HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT

AUGUST 13, 2024
AGENDA PACKAGE

Harvest Ridge
Community Development District

Regular Meeting Agenda

Tuesday, August 13, 2024 at 11:00 a.m.

The Regular Meeting and Public Hearing of Harvest Ridge Community Development District will be held on **August 13, 2024 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast, which are located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** For those who intend to call in below is the Teams information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: Click here to join the meeting

Meeting ID: 258 427 298 231 ***Call in (audio only) +1 646-838-1601***

Passcode: ZxULwi ***Phone Conference ID: 280 712 200#***

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes)*
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
   A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
   B. Staff Presentations
   C. Public Comments
   D. Consideration of Resolution 2024-02; Adopting Final Fiscal Year 2025 Budget
   E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
   A. Open Public Hearing on Levying O&M Assessments
   B. Staff Presentations
   C. Public Comment
   D. Consideration of Resolution 2024-03; Levying O&M Assessments
   E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
   i. Fiscal Year 2025 Meeting Schedule
8. **CONSENT AGENDA**
   A. Consideration of June 11, 2024 Meeting Minutes
   B. Review of Financial Statements Months Ending June and July 2024

9. STAFF REPORTS

A. District Counsel
B. District Engineer
C. District Manager

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. PUBLIC COMMENTS

12. ADJOURNMENT

*The next regularly scheduled meeting is September 10, 2024, at 11:00 a.m.

District Office
Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:
SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O' Lakes, FL 34638

Fourth Order of Business

4D.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; 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 2023-2024 and/or revised projections for fiscal year 2024-2025.

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, 2024, and Ending September 30, 2025."

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, 2024, and ending September 30, 2025, the sum of $______________________, 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	$__________________
Total Reserve Fund [if Applicable]	$__________________
Total Debt Service Funds	$__________________
Total All Funds*	**$__________________**

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

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.

Passed and Adopted on August 13, 2024.

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 2024-2025 Adopted Budget

Harvest Ridge

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget

Prepared by:

INFRAMARK

INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Harvest Ridge

Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/24	PROJECTED April-10/1/2024	TOTAL PROJECTED FY 2024	% +/(-) Budget	ANNUAL BUDGET FY 2025
REVENUES						
Operations & Maintenance Assmts - On Roll	$ -	$ -	$ -	$ -	$ -	$ -
Special Assmnts- CDD Collected	297,475	142,224	155,251	297,475	0%	297,475
Developer Contributions	-	-	-	-	0%	-
TOTAL REVENUES	**$ 297,475**	**$ 142,224**	**$ 155,251**	**$ 297,475**		**$ 297,475**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$ 6,000	$ -	$ 6,000	$ 6,000	0%	$ 6,000
District Management	25,000	7,000	18,000	25,000	0%	25,000
Field Management	4,500	-	4,500	4,500	0%	4,500
Administration	4,500	1,231	3,269	4,500	0%	4,500
Recording Secretary	2,400	600	1,800	2,400	0%	2,400
Financial/Revenue Collections	1,200	1,300	-	1,300	8%	1,200
Rental and Leases	600	100	500	600	0%	600
Accounting Services	9,000	2,250	6,750	9,000	0%	9,000
Website Admin Services	1,200	200	1,000	1,200	0%	1,200
District Engineer	9,500	-	9,500	9,500	0%	9,500
District Counsel	8,500	1,096	7,404	8,500	0%	8,500
Postage, Phone, Faxes, Copies	500	131	369	500	0%	500
Legal Advertising	3,500	340	3,160	3,500	0%	3,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	175	-	175	0%	175
Onsite Office Supplies	100	37	63	100	0%	100
Website ADA Compliance	1,800	-	1,800	1,800	0%	1,800
Meeting Expense	4,000	131	3,869	4,000	0%	4,000
ProfServ - Info Technology	600	150	450	600	0%	600
Misc Admin	250	-	250	250	0%	250
Total Financial and Administrative	**$ 83,525**	**$ 14,741**	**$ 68,884**	**$ 83,625**		**$ 83,525**
Insurance						
General Liability	$ 3,200	$ -	$ 3,200	$ 3,200	0%	$ 3,200
Public Officials Insurance	2,500	-	2,500	2,500	0%	2,500
Property & Casualty Insurance	12,500	-	12,500	12,500	0%	12,500
Total Insurance	**$ 18,200**	**$ -**	**$ 18,200**	**$ 18,200**		**$ 18,200**
Utility Services						
Electric Utility Services	$ 5,000	$ 883	$ 4,117	$ 5,000	0%	$ 5,000
Street Lights	40,000	-	40,000	40,000	0%	40,000
Amenity Internet	750	-	750	750	0%	750
Water/Waste	5,000	-	5,000	5,000	0%	5,000
Total Utility Services	**$ 50,750**	**$ 883**	**$ 49,867**	**$ 50,750**		**$ 50,750**

