12,000.00	\$18,000.00
Assessment Roll	\$0.00	\$2,500.00	\$0.00	\$2,500.00	\$5,000.00
District Counsel	\$8,500.00	\$3,334.00	\$5,166.00	\$8,500.00	\$8,500.00
District Engineer	\$9,500.00	\$6,815.00	\$2,685.00	\$9,500.00	\$15,000.00
Administration	\$4,500.00	\$2,750.00	\$1,750.00	\$4,500.00	\$5,500.00
District Management	\$25,000.00	\$13,150.00	\$11,850.00	\$25,000.00	\$25,000.00
Accounting Services	\$9,000.00	\$6,000.00	\$3,000.00	\$9,000.00	\$12,000.00
Auditing Services	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
Website Maintenance	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$3,125.00
Postage, Phone, Faxes, Copies	\$500.00	\$120.00	\$380.00	\$500.00	\$500.00
Rentals and Leases	\$600.00	\$2,094.00	\$0.00	\$2,094.00	\$5,000.00
General Liability	\$3,094.00	\$2,915.00	\$179.00	\$3,094.00	\$3,500.00
Public Officials Insurance	\$2,531.00	\$2,385.00	\$146.00	\$2,531.00	\$2,700.00
Property & Casualty Insurance	\$15,000.00	\$14,259.00	\$741.00	\$15,000.00	\$15,000.00
Legal Advertising	\$3,500.00	\$79.00	\$3,421.00	\$3,500.00	\$2,000.00
Misc- Non Ad Valorem Taxes	\$0.00	\$201.00	\$0.00	\$201.00	\$500.00
Bank Fees	\$200.00	\$266.00	\$0.00	\$266.00	\$400.00
Financial & Revenue Collections	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
Meeting Room Expense	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$2,200.00
Website Admin Services	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,600.00
Misc Admin	\$250.00	\$300.00	\$0.00	\$300.00	\$500.00
Short-Term Loan Repayment	\$7,000.00	\$3,125.00	\$3,875.00	\$7,000.00	\$50,000.00
Dues, Licenses, Subscriptions	\$175.00	\$277.00	\$0.00	\$277.00	\$500.00

Harvest Ridge

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Onsite Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$11,029.26
Total Administrative	\$124,650.00	\$94,078.00	\$51,243.00	\$145,321.00	\$220,854.26
Utility Services					
Amenity Internet	\$750.00	\$515.00	\$235.00	\$750.00	\$1,300.00
Street Lights	\$20,000.00	\$5,872.00	\$14,128.00	\$20,000.00	\$20,000.00
Water/Waste	\$15,000.00	\$4,992.00	\$10,008.00	\$15,000.00	\$11,000.00
Electric Utility Services	\$12,000.00	\$1,707.00	\$10,293.00	\$12,000.00	\$12,000.00
Total Utility Services	\$47,750.00	\$13,086.00	\$34,664.00	\$47,750.00	\$44,300.00
Amenity					
Garbage/Waste Collection	\$1,500.00	\$114.00	\$1,386.00	\$1,500.00	\$500.00
Pool Maintenance- Contract	\$12,000.00	\$4,060.00	\$7,940.00	\$12,000.00	\$9,600.00
Contracts- HVAC	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Janitorial- Supplies/Others	\$5,000.00	\$2,325.00	\$2,675.00	\$5,000.00	\$5,600.00
Amenity R&M	\$5,000.00	\$845.00	\$4,155.00	\$5,000.00	\$5,000.00
Pool Treatments & Other R&M	\$500.00	\$1,219.00	\$0.00	\$1,219.00	\$3,000.00
Stormwater System R&M	\$8,500.00	\$0.00	\$8,500.00	\$8,500.00	\$6,000.00
Entrance Monuments, Gates, Walls R&M	\$10,000.00	\$1,044.00	\$8,956.00	\$10,000.00	\$10,000.00
Annual Stormwater Report	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
Misc Admin	\$1,150.00	\$755.00	\$395.00	\$1,150.00	\$1,150.00
Access Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Access Control / R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Holiday Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Total Amenity	\$48,250.00	\$10,362.00	\$38,607.00	\$48,969.00	\$46,950.00
Landscape and Pond Maintenance					
R&M Drainage	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Landscaping- R&M	\$1,000.00	\$765.00	\$235.00	\$1,000.00	\$10,000.00
Landscape - Annuals	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Landscape - Mulch	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Landscape Maintenance- Contract	\$55,000.00	\$30,579.00	\$24,421.00	\$55,000.00	\$63,300.00
Waterway Management	\$6,500.00	\$3,875.00	\$2,625.00	\$6,500.00	\$6,000.00
Irrigation Maintenance	\$6,000.00	\$859.00	\$5,141.00	\$6,000.00	\$6,000.00
Contingency Reserve	\$60,000.00	\$31,604.00	\$28,396.00	\$60,000.00	\$25,000.00
Pond Erosion Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$38,000.00
Total Landscape and Pond Maintenance	\$134,500.00	\$67,682.00	\$66,818.00	\$134,500.00	\$154,300.00

