Harvest Ridge Community Development District

Board of Supervisors

Carla Tabshe, Chairman Tony Tabshe, Vice - Chairman Jack Lawrence, Assistant Secretary Dawson Ransom, Assistant Secretary Eric Davidson, Assistant Secretary Brian Lamb, District Manager Vivek Babbar, District Counsel Tonja Stewart, District Engineer

Continued Audit Committee, Public Hearing & Regular Meeting Agenda

Monday, August 28, 20233, at 12:00 p.m.

The Continued Audit Committee, Public Hearing & Regular Meetings of the Harvest Ridge Community

Development District will be held on August 28 20233, at 12:00 p.m. at the SpringHill Suites by Marriott

Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. 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:

Join Zoom Meeting

https://us06web.zoom.us/i/86746557433?pwd=NGVLWXIIU2FOK2Ftb05ENEFpRVNDUT09

Meeting ID: 847 0969 7107 Passcode: 756055 Dial by your location - 1 305 224 1968 All cellular phones and pagers must be turned off during the meeting.

AUDIT COMMITTEE MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. RECESS TO AUDIT COMMITTEE MEETING
- 4. AUDIT COMMITTEE MEETING
 - A. Open the Audit Committee Meeting
 - B. Evaluate and Rank the Audit Proposals
 - C. Finalize the Ranking and Consideration of Audit Committee Recommendation
 - D. Close the Audit Committee Meeting
- 5. RETURN AND PROCEED TO REGULAR MEETING
- 6. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS
- 7. BUSINESS ITEMS
 - A. Consideration of Audit Committee Recommendations and Evaluation
- 8. ADJOURNMENT

PUBLIC HEARINGS & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. RECESS TO PUBLIC HEARINGS
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET
 - A. Open Public Hearing on Adopting Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Adopting Final Fiscal Year 2023 Budget
 - E. Consideration of Resolution 2023-32; Adopting Final Fiscal Year 2023 Budget......Tab 01

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS FOR FISCAL YEAR 2022/2023

- A. Open the Public Hearing on Levying O&M Assessments for Fiscal Year 2022/2023
- B. Staff Presentation
- C. Public Comment
- D. Close the Public Hearing on Levying O&M Assessments for Fiscal Year 2022/2023
- E. Consideration of Resolution 2023-33; Levying O&M Assessments for Fiscal Year 2022/2023...Tab 02

6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2024 BUDGET

- A. Open Public Hearing on Adopting Final Fiscal Year 2024 Budget
- B. Staff Presentations
- C. Public Comment
- D. Close Public Hearing on Adopting Final Fiscal Year 2024 Budget

E. Consideration of Resolution 2023-34; Adopting Final Fiscal Year 2024 BudgetTab	03
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B. Staff Presentation	
C. Public Comment	
D. Close the Public Hearing on Levying O&M Assessments for Fiscal Year 2023/2024	
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9. BUSINESS ITEMS	
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B. General Matters of the District	
10. CONSENT AGENDA	
A. Consideration of Special Organizational Meeting Minutes April 18, 2023, Tab	06
B. Consideration of Landowner's Election Meeting Minutes May 25, 2023,Tab	07
C. Consideration of Public Hearing, Audit Committee & Regular Meeting	
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11. STAFF REPORTS	
A. District Counsel	
B. District Engineer	
C. District ManagerTab	11
i. Community Inspection Report	
12. PUBLIC COMMENTS	
13. ADJOURNMENT	

Sincerely,

RESOLUTION 2023-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING MARCH 23, 2023, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Harvest Ridge Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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:

Section 1. Budget

- **a.** That 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 records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- **c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Harvest

Ridge Community Development District for the Fiscal Year Beginning March 23, 2023, and Ending September 30, 2023."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning March 2, 2023, and ending September 30, 2023, the sum of **\$152,285.00**, 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 \$152,285.00

Total All Funds* \$152,285.00

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section 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(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

^{*}Not inclusive of any collection costs or early payment discounts.

Passed and Adopted on August 28, 2023

Attested By:	Harvest Ridge Community Development District	
Print Name:Secretary/Assistant Secretary	Print Name: Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2023 Adopted Budget

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET



August 28, 2023

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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August 28, 2023

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Harvest Ridge Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	Fund Name	Services Provided
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	
201	Debt Service Fund	

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

REVENUE COLLECTION

Fiscal Year 2023 Proposed Operating Budget

April 1st - September 30th 2023

GENERAL FUND REVENUES	
SPECIAL ASSESSMENTS - SERVICE CHARGES	
Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	152,285.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$152,285.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Landowner/Private Contributions	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00
OTHER MISCELLANEOUS REVENUES	
Miscellaneous GF 001	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00
TOTAL REVENUES	\$152,285.00

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

ADMINISTRATION DETAIL

April 1st - September 30th 2023

XPENDITURES - ADMINSTRATIVE	
FINANCIAL & ADMINISTRATIVE	
Supervisor Fees	1,000.00
District Manager	7,000.00
District Engineer	9,500.00
Organizational Meeting/Initial Set up	4,000.00
Administration Services	1,000.00
Recording Secretary	600.00
ADA Website Set Up/Compliance	1,800.00
Website Maintenance	300.00
Accounting Services	2,250.00
Construction Accounting	3,000.00
Assessment Roll Preparation	0.00
Financial & Revenue Collections	600.00
Auditing Services	0.00
Dissemenation Services	0.00
Arbitrage Rebate Reporting	0.00
Postage, Phone, Faxes, Copies	500.00
Public Officials Insurance	2,500.00
Legal Advertising	3,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Rentals and Leases	100.00
Office Supplies	100.00
Technology Services	150.00
Miscellaneous Fees	250.00
LEGAL COUNSEL	
District Counsel	9,500.00
TOTAL ADMINSTRATIVE	\$48,025.00