Amenity										
Pool Monitor	$	-	$	-	$	-	$	-	0%	$	-
Janitorial - Supplies/Other		8,250		-		8,250		8,250	0%		8,250
Garbage Dumpster - Rental/Collection		1,500		-		1,500		1,500	0%		1,500
Amenity R&M		5,000		-		5,000		5,000	0%		5,000
Stormwater System R&M		8,500		4,652		3,848		8,500	0%		8,500
Annual Stormwater Report		3,500		-		3,500		3,500	0%		3,500
Entrance Monuments, Gates, Walls R&M		1,500		825		675		1,500	0%		1,500
Pool Maintenance - Contract		12,000		-		12,000		12,000	0%		12,000
Pool Treatments & Other R&M		500		-		500		500	0%		500
MISC		1,150		-		1,150		1,150	0%		1,150
Contracts - HVAC		600		-		600		600	0%		600
Playground Equipment		500		-		500		500	0%		500
Total Amenity	***$***	***43,000***	***$***	***5,477***	***$***	***37,523***	***$***	***43,000***		***$***	***43,000***
Landscape and Pond Maintenace											
Landscape Maintenance - Contract	$	75,000	$	26,490	$	48,510	$	75,000	0%	$	75,000
Landscaping - R&M		1,000		-		1,000		1,000	0%		1,000
Landscaping - Mulch		2,500		-		2,500		2,500	0%		2,500
Landscaping - Annuals		2,500		-		2,500		2,500	0%		2,500
Irrigation Maintenance		6,000		-		6,000		6,000	0%		6,000
Aquatics - Plant Replacement		5,000		-		5,000		5,000	0%		5,000
R&M Drainage		1,000		-		1,000		1,000	0%		1,000
Wetland Maintenance		6,500		6,736		-		6,736	4%		6,500
MISC Contingency		2,500		-		2,500		2,500	0%		2,500
Total Landscape and Pond Maintenance	***$***	***102,000***	***$***	***33,226***	***$***	***69,010***	***$***	***102,236***		***$***	***102,000***
TOTAL EXPENDITURES	**$**	**297,475**	**$**	**54,327**	**$**	**243,484**	**$**	**297,811**		**$**	**297,475**
Excess (deficiency) of revenues	$	-	$	87,897	$	(88,233)	$	(336)		$	-
Net change in fund balance	$	-	$	87,897	$	(88,233)	$	(336)		$	-
FUND BALANCE, BEGINNING	$	(8,221)	$	(8,221)	$	79,676	$	(8,221)		$	(8,557)
FUND BALANCE, ENDING	**$**	**(8,221)**	**$**	**79,676**	**$**	**(8,557)**	**$**	**(8,557)**		**$**	**(8,557)**

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

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

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

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

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

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

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

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

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

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

Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

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

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

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

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

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

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

<u>Financial and Administrative</u> (continued)

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

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

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

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

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

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

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

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

Annual Stormwater Report
Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

<u>Amenity (Continued)</u>

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance
Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

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

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

EXPENDITURES

<u>Landscape and Pond Maintenance</u>

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

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

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

<u>Landscape and Pond Maintenance (Continued)</u>

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

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

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

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

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency
Funds set aside for projects, as determined by the district's board.

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

Harvest Ridge

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One										
		O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
Product	Units	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change
Single Family 40'	239	$ 1,049.63	$ 1,049.63	$ 0.00	$ 1,063.83	$ -	$ 1,063.83	$ 2,113.46	$ 1,049.63	$ 1,063.83
Single Family 50'	50	$ 1,312.03	$ 1,312.03	$ 0.00	$ 1,329.79	$ -	$ 1,329.79	$ 2,641.82	$ 1,312.03	$ 1,329.79
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Fifth Order of Business

5D

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND 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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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 Hillsborough 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 2024-2025 attached hereto as **Exhibit A** ("**FY 2024-2025 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 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 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 2024-2025 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 2024-2025 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 the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 2024-2025 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 2024-2025 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 2024-2025 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 all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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 13, 2024.