Harvest Ridge
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
<i>Parks and Recreation</i>					
Misc Contingency	\$0.00	-\$450.00	\$450.00	\$0.00	\$1,000.00
Parking Lot Install	\$0.00	\$0.00	\$0.00	\$0.00	\$39,000.00
Pavement/Concrete Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
Traffic Calming Install	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
<i>Total Parks and Recreation</i>	\$0.00	-\$450.00	\$450.00	\$0.00	\$63,000.00
TOTAL EXPENDITURES	\$355,150.00	\$184,758.00	\$191,782.00	\$376,540.00	\$529,404.26
Net change in fund balance		\$172,082.00	-\$188,975.00	-\$16,893.00	\$0.00
FUND BALANCE, BEGINNING	\$145,161.00	\$145,161.00	\$0.00	\$145,161.00	\$128,268.00
FUND BALANCE, ENDING	\$145,161.00	\$317,243.00	-\$188,975.00	\$128,268.00	\$128,268.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon supervisors attending meetings.

Dissemination Services

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Prof Services – Information Technology

Costs related to information technology and storage of files for the District.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Assessment Roll

The cost involved with the annual assessment roll preparation and filing with the county.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Administration Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Accounting Services

Services including 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.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Insurance-General Liability

The District's General Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District property and casualty insurance policy allows for projected increases in the premium.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc.-Non Ad Valorem Taxes

Property taxes on district property.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Financial/Revenue Collections

Service includes 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.

Meeting Room Expense

Cost for any additional meetings or meeting space rental.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Short-Term Loan Repayment

This represents the cost of the District's principal and interest payment on the Line of Credit.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Utility Services

Amenity Internet Services

Utility expenses for onsite telephone or internet services.

Budget Narrative
Fiscal Year 2027**Utility Services** (continued)**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Waste/Water Services

Utility expenses waste or water throughout the District

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Amenity**Garbage/Waste Collection**

Cost of Districts garbage dumpster service.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

HVAC Contracts

Cost of HVAC contract and miscellaneous repairs and maintenance.

Janitorial Services & Supplies

Cost of janitorial labor and supplies for CDD Facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance as well as any repairs and maintenance.

Stormwater System R&M

Cost of repairs and maintenance of stormwater system.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Misc. Administrative

Cost of any miscellaneous items not listed.

Access Control

Cost of locks, gates, and other security fixtures.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Budget Narrative
Fiscal Year 2027**Landscape and Pond Maintenance****R&M Drainage**

Cost of repairs and maintenance for miscellaneous drainage throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping - Annuals

Cost of annual replacement of plants and trees.

Landscaping - Mulch

Cost of mulch expenses throughout the District.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Waterway Management

Cost of maintenance of waterway systems.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contingency Reserve

Reserve allocation for any contingency items not listed.

Pond Erosion Repair

Expenses related the erosion of the ponds throughout the District.

Misc. Contingency

Various costs of expenses not listed.

Parking Lot Install

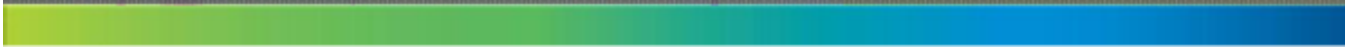
Cost associated with parking lot installation.

Pavement/Concrete Repairs

Cost associated with repairs to pavement and concrete areas throughout the District,

Traffic Calming Install

Cost related to traffic sign installation.