SITE OPERATIONS

April 1st - September 30th 2023

TOTAL SITE OPERATIONS	\$104,260.0
TOTAL CONTINGENCY	\$2,500.00
Miscellaneous Contingency	2,500.00
Contingency	Ψ3,330.00
TOTAL PARKS AND RECREATION	\$6,000.00
Event Services & Supplies	0.00
Dog Waste Station Service and Supplies Holiday Decorations	1,500.00
Access Control Maintenance	0.00
Playground Equipment Maintenance	0.00
Telephone/Internet Services	0.00
Facility A/C Maintenance	0.00
Pool Repairs	0.00
Pool Service Contract	0.00
Facility Janitorial Supplies	0.00
Facility Janitorial Services	0.00
Pool Permits	0.00
On Site Staff	0.00
Facility Maintenance	0.00
Field Services	4,500.00
PARKS AND RECREATION Eight Company	
	φυ.υυ
TOTAL ROAD & STREET FACILITIES	0.00 \$0.00
ROAD & STREET FACILITIES Pavement & Drainage Maintenance	0.00
DOAD & CTDEET EACH ITIES	
TOTAL OTHER PHYSICAL ENVIRONMENT	\$44,260.00
Miscellaneous Landscape	1,000.00
Plant Replacement Program	5,000.00
Landscape Annuals	7,500.00
Landscape Mulch	7,500.00
Irrigation Maintenance	6,000.00
Landscape Maintenance	60.00
Entry & Wall Maintenance	1,500.00
General Liability Insurance	3,200.00
Property & Casualty Insurance	12,500.00
OTHER PHYSICAL ENVIRONMENT	
	\$20,000.00
Annual Stormwater Report TOTAL STORMWATER CONTROL	5,000.00
O,	7,500.00
Stormwater System Maintenance Wetland Monitoring/Maintenance	7,500.00
STORMWATER CONTROL Stormwyster System Maintenance	 200 20
	ψ0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$0.00
Water Utility Services	0.00
WATER-SEWER COMBINATION SERVICES	
TOTAL GARBAGE/SOLID WASTE SERVICES	\$0.00
Garbage Recreation Center	0.00
GARBAGE/SOLID WASTE SERVICES	
TOTAL ELECTRIC UTILITY SERVICES	\$31,500.00
Electric Utility Services - All Others	1,500.00
·	
Electric Utility Services - Streetlights	30,000.00

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

ASSESSMENT SUMMARY

Fiscal Year 2023 Proposed Operating Budget

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment
Single Family 40'	0.800	239	191.20	\$0.00	\$505.09	\$505.09
Single Family 50'	1.000	50	50.00	\$0.00	\$631.36	\$631.36
Subtotal		280	9/11			

Notations:

(1) Assessments shown are net of County 2% collection cost and 4% early payment discount.

RESOLUTION 2023-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM **SPECIAL** ASSESSMENTS; **PROVIDING** FOR COLLECTION **ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES **AND PROCEDURAL IRREGULARITIES**; PROVIDING FOR SEVERABILITY: PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as Exhibit A ("FY 2022-2023 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("O&M Assessments");

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to directly collect the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the

Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Direct Bill for All O&M Assessments.

- i. The O&M Assessments on all lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- b. Future Collection Methods. 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.** Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.
- **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. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- **Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 28, 2023.

Attested By:	Harvest Ridge Community Development District	
Print Name:	Print Name:	
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2022-2023 Budget

RESOLUTION 2023-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Harvest Ridge Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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:

Section 1. Budget

- **a.** That 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 records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- **c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Harvest

Ridge Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$297,475.00**, 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 **\$297,475.00**

Total All Funds* \$297,475.00

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section 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(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

^{*}Not inclusive of any collection costs or early payment discounts.

Passed and Adopted on August 28, 2023

Attested By:	Harvest Ridge Community Development District	
Print Name: Secretary/Assistant Secretary	Print Name: Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2023-2024 Adopted Budget

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



August 28, 2023

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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August 28, 2023

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Harvest Ridge Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	Fund Name	Services Provided
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	
201	Debt Service Fund	

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

REVENUE COLLECTION

Fiscal Year 2024 Proposed Operating Budget

October 1st 2023 - September 30th 2024

GENERAL FUND REVENUES	
SPECIAL ASSESSMENTS - SERVICE CHARGES	
Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	297,475.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$297,475.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Landowner/Private Contributions	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00
OTHER MISCELLANEOUS REVENUES	
Miscellaneous GF 001	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00
TOTAL REVENUES	\$297,475.00

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

ADMINISTRATION DETAIL

October 1st 2023 - September 30th 2024

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echnology Services iscellaneous Fees EGAL COUNSEL	175.00
echnology Services iscellaneous Fees EGAL COUNSEL	600.00
iscellaneous Fees EGAL COUNSEL	100.00
EGAL COUNSEL	600.00
	250.00
strict Counsel	
	8,500.00
OTAL ADMINSTRATIVE	\$81,525.00

SITE OPERATIONS

October 1st 2023 - September 30th 2024

TOTAL CONTINGENCY	\$2,500.00
	· · · · · · · · · · · · · · · · · · ·
Miscellaneous Contingency	2,500.00
Contingency	ψეე,∠ე∪.∪∪
Event Services & Supplies TOTAL PARKS AND RECREATION	9.00 \$33,250.00
Holiday Decorations	0.00
Dog Waste Station Service and Supplies	650.00
Access Control Maintenance	750.00
Playground Equipment Maintenance	500.00
Telephone/Internet Services	750.00
Facility A/C Maintenance	600.00
Pool Repairs	500.00
Pool Service Contract	12,000.00
Facility Janitorial Supplies	1,500.00
Facility Janitorial Services	6,000.00
Pool Permits	500.00
On Site Staff	0.00
Facility Maintenance	5,000.00
Field Services	4,500.00
PARKS AND RECREATION Eigld Sourious	
	φ1,000.00
TOTAL ROAD & STREET FACILITIES	\$1,000.00
Pavement & Drainage Maintenance	1,000.00
ROAD & STREET FACILITIES	
TOTAL OTHER PHYSICAL ENVIRONMENT	\$109,200.0
Miscellaneous Landscape	1,000.00
Plant Replacement Program	5,000.00
Landscape Annuals	2,500.00
Landscape Mulch	2,500.00
Irrigation Maintenance	6,000.00
Landscape Maintenance	75,000.00
Entry & Wall Maintenance	1,500.00
General Liability Insurance	3,200.00
Property & Casualty Insurance	12,500.00
OTHER PHYSICAL ENVIRONMENT	
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
TOTAL STORMWATER CONTROL	\$18,500.00
Annual Stormwater Report	3,500.00
Wetland Monitoring/Maintenance	6,500.00
Stormwater System Maintenance	8,500.00
STORMWATER CONTROL	
TOTAL WATER-SEWER COMBINATION SERVICES	\$5,000.00
Water Utility Services	5,000.00
WATER-SEWER COMBINATION SERVICES	
TOTAL GARBAGE/SOLID WASTE SERVICES	\$1,500.00
	1,500.00
Garbage Recreation Center	1.500.00
GARBAGE/SOLID WASTE SERVICES	
TOTAL ELECTRIC UTILITY SERVICES	\$45,000.00
Electric Utility Services - All Others	5,000.00
Electric Utility Services - Streetlights	40,000.00
Floatria Htility Comings Streetlights	

ASSESSMENT SUMMARY

Fiscal Year 2024 Proposed Operating Budget

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
Single Family 40'	0.800	239	191.20	\$0.00	\$986.65	\$986.65
Single Family 50'	1.000	50	50.00	\$0.00	\$1,233.31	\$1,233.31
Subtotal		280	9/11			

Notations:

(1) Assessments shown are net of County 2% collection cost and 4% early payment discount.