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 2024-2025 Budget

Seventh Order of Business

7A

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025
HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Harvest Ridge Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at the **SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** on the following dates at :

October 10, 2024	**11:00 a.m**
November 14, 2024	**11:00 a.m**
December 12, 2024	**11:00 a.m**
January 09, 2025	**11:00 a.m**
February 13, 2025	**11:00 a.m**
March 13, 2025	**11:00 a.m**
April 10, 2025	**11:00 a.m**
May 8, 2025	**11:00 a.m**
June 12, 2025	**11:00 a.m**
July 10, 2025	**11:00 a.m**
August 14, 2025	**11:00 a.m**
September 11, 2025	**11:00 a.m**

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Eighth Order of Business

8A

MINUTES OF REGULAR MEETING
HARVEST RIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on June 11, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carla Tabshe	Chairman
Eric Davidson	Assistant Secretary
Dawson Ransom	Assistant Secretary

Also, present were:

Brain Lamb	District Manager (Via Telephone)
Angie Grunwald	Inframark
Vivek Babbar	District Counsel

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**
Ms. Grunwald called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**
There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**
There being none, the next order of business followed.

FORTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the May 14, 2023: Special Organizational Meeting
B. Review of the Financial Statements Months Ending April and May

> On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, the Consent Agenda was approved as. 3-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
B. District Manager
C. District Engineer

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Board of Supervisors Requests & Comments**

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

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Davidson seconded by Mr. Dawson with all in favor the meeting was adjourned. 3-0

____________________________ ____________________________

Assistant Secretary Chairperson

8B

Harvest Ridge
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash - Operating Account	$	20,149
Prepaid Items		25,673
TOTAL ASSETS	**$**	**45,822**
LIABILITIES		
Accounts Payable	$	1,567
Accounts Payable - Other		8,830
TOTAL LIABILITIES		**10,397**
FUND BALANCES		
Nonspendable:		
Prepaid Items		25,673
Unassigned:		9,752
TOTAL FUND BALANCES		**35,425**
TOTAL LIABILITIES & FUND BALANCES	**$**	**45,822**

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	297,475	154,534	(142,941)	51.95%
TOTAL REVENUES	**297,475**	**154,534**	**(142,941)**	**51.95%**
EXPENDITURES				
Administration				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	175	425	29.17%
ProfServ-Recording Secretary	2,400	700	1,700	29.17%
District Counsel	8,500	1,484	7,016	17.46%
District Engineer	9,500	530	8,970	5.58%
Administrative Services	4,500	1,397	3,103	31.04%
District Manager	25,000	8,167	16,833	32.67%
Accounting Services	9,000	2,625	6,375	29.17%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	132	368	26.40%
Rentals & Leases	600	117	483	19.50%
Public Officials Insurance	2,500	2,507	(7)	100.28%
Legal Advertising	3,500	340	3,160	9.71%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,400	(200)	116.67%
Meeting Expense	4,000	131	3,869	3.28%
Website Administration	1,200	250	950	20.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	37	63	37.00%
Dues, Licenses, Subscriptions	175	925	(750)	528.57%
Total Administration	81,525	22,417	59,108	27.50%
Electric Utility Services				
Electricity - Streetlights	40,000	25,395	14,605	63.49%
Utility - Electric	5,000	2,638	2,362	52.76%
Total Electric Utility Services	45,000	28,033	16,967	62.30%
Garbage/Solid Waste Services				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
Water-Sewer Comb Services				
Utility - Water	5,000	-	5,000	0.00%
Total Water-Sewer Comb Services	5,000	-	5,000	0.00%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Stormwater Control				
R&M-Stormwater System	8,500	4,652	3,848	54.73%
Wetland Maintenance	6,500	7,226	(726)	111.17%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	18,500	11,878	6,622	64.21%
Other Physical Environment				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,500	825	675	55.00%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	75,000	47,735	27,265	63.65%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Total Other Physical Environment	109,200	48,560	60,640	44.47%
Road and Street Facilities				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
Parks and Recreation				
Field Services	4,500	-	4,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	750	-	750	0.00%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	-	500	0.00%
Playground Equipment and Maintenance	500	-	500	0.00%
Clubhouse - Facility Janitorial Supplies	6,000	-	6,000	0.00%
Facility Supplies	1,500	-	1,500	0.00%
Dog Waste Station Supplies	650	-	650	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreation	33,250	-	33,250	0.00%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	**297,475**	**110,888**	**186,587**	**37.28%**
Excess (deficiency) of revenues Over (under) expenditures	-	43,646	43,646	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**(8,221)**		
FUND BALANCE, ENDING		**$ 35,425**		