Harvest Ridge
Community Development District

Debt Service Budget
FY 2027



Harvest Ridge
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,441.00	\$0.00	\$3,441.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$299,118.00	\$0.00	\$299,118.00	0%	\$320,744.68
Special Assmnts- CDD Collected	\$301,500.00	\$0.00	\$301,500.00	\$301,500.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,829.79
TOTAL REVENUES	\$301,500.00	\$302,559.00	\$301,500.00	\$604,059.00	100%	\$307,914.89
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,414.89
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,414.89
<i>Debt Service</i>						
Principal Debt Retirement	\$70,000.00	\$0.00	\$70,000.00	\$70,000.00	0%	\$105,000.00
Interest Expense	\$228,244.00	\$114,888.00	\$113,356.00	\$228,244.00	0%	\$342,475.00
Total Debt Service	\$298,244.00	\$114,888.00	\$183,356.00	\$298,244.00	0%	\$447,481.00
TOTAL EXPENDITURES	\$298,244.00	\$114,888.00	\$183,356.00	\$298,244.00	0%	\$453,895.89
Net change in fund balance	\$3,256.00	\$187,671.00	\$118,144.00	\$305,815.00	9292%	-\$145,981.00
FUND BALANCE, BEGINNING	\$200,996.00	\$200,996.00	\$0.00	\$200,996.00	0%	\$506,811.00
FUND BALANCE, ENDING	\$204,252.00	\$388,667.00	\$118,144.00	\$506,811.00	148%	\$360,830.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2024 Bonds	\$6,340,000.00	\$6,245,000.00	\$6,145,000.00	\$6,040,000.00

Budget Narrative
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Special Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