RESOLUTION 2023-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD **VALOREM SPECIAL** PROVIDING FOR COLLECTION AND ASSESSMENTS; **ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES **AND PROCEDURAL IRREGULARITIES**; PROVIDING FOR SEVERABILITY: PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as Exhibit A ("FY 2023-2024 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("Property Appraiser") and County Tax Collector ("Tax Collector") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("O&M Assessments");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Uniform Method for certain Debt Assessments and certain O&M Assessments. The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on certain lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:

- 1. 50% due no later than December 1, 2023
- 2. 25% due no later than February 1, 2024
- 3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2023
 - 2. 25% due no later than February 1, 2024
 - 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** 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.** Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

- **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. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- **Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 28, 2023.

Attested By:	Harvest Ridge Community Development District	
Print Name:	Print Name:	
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors	

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; 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 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 HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

<u>Section 2.</u> The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

HARVEST RIDGE

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2023.

ATTEST.

	COMMUNITY DEVELOPMENT DISTRICT
SECRETARY/ASSISTANT SECRETARY	CHAIR

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024

October 10, 2023	11:00 a.m
November 14, 2023	11:00 a.m
December 12, 2023	11:00 a.m
January 09, 2024	11:00 a.m
February 13, 2024	11:00 a.m
March 12, 2024	11:00 a.m
April 09, 2024	11:00 a.m
May 14, 2024	11:00 a.m
June 11, 2024	11:00 a.m
July 09, 2024	11:00 a.m
August 13, 202	11:00 a.m
September 10, 2024	11:00 a.m

All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

1 April 18, 2023, Minutes of the Special Organizational Meeting 2 3 MINUTES OF THE SPECIAL ORGANIZATIONAL MEETING 4 5 The Special Organizational Meeting of Harvest Ridge Community Development District will be 6 held on April 18, 2023, at 5:30 p.m. at the SpringHill Suites by Marriott Tampa Suncoast 7 Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. 8 9 1. CALL TO ORDER/ROLL CALL 10 Brian Lamb called the Special Organizational Meeting of the Board of Supervisors of Harvest 11 12 Ridge Community Development District on April 18, 2023, at 5:41 p.m. 13 14 Supervisors Present and Constituting a Quorum at the onset of the meeting: 15 Carla Tabshe **Assistant Secretary** 16 Tony Tabshe **Assistant Secretary** 17 Jack Tabshe **Assistant Secretary** 18 Dawson Ransome **Assistant Secretary** 19 Eric Davidson Treasurer 20 21 **Staff Members Present:** 22 District Manager, Inframark Brian Lamb 23 District Manager, Inframark Heather Dilley 24 Vivek Babbar District Counsel, Straley & Robin, P.A. 25 26 2. PUBLIC COMMENT PERIOD 27 28 There were no audience members in attendance. 29 30 3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION 31 4. SEAT NEW BOARD MEMBERS 32 A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor 33 Responsibilities 34 B. Acceptance of Board of Supervisors Resignation – Jefferey Hills 35 36 Brian Lamb provided an overview of the meeting procedures and decorum to the Board. 37 38 Heather Dilley administered the Oath of Office to Carla, Tony, Jack, and Eric. 39 40 Mike Lawrence declined appointment on the Board initiating a vacancy. 41 42 All Supervisors individually declined compensation. 43 44 Mr. Babbar briefly went over the Sunshine Laws, the Code of Ethics, and supervisor 45 responsibilities. If the Board have any questions, they can reach out to District Counsel. 46

47

48 5. APPOINTMENT OF OFFICERS – Resolution 2023-01 49 A. Chairman 50 **B.** Vice Chairman 51 C. Secretary 52 D. Treasurer 53 E. Assistant Secretaries 54 55 Heather Dilley Administered the Oath of Office to Dawson Ransome. 56 57 The Board reviewed and approved the Resolution 2023-01 as follows: 58 59 The Board discussed appointing officers' position with Carla Tabshe as the Chairman, Tony Tabshe 60 as the Vice Chair, Brian Lamb with Inframark as Secretary, and Eric Davidson from Inframark as the Treasurer. The rest of the Board Jack Tabshe and Dawson Ransome will be Assistant 61 62 Secretaries. Heather Dilley with Inframark will also be an Assistant Secretary. 63 64 MOTION TO: Approve Resolution 2023-01 as stated. MADE BY: Supervisor C. Tabshe 65 SECONDED BY: Supervisor J. Tabshe 66 DISCUSSION: 67 None further **RESULT:** Called to Vote: Motion PASSED 68 69 4/0 - Motion Passed Unanimously 70 71 6. APPOINTMENT OF CONSULTANTS 72 A. Consider Appointment of District Manager – Resolution 2023-02 73 74 Inframark will be the District Manager/Assessment Consultant. 75 76 B. Designation of Registered Agent/Office – Resolution 2023-03 77 78 Brian Lamb/Inframark will be the Registered Agent/Office at 2005 Pan Am Circle Suite 300, 79 Tampa FL 33607. 80 81 C. Consider Appointment of District General Counsel – Resolution 2023-04 82 83 Straley Robin Vericker will be the District Counsel. 84 85 D. Consider Appointment of Interim District Engineer – By Motion 86 i. Authorize RFQ for District Engineer 87 88 Stantec will be the Interim Engineer. The Board authorized an RFQ for District Engineer. 89 90 E. Consider Appointment of Bond Counsel – GrayRobinson, P.A. 91 92 Gray Robinson, P.A. will be Bond Counsel.

93 F. Consider Appointment of Investment Banker – FMS Bonds 94 95 FMS Bonds will be the Investment Banker. 96 97 G. Consider Appointment of Trustee – Truest US Bank -By Motion 98 99 Truest US Bank will be the Trustee. 100 101 MOTION TO: Approve the appointment of consultants in Substantial 102 form. 103 MADE BY: Supervisor C. Tabshe SECONDED BY: 104 Supervisor Ransome 105 None further DISCUSSION: 106 **RESULT:** Called to Vote: Motion PASSED 107 3/1 – Motion Passed: Supervisor Davidson abstained. 108 109 7. BUSINESS MATTERS 110 A. Consider Authorizing Notice of Establishment-Resolution 2023-05 B. Consider Policy of Compensation for Board Members – Resolution 2023-06 111 112 C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2023-07 D. Consider Designation of Primary Administrative Office and Local Records 113 114 Office – Resolution 2023-08 115 E. Consider District Records Retention Schedule – Resolution 2023-09 F. Consider Fiscal Year 2023 Regular Meeting Schedule and Location-Resolution 116 117 2023-10 G. Consider Landowners' Meeting Date, Time and Location-Resolution 2023-11 118 119 H. Consider Proposed FY 2023 Annual Budget & Set Public Hearing – 120 Resolution 2023-12 121 I. Consider Proposed FY 2024 Annual Budget & Set Public Hearing – 122 Resolution 2023-13 123 J. Set Public Hearing for Uniform Method of Collections – Resolution 2023-14 124 K. Consider Rules of Procedure & Setting Public Hearing - Resolution 2023-15 L. Consider Policy Re: Support & Legal Defense for Board & Staff- Resolution 2023-125 126 127 M. Authorization to obtain General Liability and Public Officers Insurance-By Motion 128 N. Consider Designation of a Qualified Public Depository- Resolution 2023-17 129 O. Authorization of Signatories-Resolution 2023-18 130 P. Authorization to Disburse Funds for Expenses- Resolution 2023-19 131 O. Consider Adoption of Investment Policy- Resolution 2023-20 132 R. Consider Approval of Florida Statewide Mutual Aid Agreement- Resolution 2023-133 21 134 S. Consider Provisions for Public Comments – Resolution 2023-22 135 T. Appointment of Audit Committee - By Motion