Bank Account Statement

Harvest Ridge CDD

Bank Account No.	7262
Statement No.	06-24
Statement Date	06/30/2024

GL Balance (LCY)	20,149.13
GL Balance	20,149.13
Positive Adjustments	0.00
Subtotal	20,149.13
Negative Adjustments	0.00
Ending G/L Balance	20,149.13

Statement Balance	20,149.13
Outstanding Deposits	0.00
Subtotal	20,149.13
Outstanding Checks	0.00
Ending Balance	20,149.13

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/11/2024	Payment	BD00004	Deposit No. BD00004	2,551.77	2,551.77	0.00
						0.00
Total Deposits				2,551.77	2,551.77	0.00
Checks						
						0.00
05/22/2024	Payment	1057	Check for Vendor V00020	-750.00	-750.00	0.00
05/30/2024	Payment	1058	Check for Vendor V00019	-2,507.00	-2,507.00	0.00
Total Checks				-3,257.00	-3,257.00	0.00

Outstanding Deposits

Total Outstanding Deposits

Harvest Ridge
Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash - Operating Account	$	19,880
Prepaid Items		25,673
TOTAL ASSETS	**$**	**45,553**
LIABILITIES		
Accounts Payable	$	7,576
Accounts Payable - Other		8,830
TOTAL LIABILITIES		**16,406**
FUND BALANCES		
Nonspendable:		
Prepaid Items		25,673
Unassigned:		3,474
TOTAL FUND BALANCES		**29,147**
TOTAL LIABILITIES & FUND BALANCES	**$**	**45,553**

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	297,475	158,573	(138,902)	53.31%
TOTAL REVENUES	**297,475**	**158,573**	**(138,902)**	**53.31%**
EXPENDITURES				
Administration				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
District Counsel	8,500	1,851	6,649	21.78%
District Engineer	9,500	530	8,970	5.58%
Administrative Services	4,500	1,564	2,936	34.76%
District Manager	25,000	9,333	15,667	37.33%
Accounting Services	9,000	3,000	6,000	33.33%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	132	368	26.40%
Rentals & Leases	600	133	467	22.17%
Public Officials Insurance	2,500	2,507	(7)	100.28%
Legal Advertising	3,500	340	3,160	9.71%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,500	(300)	125.00%
Meeting Expense	4,000	131	3,869	3.28%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	37	63	37.00%
Dues, Licenses, Subscriptions	175	925	(750)	528.57%
Total Administration	81,525	24,783	56,742	30.40%
Electric Utility Services				
Electricity - Streetlights	40,000	25,395	14,605	63.49%
Utility - Electric	5,000	2,638	2,362	52.76%
Total Electric Utility Services	45,000	28,033	16,967	62.30%
Garbage/Solid Waste Services				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
Water-Sewer Comb Services				
Utility - Water	5,000	-	5,000	0.00%
Total Water-Sewer Comb Services	5,000	-	5,000	0.00%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Stormwater Control				
R&M-Stormwater System	8,500	4,652	3,848	54.73%
Wetland Maintenance	6,500	8,561	(2,061)	131.71%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	18,500	13,213	5,287	71.42%
Other Physical Environment				
Waterway Management	-	490	(490)	0.00%
Contracts-RTR Landscaping	-	4,415	(4,415)	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,500	1,850	(350)	123.33%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	75,000	47,735	27,265	63.65%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	685	5,315	11.42%
Total Other Physical Environment	109,200	55,175	54,025	50.53%
Road and Street Facilities				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
Parks and Recreation				
Field Services	4,500	-	4,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	750	-	750	0.00%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	-	500	0.00%
Playground Equipment and Maintenance	500	-	500	0.00%
Clubhouse - Facility Janitorial Supplies	6,000	-	6,000	0.00%
Facility Supplies	1,500	-	1,500	0.00%
Dog Waste Station Supplies	650	-	650	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreation	33,250	-	33,250	0.00%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	**297,475**	**121,204**	**176,271**	**40.74%**
Excess (deficiency) of revenues Over (under) expenditures	-	37,369	37,369	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**(8,222)**		
FUND BALANCE, ENDING		**$ 29,147**		