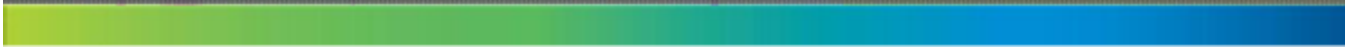
Harvest Ridge

Community Development District

Series 2023 Debt Service

Series 2024 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2023	\$6,430,000.00			\$51,372.57	\$51,372.57	
11/1/2023	\$6,430,000.00			\$177,828.13	\$177,828.13	\$177,828.13
5/1/2024	\$6,430,000.00	\$90,000.00	4.625%	\$177,828.13	\$267,828.13	
11/1/2024	\$6,340,000.00			\$175,746.88	\$175,746.88	\$175,746.88
5/1/2025	\$6,340,000.00	\$95,000.00	4.625%	\$175,746.88	\$270,746.88	
11/1/2025	\$6,245,000.00			\$173,550.00	\$173,550.00	\$173,550.00
5/1/2026	\$6,245,000.00	\$100,000.00	4.625%	\$173,550.00	\$273,550.00	
11/1/2026	\$6,145,000.00			\$171,237.50	\$171,237.50	\$171,237.50
5/1/2027	\$6,145,000.00	\$105,000.00	4.625%	\$171,237.50	\$276,237.50	
11/1/2027	\$6,040,000.00			\$168,809.38	\$168,809.38	\$168,809.38
5/1/2028	\$6,040,000.00	\$110,000.00	4.625%	\$168,809.38	\$278,809.38	
11/1/2028	\$5,930,000.00			\$166,265.63	\$166,265.63	\$166,265.63
5/1/2029	\$5,930,000.00	\$115,000.00	4.625%	\$166,265.63	\$281,265.63	
11/1/2029	\$5,815,000.00			\$163,606.25	\$163,606.25	\$163,606.25
5/1/2030	\$5,815,000.00	\$120,000.00	4.625%	\$163,606.25	\$283,606.25	
11/1/2030	\$5,695,000.00			\$160,831.25	\$160,831.25	\$160,831.25
5/1/2031	\$5,695,000.00	\$125,000.00	5.500%	\$160,831.25	\$285,831.25	
11/1/2031	\$5,570,000.00			\$157,393.75	\$157,393.75	\$157,393.75
5/1/2032	\$5,570,000.00	\$135,000.00	5.500%	\$157,393.75	\$292,393.75	
11/1/2032	\$5,435,000.00			\$153,681.25	\$153,681.25	\$153,681.25
5/1/2033	\$5,435,000.00	\$140,000.00	5.500%	\$153,681.25	\$293,681.25	
11/1/2033	\$5,295,000.00			\$149,831.25	\$149,831.25	\$149,831.25
5/1/2034	\$5,295,000.00	\$150,000.00	5.500%	\$149,831.25	\$299,831.25	
11/1/2034	\$5,145,000.00			\$145,706.25	\$145,706.25	\$145,706.25
5/1/2035	\$5,145,000.00	\$155,000.00	5.500%	\$145,706.25	\$300,706.25	
11/1/2035	\$4,990,000.00			\$141,443.75	\$141,443.75	\$141,443.75
5/1/2036	\$4,990,000.00	\$165,000.00	5.500%	\$141,443.75	\$306,443.75	
11/1/2036	\$4,825,000.00			\$136,906.25	\$136,906.25	\$136,906.25
5/1/2037	\$4,825,000.00	\$175,000.00	5.500%	\$136,906.25	\$311,906.25	
11/1/2037	\$4,650,000.00			\$132,093.75	\$132,093.75	\$132,093.75
5/1/2038	\$4,650,000.00	\$185,000.00	5.500%	\$132,093.75	\$317,093.75	
11/1/2038	\$4,465,000.00			\$127,006.25	\$127,006.25	\$127,006.25
5/1/2039	\$4,465,000.00	\$195,000.00	5.500%	\$127,006.25	\$322,006.25	
11/1/2039	\$4,270,000.00			\$121,643.75	\$121,643.75	\$121,643.75
5/1/2040	\$4,270,000.00	\$205,000.00	5.500%	\$121,643.75	\$326,643.75	
11/1/2040	\$4,065,000.00			\$116,006.25	\$116,006.25	\$116,006.25
5/1/2041	\$4,065,000.00	\$215,000.00	5.500%	\$116,006.25	\$331,006.25	
11/1/2041	\$3,850,000.00			\$110,093.75	\$110,093.75	\$110,093.75
5/1/2042	\$3,850,000.00	\$230,000.00	5.500%	\$110,093.75	\$340,093.75	
11/1/2042	\$3,620,000.00			\$103,768.75	\$103,768.75	\$103,768.75
5/1/2043	\$3,620,000.00	\$245,000.00	5.500%	\$103,768.75	\$348,768.75	
11/1/2043	\$3,375,000.00			\$97,031.25	\$97,031.25	\$97,031.25
5/1/2044	\$3,375,000.00	\$255,000.00	5.750%	\$97,031.25	\$352,031.25	
11/1/2044	\$3,120,000.00			\$89,700.00	\$89,700.00	\$89,700.00
5/1/2045	\$3,120,000.00	\$270,000.00	5.750%	\$89,700.00	\$359,700.00	
11/1/2045	\$2,850,000.00			\$81,937.50	\$81,937.50	\$81,937.50
5/1/2046	\$2,850,000.00	\$290,000.00	5.750%	\$81,937.50	\$371,937.50	
11/1/2046	\$2,560,000.00			\$73,600.00	\$73,600.00	\$73,600.00
5/1/2047	\$2,560,000.00	\$305,000.00	5.750%	\$73,600.00	\$378,600.00	
11/1/2047	\$2,255,000.00			\$64,831.25	\$64,831.25	\$64,831.25
5/1/2048	\$2,255,000.00	\$325,000.00	5.750%	\$64,831.25	\$389,831.25	
11/1/2048	\$1,930,000.00			\$55,487.50	\$55,487.50	\$55,487.50
5/1/2049	\$1,930,000.00	\$345,000.00	5.750%	\$55,487.50	\$400,487.50	
11/1/2049	\$1,585,000.00			\$45,568.75	\$45,568.75	\$45,568.75
5/1/2050	\$1,585,000.00	\$365,000.00	5.750%	\$45,568.75	\$410,568.75	
11/1/2050	\$1,220,000.00			\$35,075.00	\$35,075.00	\$35,075.00
5/1/2051	\$1,220,000.00	\$385,000.00	5.750%	\$35,075.00	\$420,075.00	
11/1/2051	\$835,000.00			\$24,006.25	\$24,006.25	\$24,006.25
5/1/2052	\$835,000.00	\$405,000.00	5.750%	\$24,006.25	\$429,006.25	
11/1/2052	\$430,000.00			\$12,362.50	\$12,362.50	\$12,362.50
5/1/2053	\$430,000.00	\$430,000.00	5.750%	\$12,362.50	\$442,362.50	
		\$6,430,000.00		\$7,117,472.61	\$13,547,472.61	\$3,533,050.02