U. Consideration of ADA Website Compliance Agreement

136

138	Mr. Lamb went over all the Business Items A through U with the Board.						
139 140	The Landowners election and public hearings will be held on May 25, 2022, 5:30 nm, at the						
141	The Landowners election and public hearings will be held on May 25, 2023, 5:30 p.m. at the SpringHill Suites, 6615 Crosspointe Run, Land O'Lakes, FL 34638.						
142	Springrini Saites, 0013 Crosspointe Rain, Lana & Lakes, 12 3 1030.						
143	The Public Hearings for the Budget, Uniform Method of Collections, and Rules of Procedure will						
144		be on June 20, 2023, at 5:30 p.m at SpringHill Suites, 6615 Crosspointe Run, Land O'Lakes, FL					
145	34638.						
146							
147	The dates stated below are the upcoming meetings:						
148	May 25, 2023						
149	June 20, 2023						
150	July 18, 2023						
151	August 15, 20						
152	September 19	0, 2023 5:30					
153	The Doord on	mainted the Doord on t	the Audit Committee. The Deard outherized abtaining commit				
154 155		oublic officers' insurar	the Audit Committee. The Board authorized obtaining general				
156	naomity and p	duone officers insurar	icc.				
157		MOTION TO:	Approve Business Matters A through U in substantial				
158			form.				
159		MADE BY:	Supervisor C. Tabshe				
160		SECONDED BY:	Supervisor T. Tabshe				
161		DISCUSSION:	None further				
162		RESULT:	Called to Vote: Motion PASSED				
163			4/0 - Motion Passed Unanimously				
164							
165	8. PRELIMI	NARY REPORT PR	RESENTATIONS & ITEMS RELATED TO FINANCE &				
166	BOND ISSU	ANCE					
167	A. Co	onsider Master Repo	ort of Engineer				
168							
169	Mr. Babbar re	eviewed the District E	ngineer's Report with the Board. The Board motioned to				
170	approve.						
171							
172	The full discu	ssion is available on d	audio recording.				
173							
174		MOTION TO:	Approve the Report of District Engineer in substantial				
175			form.				
176		MADE BY:	Supervisor C. Tabshe				
177		SECONDED BY:	Supervisor Ransome				
178		DISCUSSION:	None further				
		RESULT:	Called to Vote: Motion PASSED				
179	RESULT. Caned to vote: Motion PASSED						

4/0 - Motion Passed Unanimously

181	B. C	onsider Bond Valida	tion Report of Assessment Consultant			
182 183 184	Mr. Lamb reviewed the Master Assessment Methodology Report with the Board.					
185 186 187		MOTION TO:	Approve the Master Assessment Methodology Report in substantial form in substantial form, subject to continued review and comments by the various professionals.			
188		MADE BY:	Supervisor C. Tabshe			
189		SECONDED BY:	Supervisor T. Tabshe			
190		DISCUSSION:	None further			
191		RESULT:	Called to Vote: Motion PASSED			
192			4/0 - Motion Passed Unanimously			
193 194 195	C. C	onsider Master Asse	ssment Methodology Report			
196 197	The Board re	viewed the Master As	ssessment Methodology report and motioned to approve.			
198		MOTION TO:	Approve Master Assessment Methodology Report.			
199		MADE BY:	Supervisor C. Tabshe			
200		SECONDED BY:	Supervisor T. Tabshe			
201		DISCUSSION:	None further			
202		RESULT:	Called to Vote: Motion PASSED			
203			4/0 - Motion Passed Unanimously			
204 205 206 207 208 209		uthorizing Issuance of i. Master Trust Inco				
210		MOTION TO:	Approve Resolution 2023-23 as stated.			
211		MADE BY:	Supervisor C. Tabshe			
212		SECONDED BY:	Supervisor Ransome			
213		DISCUSSION:	None further			
214		RESULT:	Called to Vote: Motion PASSED			
215			4/0 - Motion Passed Unanimously			
216 217 218 219						
220						

222 E. Consider Declaring Special Assessments – Resolution 2023-24 223 224 Mr. Lamb reviewed the resolution with the Board. 225 226 MOTION TO: Approve Resolution 2023-24 as stated. 227 MADE BY: Supervisor C. Tabshe 228 SECONDED BY: Supervisor T. Tabshe 229 DISCUSSION: None further 230 **RESULT:** Called to Vote: Motion PASSED 231 4/0 - Motion Passed Unanimously 232 233 F. Consider Setting Public Hearing to Levy Special Assessments – Resolution 2023-25 234 235 Mr. Lamb reviewed the resolution with the Board. 236 237 MOTION TO: Approve Resolution 2023-25 as stated. 238 MADE BY: Supervisor C. Tabshe 239 SECONDED BY: Supervisor T. Tabshe 240 DISCUSSION: None further 241 **RESULT:** Called to Vote: Motion PASSED 242 4/0 - Motion Passed Unanimously 243 244 G. Consider Authorization of Chairman to Accept or Execute Certain Documents 245 Resolution 2023-26 246 247 Mr. Lamb reviewed the resolution with the Board. 248 249 MOTION TO: Approve Resolution 2023-26. 250 MADE BY: Supervisor C. Tabshe 251 SECONDED BY: Supervisor T. Tabshe 252 DISCUSSION: None further Called to Vote: Motion PASSED 253 **RESULT:** 254 4/0 - Motion Passed Unanimously 255 256 H. Other Matters Relating to Financing 257 258 There were no other matters relating to financing. 259

9. ADMINISTRATIVE MATTERS A. Request for Working Capital - By Motion The Board Acknowledge by motion a deposit. Inframark staff will be opening a bank account on behalf of the District. 10. STAFF REPORTS **A. District Counsel B.** District Manager C. District Engineer There were no staff reports at this time. 11. BOARD MEMBERS COMMENTS There were no Board members comments. 12. PUBLIC COMMENTS There were no public comments. 13. ADJOURNMENT Adjourn at 6:12 P.M. MOTION TO: MADE BY: Supervisor C. Tabshe SECONDED BY: Supervisor T. Tabshe None Further DISCUSSION: RESULT: Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

*Please note the entire meeting	g is available on disc.
*These minutes were done in a	summary format.
*Fach nerson who decides to a	appeal any decision made by the Board with respect to any matter conside.
at the meeting is advised that p	person may need to ensure that a verbatim record of the proceedings is ma idence upon which such appeal is to be based.
	ved at a meeting by vote of the Board of Supervisors at a publicly noti
meeting held on	
C: an atuma	<u>C:</u>
Signature	Signature
Printed Name	Printed Name
TT'/1	T'a
Title: □ Chair	Title: □ Secretary
□ Vice Chair	□ Assistant Secretary
	v
	Recorded by Records Administrator
	recorded by records ruministrator
	Signature
	Date ————————————————————————————————————
Official District Seal	

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

May 25, 2023, Minutes of the Landowner's Election

1	N	MINUTES OF THE LANDOWNER'S ELECTION			
2 3 4 5 6 7 8	Development Distr	Election of the Board of Supervisors for the Harvest Ridge Community rict was held on Thursday, May 25, 2023, at 5:30 p.m. (CST) at the SpringHill of Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'			
9	1. CALL TO OR	DER/ROLL CALL			
10 11		d the Landowner's Election of the Board of Supervisors of the Harvest Ridge			
12 13	Community Devel	opment District to order on Thursday, May 25, 2023, at 5:30 p.m.			
14	Staff Members P	resent:			
15	Brian Lamb	District Manager, Inframark			
16	C 1 T 1 1				
17 18	Carla Tabshe	Landowner Representative Landowner Proxy Holder			
19					
20	There were no oth	er audience members in attendance at the facility or via teleconference.			
21 22 23	2. APPOINTMEN	NT OF MEETING CHAIRMAN			
24	Brian Lamb from	Inframark stated that he will be serving as the meeting chairman.			
25 26 27	3. ANNOUNCEM	MENT OF CANDIDATES/CALL FOR NOMINATIONS			
28 29 30		ed the eligible seats from the recent Board members and announced the Tabshe, Tony Tabshe, Jack Lawrence, Dawson Ransom and Eric Davidson.			
31 32	4. ELECTION O	OF SUPERVISORS			
33 34 35	results: Carla Tabs	oxies were collected, and the votes were tabulated. Mr. Lamb announced the she received 220 votes and will have Seat 1 with a four-year term, Tony Tabshes and will have Seat 2 with a four-year term, Jack Lawrence received 200 votes			
36 37 38	and will have Seat 3 with a two-year term, Dawson Ransom received 220 votes and will have Seat 4 with a two-year term, and Eric Davidson received 200 votes and will have Seat 5 with a two-year term subsequent to an extension.				
39	,	•			
40 41	Mr. Lamb went ov Jack were not pres	ver the process and filing the paperwork with the new Supervisors. Dawson and sent.			
42 43 44	5. OWNERS RE	QUESTS			

45 There were no requests.

The Landowner's election was adju-	ourned.
*These minutes were done in summa	ry format.
considered at the meeting is advise	real any decision made by the Board with respect to any need that person may need to ensure that a verbatim record cestimony and evidence upon which such appeal is to be based.
Meeting minutes were approved at meeting held on	a meeting by vote of the Board of Supervisors at a publicly no
Signature	Signature
Printed Name	Printed Name
Title:	Title:
□ Secretary □ Assistant Secretary	□ Chairman □ Vice Chairman
	Recorded by Records Administrator
	Signature
	Signature Date

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

1	May 25, 2023, Minutes of the Public Hearing, Audit Committee and Regular Meeting
2 3 4	MINUTES OF THE PUBLIC HEARING, AUDIT COMMITTEE AND REGULAR MEETING
5 6 7 8 9	The Public Hearing, Audit Committee and Regular Meetings for Harvest Ridge Community Development District Board of Supervisors was held on Thursday, May 25, 2023, at 5:30 p.m. (CST) at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.
1 2	1. CALL TO ORDER/ROLL CALL
13 14 15 16	Brian Lamb called the Public Hearing, Audit Committee and Regular Meetings of the Harvest Ridge Community Development District Board of Supervisors to order on Thursday , May 25 , 2023 , at 5:30 p.m. (CST).
17 18	Board Members Present and Constituting a Quorum:
9	Carla Tabshe Chairman
20	Dawson Ransom Supervisor
21 22	Eric Davidson Supervisor
22 23	Staff Members Present:
24	Brian Lamb District Manager, Inframark
25 26	Vivek Babbar District Counsel, Straley & Robin, P.A. (via conference call)
27 28	There were several resident's audience members in attendance.
29 80	2. OATH OF OFFICE
31 32 33	Mr. Lamb went over the record of proceeding and any additional forms needed for the newly elected Board of Supervisors. The following Board members have waived compensation, Carla Tabshe, Dawson Ransom and Eric Davidson.
34 35 36	3. PUBLIC COMMENTS ON AGENDA ITEMS
37 38	There were no public comments on agenda items.
89 10	4. RECESS TO AUDIT COMMITTEE MEETING
11 12	Brian Lamb directed the Board to recess to the Audit Committee.
13	5. AUDIT COMMITTEE MEETING
14	A. Call to Order/Roll Call
15	B. Appoint Chairman
6	C. Selection of Criteria for Evaluation of Proposals
17	D. Determine Date, Time and Location RFP Required
18	i. Consider Notice of Request for Proposals for Audit Services

49 **E. Consider Sending RFP to Interested Firms** 50 F. Determine Date of Next Committee Meeting 51 i. Audit Committee Evaluation Criteria 52 53 Mr. Lamb briefly discussed the process of the audit committee and the selection criteria to the 54 Board. The current Board members present are Carla Tabshe, Dawson Ransom, and Eric Davidson. 55 The Board motioned to include price within selection criteria stated and authorize staff to move 56 forward with advertising and notify the interested firms. The next audit committee will be held in 57 58 59 MOTION TO: Include price within selection criteria stated and 60 authorize staff to move forward with advertising and notify the interested firms. 61 62 MADE BY: Supervisor C. Tabshe 63 SECONDED BY: Supervisor Ransom 64 **DISCUSSION:** None Further 65 **RESULT:** Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously 66 67 68 G. Close the Audit Committee Meeting 69 70 MOTION TO: Close the Audit Meeting 71 MADE BY: Supervisor C. Tabshe 72 SECONDED BY: Supervisor Ransom 73 **DISCUSSION:** None further 74 **RESULT:** Called to Vote: Motion PASSED 75 3/0 - Motion Passed Unanimously 76

6. RECESS TO THE REGULAR MEETING

Mr. Lamb directed the Board of Supervisors to proceed to the Regular meeting.