Harvest Ridge

Community Development District

Supporting Budget Schedule

FY 2027



Assessment Summary
Fiscal Year 2027 vs. "Fiscal Year 2026

ASSESSMENT ALLOCATION											
Assessment Area One											
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Single Family 40'	239	\$1,829.06	\$1,253.13	\$575.93	\$1,063.83	\$1,063.83	\$0.00	\$0.00	\$2,892.89	\$2,316.96	\$575.93
Single Family 50'	50	\$2,286.33	\$1,566.41	\$719.92	\$1,329.79	\$1,329.79	\$0.00	\$0.00	\$3,616.12	\$2,896.20	\$719.92
	289										

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Harvest Ridge Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on March 24, 2023, by Ordinance No. 23-09 of the Pasco County Board of County Commissioners;

WHEREAS, the terms for Board seats **3, 4, and 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board seats **3, 4, and 5**, will be held on Tuesday, November 3, 2026, at ____ a/p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

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

Passed and Adopted on May 12, 2026.

Attest:

**Harvest Ridge
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Harvest Ridge Community Development District**

Notice is hereby given to the public and all landowners within the Harvest Ridge Community Development District (the "**District**"), comprised of approximately 68.377 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026
Time: ____ a/p.m.
Place: New River Amenity Center
5227 Autumn Ridge Drive
Wesley Chapel, Florida 33545

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Bryan Radcliff, District Manager

Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Harvest Ridge Community Development District
for the Election of Members of the Board of Supervisors**

Date: Tuesday, November 3, 2026
Time: _____ a/p.m.
Location: New River Amenity Center
5227 Autumn Ridge Drive
Wesley Chapel, FL 33545

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence on November 17, 2026.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Harvest Ridge Community Development District Landowners' Meeting – Tuesday, November 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Harvest Ridge Community Development District to be held at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545, on November 3, 2026, at ____ a/p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner	Signature of Legal Owner	Date
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Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Harvest Ridge Community Development District Landowners' Meeting – Tuesday, November 3, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Harvest Ridge Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat	_____	_____
Seat	_____	_____
Seat	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Harvest Ridge Community Development District Landowners' Meeting – Tuesday, November 3, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Harvest Ridge Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

**MINUTES OF MEETING
HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development
2 District was held on Tuesday, April 14, 2026, at 6:00 p.m. at the New River Amenity Center
3 located at 5227 Autumn Ridge Drive, Wesley Chapel FL 33545.

4

5 Present and constituting a quorum were:

6	Michael Valle	Chairperson
7	Gary Colglazier	Vice Chairperson
8	Jose Falcon	Assistant Secretary (<i>teams</i>)
9	Felix Leno	Assistant Secretary
10	Alondra De Groat	Assistant Secretary

11

12 Also present either in person or via Teams Communication were:

13	Bryan Radcliff	District Manager, Inframark
14	Vivek Babbar	District Counsel, SRV (<i>via teams</i>)
15	Tyson Waag	District Engineer, Stantec (<i>via teams</i>)
16	Lony Nyguyen	Field Manager, Inframark (<i>via teams</i>)
17	Jeremy Griffin	CLS
18	Josh Hamilton	Yellowstone
19	Residents and Members of the Public	

20

21 *This is not a certified or verbatim transcript but rather represents the context and summary of*
22 *the meeting. The full meeting is available in audio format upon request. Contact the District*
23 *Office for any related costs for an audio copy.*

24

25 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

26 Mr. Radcliff called the meeting to order and called the roll.

27

28 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

29 The Board approved the meeting agenda.

30

31 **THIRD ORDER OF BUSINESS**

Public Comments

32 There being none, the next order of business followed.

33

34

35

36 **FOURTH ORDER OF BUSINESS** **Staff Reports**

37 **A. District Accountant**

38 Not present. No report given.

39

40 **B. Aquatics Report**

41 Mr. Radcliff presented the Aquatics Report to the Board. The Board stated that the pond banks
42 have been treated recently but appeared neglected due to the excessive number of weeds.

43

44 **C. Landscape Report**

45 **i. Discussion of Dead Tree Watering System**

46 Mr. Hamilton reviewed the multiple struggling trees within the community and stated he would
47 provide the Board with a thorough irrigation report at the next meeting.