7. BUSINESS ITEMS

77

78 79

80 81

82

83

8485

86

87

88

89

A. Consideration of Resolution 2023-27; Canvassing and Certifying the Results of the Landowners Election

Mr. Lamb went over the results from the election as follows Carla Tabshe will serve for Seat 1 with a four-year term, Tony Tabshe will serve for Seat 2 with a four-year term, Jack Lawrence will serve for Seat 3 with a two-year term, Dawson Ransom will serve for Seat 4 with a two-year term, and Eric Davidson will serve for Seat 5 with a two-year term.

		ir-	
90		MOTION TO:	Approve Resolution 2023-27 as stated.
91		MADE BY:	Supervisor C. Tabshe
92		SECONDED BY:	Supervisor Ransom
93		DISCUSSION:	None Further
94		RESULT:	Called to Vote: Motion PASSED
95			3/0 - Motion Passed Unanimously
96			
90 97	R C	onsideration of Resolu	ution 2023-28; Designating Officers
98	Б. С	onsider attom of ixeson	ution 2025-20, Designating Officers
99	Mr. Lamb dis	cussed the resolution f	or redesignating officers as follows Carla Tabshe as Chairman
100			the remaining balance of Board of Supervisors will be designated
101	-		as Assistant Secretary and Eric Davidson as Treasurer.
102		•	·
103		MOTION TO:	Approve Resolution 2023-28 as stated.
104		MADE BY:	
			Supervisor C. Tabshe
105		SECONDED BY:	Supervisor Ransom
106		DISCUSSION:	None Further
107		RESULT:	Called to Vote: Motion PASSED
108			3/0 - Motion Passed Unanimously
100			
109	$\mathbf{C}_{\mathbf{C}}$	130/1/4 (2/1)	D: 4 : 4
110 111	C. Ge	neral Matters of the	District
111	There were no	o additional general ma	atters of the District
113	There were no	o additional general ma	mers of the District.
114	8. STAF	F REPORTS	
115		istrict Counsel	
116			
117	Mr. Babbar bi	riefly discussed the dec	claration of consent with the Board relating to the District
118	establishment	S.	_
119			
120		strict Manager	
121	C. Dis	strict Engineer	
122			
123	There were no	District Manager and	Engineer reports at this time.
124	A DEC		C HE ADDIC
125	9. RECI	ESS TO THE PUBLI	U HEAKING
126	Mr I amb din	acted the Doord to me	good to the Dublic Hearing
127 128	wii. Laiiio dir	ected the board to pro-	ceed to the Public Hearing.
128			

131 10. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS 132 133 A. Open the Public Hearing on Levying Debt Assessments 134 135 MOTION TO: Open the Public Hearing. 136 MADE BY: Supervisor C. Tabshe 137 SECONDED BY: Supervisor Ransom 138 **DISCUSSION:** None Further 139 **RESULT:** Called to Vote: Motion PASSED 140 3/0 - Motion Passed Unanimously 141 142 **B.** Staff Presentation 143 144 Mr. Lamb briefly made a presentation to the Board regarding Levying Debt Assessments. 145 146 C. Public Comment 147 148 There were no public comments. 149 150 D. Close the Public Hearing on Levying Debt Assessments 151 152 MOTION TO: Close the Public Hearing. 153 MADE BY: Supervisor C. Tabshe 154 SECONDED BY: Supervisor Ransom 155 **DISCUSSION:** None Further 156 **RESULT:** Called to Vote: Motion PASSED 157 3/0 - Motion Passed Unanimously 158 159 E. Consideration of Resolution 2023-29; Levying Debt Assessments 160 161 Mr. Lamb went over the resolution and the associated exhibits with the Board. 162 163 MOTION TO: Approve Resolution 2023-29 as presented. 164 MADE BY: Supervisor C. Tabshe SECONDED BY: 165 Supervisor Ransom **DISCUSSION:** 166 None Further 167 **RESULT:** Called to Vote: Motion PASSED 168 3/0 - Motion Passed Unanimously

11. BOARD MEMBERS COMMENTS There was no supervisor request at this time. 12. PUBLIC COMMENTS There were no public comments. 13. ADJOURNMENT MOTION TO: Adjourn the meeting. Supervisor MADE BY: Supervisor SECONDED BY: DISCUSSION: None Further Called to Vote: Motion PASSED **RESULT:** 3/0 - Motion Passed Unanimously

*The entire meeting is available or	ı CD upon request.
<u> </u>	•
*These minutes were done in sumn	iary format.
considered at the meeting is advised	eal any decision made by the Board with respect to any decision may need to ensure that a verbatim record stimony and evidence upon which such appeal is to be based
Meeting minutes were approved at a meeting held on	meeting by vote of the Board of Supervisors at a publicly
Signature	Signature
Printed Name	Printed Name
Γitle:	Title:
□ Secretary □ Assistant Secretary	□ Chairman □ Vice Chairman
	Recorded by Records Administrator
	Signature
1	
	Date

HARVEST RIDGE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23282	\$2,839.50		LEGAL SERVICE THROUGH MAY 15, 2023
TIME PUBLISHING COMPANY	284120 061423	\$522.40		NON AD VALOREM ASSESSMENTS ADS
TIME PUBLISHING COMPANY	284821 061423	\$522.40	\$1,044.80	UNIFORM COLLECTION METHOD AD
Regular Services Subtotal		\$3,884.30		
Additional Services				
SITE MASTERS OF FLORIDA, LLC	052623-3	\$2,500.00		CURB REPAIRS
Additional Services Subtotal		\$2,500.00		
TOTAL		\$6,384.30		

Approved (with any necessary revisions noted):

Signature:

HARVEST RIDGE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Harvest Ridge Community Development District

Inframark

210 N. University Drive, Suite 702

Coral Springs, FL 33071

Page: 1

001605

000001

23282

June 13, 2023

Client:

Matter:

Invoice #:

RE: General

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/17/2023	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.5	\$177.50
4/17/2023	MS	DRAFT NOTICE OF LANDOWNERS' MEETING, NOTICE OF RULE DEVELOPMENT, NOTICE OF RULE MAKING, NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTION; DRAFT MAILED NOTICE LETTER FOR DEBT ASSESSMENT AND PUBLICATION NOTICE FOR DEBT ASSESSMENT.	4.0	\$700.00
4/18/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	2.2	\$781.00
5/8/2023	MS	DRAFT RESOLUTION CANVASSING LANDOWNERS ELECTION, RESOLUTION DESIGNATION OFFICERS, BALLOT, OATH OF OFFICE AND LANDOWNERS MEETING INSTRUCTIONS; DRAFT PUBLICATION AD FOR BUDGET HEARING.	2.0	\$350.00
5/9/2023	VKB	REVIEW AND REVISE NEWSPAPER NOTICE FOR PUBLIC HEARING ON PROPOSED BUDGET; REVIEW AND REVISE RESOLUTIONS CANVASSING AND CERTIFYING RESULTS OF LANDOWNER ELECTION AND DESIGNATING OFFICERS OF THE CDD.	0.7	\$248.50
5/12/2023	KCH	REVIEW YELLOWSTONE PROPOSAL; PREPARE LANDSCAPE MAINTENANCE AGREEMENT.	1.5	\$457.50
		Total Professional Services	10.9	\$2,714.50

June 13, 2023

Client: 001605 Matter: 000001 Invoice #: 23282

Page: 2

\$2,839.50

\$2,354.90

DISBURSEMENTS

Date	Description of Disbursements			Amount
3/28/2023	3/28/2023 Department of Economic Opportunity- Miscellaneous- Harvest Ridge CDD - Invoice 87645 DEO FY 2022-2023 Annual Invoice			\$125.00
		Total Disbursements		\$125.00
		Total Services	\$2,714.50	
		Total Disbursements	\$125.00	

Total Current Charges

Previous Balance

PAY THIS AMOUNT \$5,194.40

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	er Invoice Date	Services	Disbursements	Interest	Tax	Total
23125	May 11, 2023	\$2,312.00	\$42.90	\$0.00	\$0.00	\$5,194.40
			Total	Remaining Bala	ance Due	\$5,194.40

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,839.50	\$2,354.90	\$0.00	\$0.00



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name			
05/24/23 - 06/14/23	HARVEST RI	HARVEST RIDGE CDD			
Billing Date	Sale	Sales Rep Customer A			
06/14/2023	Deirdre Bonett		326121		
Total Amount D	ue		Ad Number		
\$522.40		0000284120			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/24/23	06/14/23	0000284120	Times	Legals CLS	Non-ad valorem assessments	4	2x55 L	\$518,40
05/24/23	06/14/23	0000284120	Tampabay.com	Legals CLS	Non-ad valorem assessments AffidavitMaterial	4	2x55 L	\$0.00 \$4.00
						2:		

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

 Advertising Run Dates
 Advertiser Name

 05/24/23 - 06/14/23
 HARVEST RIDGE CDD

 Billing Date
 Sales Rep
 Customer Account

 06/14/2023
 Deirdre Bonett
 326121

 Total Amount Due
 Ad Number

 \$522.40
 0000284120

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

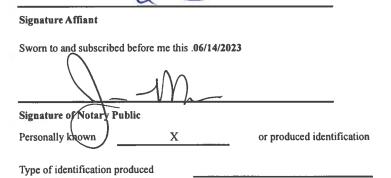
HARVEST RIDGE CDD C/O INFRAMARK 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 0000284120-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Non-ad valorem assessments was published in said newspaper by print in the issues of: 5/24/23, 5/31/23, 6/7/23, 6/14/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



The Harvest Ridge Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Harvest Ridge Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, June 20, 2023, at 5:30 p.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager

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Publication dates: May 24, May 31, June 7 and June 14, 2023 0000284120





Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name				
05/24/23 - 06/14/23	HARVEST RIDGE	HARVEST RIDGE CDD				
Billing Date	Sales Re	Sales Rep Customer Acc				
06/14/2023	Deirdre Bonett		326121			
Total Amount	Total Amount Due		Ad Number			
\$522.40		0000284821				

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/24/23	06/14/23	0000284821	Times	Legals CLS	Uniform Collection Method	4	2x55 L	\$518.40
05/24/23	06/14/23	0000284821	Tampabay.com	Legals CLS	Uniform Collection Method AffidavitMaterial	4	2x55 L	\$0.00 \$4.00
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Tampa Bay Times tampabay.com

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

 Advertising Run Dates
 Advertiser Name

 05/24/23 - 06/14/23
 HARVEST RIDGE CDD

 Billing Date
 Sales Rep
 Customer Account

 06/14/2023
 Deirdre Bonett
 326121

 Total Amount Due
 Ad Number

 \$522.40
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HARVEST RIDGE CDD C/O INFRAMARK 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 0000284821-01

Tampa Bay Times Published Daily

STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Uniform Collection Method was published in said newspaper by print in the issues of: 5/24/23, 5/31/23, 6/7/23, 6/14/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

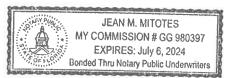
Sworn to and subscribed before me this .06/14/2023

Signature of Notary Public

Personally known

or produced identification

Type of identification produced



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Brian Lamb, District Manager

 $\}_{SS}$

Publication dates: May 24, May 31, June 7 and June 14, 2023 0000284821

Site Masters of Florida, LLC 5551 Bloomfield Blvd. Lakeland, FL 33810 (813)917-9567

INVOICE #052623-3

To: Harvest Ridge CDD 2005 PanAm Circle, Suite 120 Tampa, FL 33607

Date: May 26, 2023

Replaced 23' of broken curb and installed limerock pad under curb on south side of south entrance on Allen Road

TOTAL DUE \$2500

Harvest Ridge Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL		
<u>ASSETS</u>			
Cash - Operating Account	\$	13,000	
TOTAL ASSETS	\$	13,000	
<u>LIABILITIES</u>			
Accounts Payable	\$	2,840	
TOTAL LIABILITIES		2,840	
FUND BALANCES Unassigned:		10,160	
TOTAL FUND BALANCES		10,160	
TOTAL LIABILITIES & FUND BALANCES	\$	13,000	

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
	•	•	0.070	•	0.070	0.000/
Special Assmnts- CDD Collected	\$ -	\$	6,879	\$	6,879	0.00%
Developer Contribution	-		20,000		20,000	0.00%
TOTAL REVENUES	-		26,879		26,879	0.00%
<u>EXPENDITURES</u>						
<u>Administration</u>						
District Counsel	-		5,429		(5,429)	0.00%
Website Compliance	-		2,900		(2,900)	0.00%
Legal Advertising			5,764		(5,764)	0.00%
Total Administration			14,093		(14,093)	0.00%
Other Physical Environment						
Entry & Walls Maintenance	-		2,625		(2,625)	0.00%
Total Other Physical Environment	-		2,625		(2,625)	0.00%
TOTAL EXPENDITURES	-		16,718		(16,718)	0.00%
Excess (deficiency) of revenues			•		, , ,	
Over (under) expenditures			10,161		10,161	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)			(1)			
FUND BALANCE, ENDING		\$	10,160			