48

49 **ii. Yellowstone Discussion**

50 No action taken.

51

52 **iii. Consideration of Yellowstone Pool Plant Replacement Proposal #686370**

53 On MOTION by Ms. De Groat, seconded by Mr. Colglazier, with all in
54 favor, the motion to approve Yellowstone Pool Plant Replacement Proposal
55 #686370 carried. 5-0

56

57 **D. Field Inspection Report**

58 Mr. Nguyen presented his Field Inspection Report to the Board and answered their questions.

59

60 On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the
61 motion to have the shell removed from the pool and remaining pavers
62 installed with astroturf with a Not-To-Exceed of \$1,000.00 carried. 5-0

63

64 **E. District Counsel**

65 Mr. Babbar presented his report to the Board including updates on recently passed House Bill
66 145, Senate Bill 1180.

67

68 **i. Review of Pasco County Response Regarding Erosion**

69 Mr. Babbar reviewed with the Board the response received from Pasco County regarding
70 erosion within the community.

71

72 **F. District Engineer**

73 Mr. Waag and Mr. Griffin presented the proposals from CLS for pond erosion repairs at Ponds
74 3, 4 and 6 to the Board and answered their questions.

75

76 **i. Consideration of EZ-Flow French Drain System Installation**

77 **ii. Consideration of CLS Environmental Proposals**

78 **a. Pond 3 MES Erosion Repair Proposal #0507**

79 **b. Pond 4 Embankment Erosion Repair Proposal #0508**

80 **c. Pond 6 Embankment Erosion Repair Proposal #0509**

81 **d. Pond 6 Erosion Repair Near Sidewalk Proposal #0510**

82 The Board agreed to table these proposals and include for their cost in the FY 2027 budget.

83 The Board also requested Pond 1 be reviewed and added to the scope of service.

84

85 **G. District Manager**

86 **i. Discussion of FY2027 Budget First Draft**

87 Mr. Radcliff presented the first draft of the FY 2027 Budget to the Board. Discussion ensued
88 between the Board and Mr. Radcliff regarding line items, upcoming projects to include and
89 assessment increases. Mr. Radcliff advised the Board that a revised FY 2027 Budget
90 incorporating their requested changes will be provided to them for review before the May 12,
91 2026, Proposed Budget Meeting.

92

93 **ii. Updates on Supervisor's Requests**

94 Mr. Radcliff provided updates on the previous request made by the Board.

95

96

97

98 **FIFTH ORDER OF BUSINESS** **Business Items**

99 **A. Consideration of Inframark Park Bench Proposal #1042**

100 Tabled until further notice.

101

102 **B. Consideration of Inframark Park Benches Proposal #1071**

103 Tabled until further notice.

104

105 **C. Consideration of Barco Park Benches**

106 Tabled until further notice.

107

108 **D. Consideration of General Handyman Proposal #220**

109 On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the
110 motion to approve Inframark General Handyman Proposal #220 in the
111 amount of \$250.00 carried. 5-0

112

113 **E. Consideration of Inframark General Handyman Proposal #185**

114 On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the
115 motion to approve Inframark General Handyman Proposal #185 in the
116 amount of \$175.00 carried. 5-0

117

118 **F. Consideration of Inframark Concrete Panel Repair & Replacement Proposal**

119 The Board reviewed the Inframark Concrete Panel Repair & Replacement Proposal and agreed
120 to table this proposal and include its cost in the FY 2027 budget.

121

122 **G. Consideration of Speed Hump Proposals**

123 **i. Master Gold Plan Traffic Calming Alternative**

124 **ii. ACPLM New Modular Rubber Speed Humps Proposal**

125 The Board reviewed the speed hump proposals from Master Gold and ACPLM and agreed to
126 table these proposals and include their costs in the FY 2027 budget.

127

128

129

130 **H. Consideration of Inframark Overflow Parking Proposal**

131 The Board reviewed the Inframark Overflow Parking Proposal and agreed to table this
132 proposal and include its cost in the FY 2027 budget.

133

134 **I. Discussion of Holiday Decorations Purchase**

135 The Board directed Mr. Radcliff to include a line item in the FY 2027 Budget for Holiday
136 Decorations in the amount of \$1000.00 in addition to purchasing and installing a storage shed
137 adjacent to the amenities.