HARVEST RIDGE CDD

Bank Reconciliation

Bank Account No. 7262 TRUIST- GF Operating

 Statement No.
 06-23

 Statement Date
 6/30/2023

26,878.53	Statement Balance	13,000.23	G/L Balance (LCY)
ts 0.00	Outstanding Deposits	13,000.23	G/L Balance
		0.00	Positive Adjustments
al 26,878.53	Subtotal		
s 13,878.30	Outstanding Checks	13,000.23	Subtotal
s 0.00	Differences	0.00	Negative Adjustments
te 13,000.23	Ending Balance	13,000.23	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Deposits							
6/15/2023		JE000001	CK#163327##### - O&M	G/L Ac	6,878.53	6,878.53	0.00
Total Depos	sits				6,878.53	6,878.53	0.00
Outstandir	ng Checks						
6/29/2023	Payment	1004	ADA SITE COMPLIANCE LLC		2,900.00	0.00	2,900.00
6/29/2023	Payment	1005	SITE MASTERS OF FLORIDA, LLC		2,500.00	0.00	2,500.00
6/29/2023	Payment	1006	SPEAREM ENTERPRISES		125.00	0.00	125.00
6/29/2023	Payment	1007	STRALEY ROBIN VERICKER		2,354.90	0.00	2,354.90
6/29/2023	Payment	1008	TIME PUBLISHING COMPANY		5,998.40	0.00	5,998.40
Total Outstanding Checks					13,878.30		13,878.30



HARVEST RIDGE. CDD. 7/12/23, 5:52 PM

July site inspection report.

Wednesday, July 12, 2023

Prepared For Board Of Supervisors.

34 Issues Identified



NORTH ALLEN ROAD ENTRANCE.

Assigned To Yellowstone.

The community sign is clean & clearly visible and looks good.



NORTH ALLEN ROAD.

Assigned To Yellowstone.

Yellowstone submitted a turf replacement estimate for the North & South sides of Allen Road.



SUNRISE TELLIN.

Assigned To Yellowstone.

Heading East on Sunrise Tellin looks good.



SOUTH ALLEN ROAD.

Assigned To Yellowstone.

The entrance looks good overall. The DR Horton signage is clearly visible and looks good.



SOUTH ALLEN ROAD.

Assigned To Yellowstone.

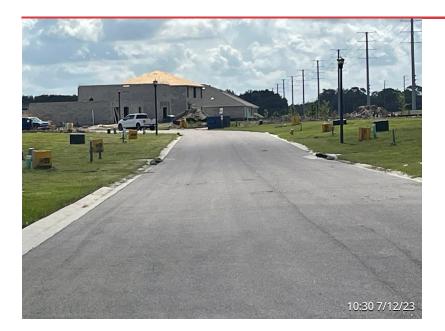
Yellowstone submitted an estimate to replace the turf.



SOUTH SUNRISE TELLIN.

Assigned To Yellowstone.

Yellowstone is scheduled to repair the irrigation.



SHARKS EYE.

Assigned To Yellowstone. Looks good.



ALLEN ROAD.

Assigned To Yellowstone.

The pocket park is well maintained. There is a traveler tree growing in the front of the park. It is my recommendation that this traveler tree is removed.



NORTH ALLEN ROAD.

Assigned To Yellowstone.

I will inform Yellowstone of the weed issue in the Allen Road plant bed.



NORTH ALLEN ROAD.

Assigned To Yellowstone.

I will inform Yellowstone of the weed issue.



ALLEN ROAD.

Assigned To Yellowstone.

The pump station looks good.



NORTH SHARKS EYE.

Assigned To Yellowstone . Looks good.



ALLEN ROAD.

Assigned To Yellowstone.

The South entrance on Allen Road is clearly visible and looks good.



SOUTH ALLEN ROAD.

Assigned To Yellowstone.

The turf conditions are improving in this area.



SOUTH SUNRISE TELLIN POND.

Assigned To Cypress Creek Aquatics.

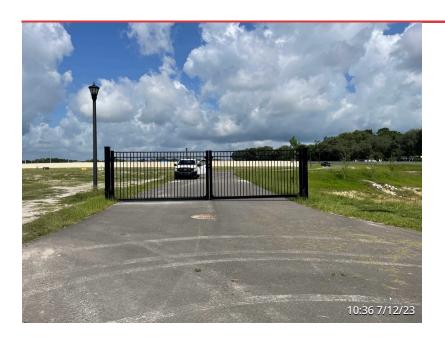
The pond has very little water within it.



SW POND.

Assigned To Cypress Creek Aquatics.

Just received the first herbicide treatment.



LANE ROAD GATED ENTRANCE.

Assigned To CDD.

Looks good.



SOUTH LANE ROAD.

Assigned To Yellowstone.

It looks like Yellowstone got rained out and needs to return and finish maintaining the property. I will follow up and make sure this gets completed.



SOUTH LANE ROAD.

Assigned To Yellowstone.

I will make sure Yellowstone comes back to finish the maintenance service.



NORTH LANE ROAD.

Assigned To Yellowstone.

Yellowstone got rained out and I will make sure they will return and finish maintaining the property.



NORTH LANE ROAD.

Assigned To Yellowstone.

Yellowstone will be contacted to finish maintaining the property.



LANE ROAD.

Assigned To Yellowstone.

The walking path behind the perimeter fence line is being maintained by Yellowstone. I will inform Yellowstone to either line trim or spray herbicide on the fence-line.



SOUTH POND BANK.

Assigned To Yellowstone.

It looks like Yellowstone got rained out and I will make sure they come back to finish maintaining the property.



SUNRISE TELLIN.

Assigned To Yellowstone.

Yellowstone needs to check all of the tree straps, and submit an estimate to replace any broken or missing straps.



SUNRISE TELLIN.

Assigned To Yellowstone.

The mailboxes & parking lot are clean and look good.



MISSING FENCE

Assigned To CDD

Located on Sand Dollar Way.



SUNRISE TELLIN SOUTH POND.

Assigned To Cypress Creek Aquatics.

The pond received its first herbicide service.



SUNRISE TELLIN NORTH POND

Assigned To Cypress Creek Aquatics.

The pond received its first herbicide treatment.



ANGEL WINGS SOUTH POND.

Assigned To Cypress Creek. Aquatics.

The Palm receipts first herbicide treatment.



ANGEL WINGS SOUTH POND.

Assigned To Cypress Creek Aquatics.

The pond received its first herbicide treatment.



SAND DOLLAR WAY NORTH POND.

Assigned To Cypress Creek Aquatics.

The pond received its first herbicide treatment.



SAND DOLLAR WAY SOUTH POND.

Assigned To Cypress Creek Aquatics.

The pond receive its first herbicide treatment.



KINGS CROWN EAST POND.

Assigned To Cypress Creek Aquatics.

The pond receive its first herbicide treatment.



SHARKS EYE LANE EAST POND.

Assigned To Cypress Creek Aquatics.

The pond received its first herbicide treatment. There is a significant amount of contractor debris in the pond that needs to be removed.