138

139 **J. Discussion of Dog Receptacles**

140 The Board directed Mr. Radcliff to remove consideration of Dog Waste Stations from the FY
141 2027 Budget.

142

143 **K. Discussion on Parking Lot**

144 This line item was covered previously in the meeting.

145

146 **L. Discussion on Street Parking**

147 This line item was covered previously in the meeting.

148

149 **M. Discussion of Floor Areas**

150 This line item was covered previously in the meeting.

151

152 **N. Social Committee Discussion and Approved Events**

153 The Board reviewed the CDD holding movie nights at the amenity area. Mr. Babbar advised
154 the Board that a licensing agreement is necessary to show movies on a screen at the amenity for
155 the residents.

156

157

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the 158 motion to forgo any licensing agreement and show movies at the amenity 159 area with no authorization carried. 5-0

160

161 **SIXTH ORDER OF BUSINESS** **Business Administration**

- 162 **A. Consideration of the Meeting Minutes of March 10, 2026**
- 163 **B. Acceptance of Financial Statements March 2026**
- 164 **C. Approval of Check Register March 2026**
- 165 **D. Approval of O&M Report March 2026**

166 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the
167 motion to approve the consent agenda items A through D with Minutes from
168 the regular meeting held on March 10, 2026, Financials for March 2026,
169 Check Register for March 2026 and the Operations and Maintenance
170 Expenditures for March 2026, carried. 5-0

172 **SEVENTH ORDER OF BUSINESS** **Supervisors' Comments**

173 Mr. Valle requested follow up on the water fountains, pool gate on Sand Dollar, attorneys and
174 storage shed.

176 **EIGHTH ORDER OF BUSINESS** **Public Comments**

177 Mr. Radcliff requested the Board consider moving future meetings to the 2nd Wednesday of
178 every month vs the current 2nd Tuesday of the month. The Board agreed to this change. Mr.
179 Radcliff will notify the Board when this change is to take effect.

180 Resident #1- Requested follow up with the County on the Land Road drainage to see if they can
181 assist.

182 Resident #2- Commented on the FY 2027 Budget, Pond 1 erosion and mowing in the common
183 area.

185 **NINETH ORDER OF BUSINESS** **Adjournment**

186 On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the
187 motion to adjourn the meeting at 7:52 p.m. 5-0

191 _____
192 Secretary / Assistant Secretary

_____ Chairperson / Vice Chairperson

*Harvest Ridge
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS					
Cash In Bank	\$ 263,525	\$ -	\$ -	\$ -	\$ 263,525
Due From Other Funds	25,914	-	-	-	25,914
Investments:					
Acquisition & Construction Account	-	-	6,112	-	6,112
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	342,445	-	-	342,445
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 289,439	\$ 417,810	\$ 6,112	\$ 4,440,000	\$ 5,153,361
LIABILITIES					
Accounts Payable	\$ 4,639	\$ -	\$ -	\$ -	\$ 4,639
Loans Payable - Valley LOC	-	-	-	100,000	100,000
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	25,895	19	-	25,914
TOTAL LIABILITIES	4,639	25,895	19	4,540,000	4,570,553
FUND BALANCES					
Restricted for:					
Debt Service	-	391,915	-	-	391,915
Capital Projects	-	-	6,093	-	6,093
Unassigned:	284,800	-	-	(100,000)	184,800
TOTAL FUND BALANCES	284,800	391,915	6,093	(100,000)	582,808
TOTAL LIABILITIES & FUND BALANCES	\$ 289,439	\$ 417,810	\$ 6,112	\$ 4,440,000	\$ 5,153,361

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 5,646	\$ 5,646	0.00%
Interest - Tax Collector	-	505	505	0.00%
Special Assmnts- Tax Collector	-	353,574	353,574	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	359,725	4,575	101.29%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,200	5,800	51.67%
ProfServ-Dissemination Agent	-	6,417	(6,417)	0.00%
ProfServ - Info Technology	600	1,702	(1,102)	283.67%
Recording Secretary	2,400	2,625	(225)	109.38%
ProfServ-Trustee Fees	-	4,256	(4,256)	0.00%
Field Management	12,000	10,500	1,500	87.50%
Assessment Roll	-	2,917	(2,917)	0.00%
District Counsel	8,500	7,539	961	88.69%
District Engineer	9,500	9,774	(274)	102.88%
Administration	4,500	3,208	1,292	71.29%
District Management	25,000	15,233	9,767	60.93%
Accounting Services	9,000	7,163	1,837	79.59%
Auditing Services	-	5,000	(5,000)	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	210	290	42.00%
Rentals and Leases	600	2,319	(1,719)	386.50%
General Liability	3,094	2,915	179	94.21%
Public Officials Insurance	2,531	2,385	146	94.23%
Property & Casualty Insurance	15,000	14,259	741	95.06%
Legal Advertising	3,500	79	3,421	2.26%
MISC	-	608	(608)	0.00%
Misc-Non Ad Valorem Taxes	-	201	(201)	0.00%
Bank Fees	200	266	(66)	133.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Payroll Services	-	46	(46)	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	1,400	(200)	116.67%
Misc Admin	250	523	(273)	209.20%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	935	(760)	534.29%
Short Term Loan Admin/Interest	7,000	3,125	3,875	44.64%
Total Administration	124,650	111,805	12,845	89.70%
Electric Utility Services				
Amenity Internet	750	752	(2)	100.27%
Street Lights	20,000	8,195	11,805	40.98%
Water/Waste	15,000	5,304	9,696	35.36%
Electric Utility Services	12,000	2,231	9,769	18.59%
Total Electric Utility Services	47,750	16,482	31,268	34.52%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Water/Waste	-	245	(245)	0.00%
Total Water-Sewer Comb Services	-	245	(245)	0.00%
<u>Landscape Services</u>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	765	235	76.50%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	36,059	18,941	65.56%
Wetland Maintenance	6,500	4,855	1,645	74.69%
Irrigation Maintenance	6,000	859	5,141	14.32%
Contingency Reserve	60,000	31,604	28,396	52.67%
Total Landscape Services	134,500	74,142	60,358	55.12%
<u>Other Physical Environment</u>				
Contracts-RTR Landscaping	-	5,015	(5,015)	0.00%
Total Other Physical Environment	-	5,015	(5,015)	0.00%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	4,920	7,080	41.00%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	2,790	2,210	55.80%
Amenity R&M	5,000	845	4,155	16.90%
Pool Treatments & Other R&M	500	2,019	(1,519)	403.80%
Stormwater System R&M	8,500	-	8,500	0.00%
Entrance Monuments, Gates, Walls R&M	10,000	1,429	8,571	14.29%
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	-	1,150	0.00%
Pool Permits	-	280	(280)	0.00%
Total Amenities	48,250	12,397	35,853	25.69%
TOTAL EXPENDITURES	355,150	220,086	135,064	61.97%
Excess (deficiency) of revenues				
Over (under) expenditures	-	139,639	139,639	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,161		
FUND BALANCE, ENDING		\$ 284,800		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,647	\$ 5,647	0.00%
Special Assmnts- Tax Collector	-	300,160	300,160	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
TOTAL REVENUES	301,500	305,807	4,307	101.43%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Short Term Loan Admin/Interest	228,244	114,888	113,356	50.34%
Total Debt Service	298,244	114,888	183,356	38.52%
TOTAL EXPENDITURES	298,244	114,888	183,356	38.52%
Excess (deficiency) of revenues Over (under) expenditures	3,256	190,919	187,663	5863.61%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	<u>\$ 3,256</u>	<u>\$ 190,919</u>	<u>\$ 181,151</u>	<u>5863.61%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		<u>\$ 391,915</u>		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 123	\$ 123	0.00%
TOTAL REVENUES	-	123	123	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	123	123	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		\$ 6,093		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 26-04

Statement Date 04/30/26

G/L Account No. 101002 Balance at 04/30/26	263,525.09	Statement Balance	263,643.73
		Outstanding Deposits	10.70
Positive Adjustments	0.00	Subtotal	263,654.43
Subtotal	263,525.09	Outstanding Checks	-129.34
Negative Adjustments	0.00	Ending Balance	263,525.09
Ending G/L Balance	263,525.09		

Warning! Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
04/09/2026		JE000386	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	3.12	3.12	0.00
04/09/2026		JE000385	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	2,270.62	2,270.62	0.00
04/30/2026		JE000387	Interest - Investments	Interest Earned	784.68	784.68	0.00
Total Deposits					3,058.42	3,058.42	0.00
Outstanding Checks							
04/29/26	Payment	300056	CHARTER COMMUNICATIO NS	Inv: 1936376041226-ACH			-129.34
Total Outstanding Checks							-129.34