Bank Account Statement

Harvest Ridge CDD

Bank Account No.	7262
Statement No.	07-24
Statement Date	07/31/2024

GL Balance (LCY)	19,880.13	**Statement Balance**	21,880.14
GL Balance	19,880.13	**Outstanding Deposits**	0.00
Positive Adjustments	0.00	**Subtotal**	21,880.14
Subtotal	19,880.13	**Outstanding Checks**	-2,000.01
Negative Adjustments	0.00	**Ending Balance**	19,880.13
Ending G/L Balance	19,880.13		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
07/11/2024	Payment	BD00005	Deposit No. BD00005	4,038.51	4,038.51	0.00
						0.00
Total Deposits				4,038.51	4,038.51	0.00
Checks						
						0.00
07/26/2024	Payment	1059	Check for Vendor V00011	-490.00	-490.00	0.00
07/26/2024	Payment	1061	Check for Vendor V00022	-845.00	-845.00	0.00
07/26/2024	Payment	1062	Check for Vendor V00008	-525.00	-525.00	0.00
07/26/2024	Payment	1063	Check for Vendor V00013	-447.50	-447.50	0.00
Total Checks				-2,307.50	-2,307.50	0.00
Outstanding Checks						
07/26/2024	Payment	1060	Check for Vendor V00003			-2,000.01
Total Outstanding Checks						-2,000.01
Outstanding Deposits						
Total Outstanding Deposits						

Ninth Order of Business

9Ci

HARVEST RIDGE INSPECTION REPORT. 7/30/24, 8:48 AM

Harvest Ridge CDD.

Tuesday, July 30, 2024

Prepared For Board of supervisors.

37 Issue Identified

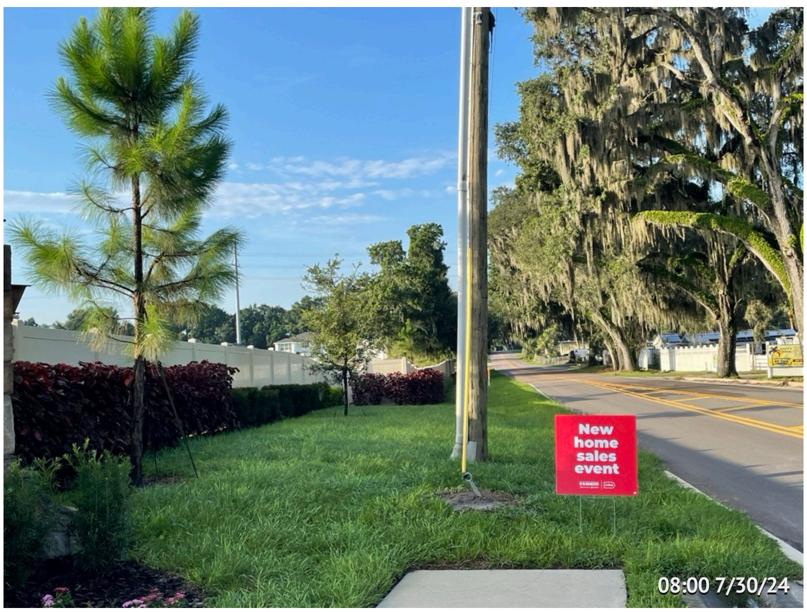
Gary Schwartz

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Allen Road & Sunrise Tellin.

Assigned To Yellowstone.

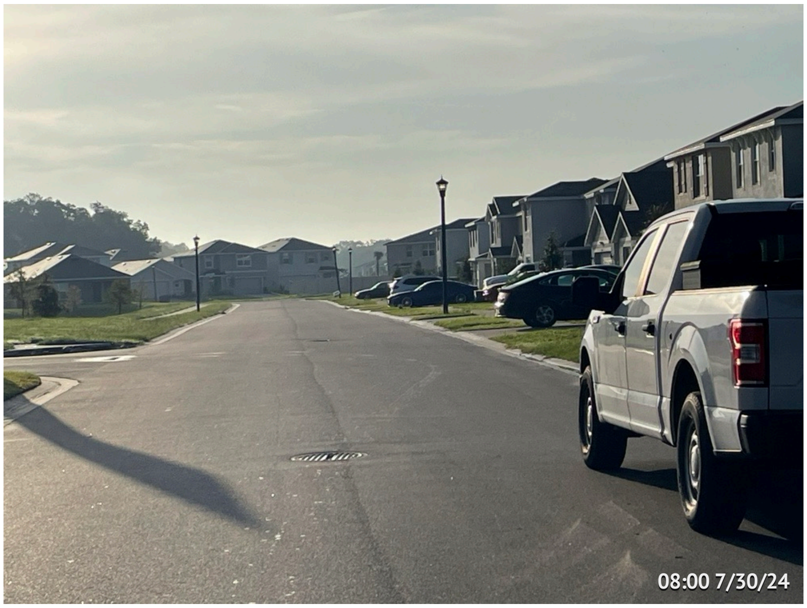
The South side entrance sign is clean and looks good.



Allen Road.

Assigned To Yellowstone.

The plants, trees, and turf heading South are healthy and look good.



Sunrise Tellin.

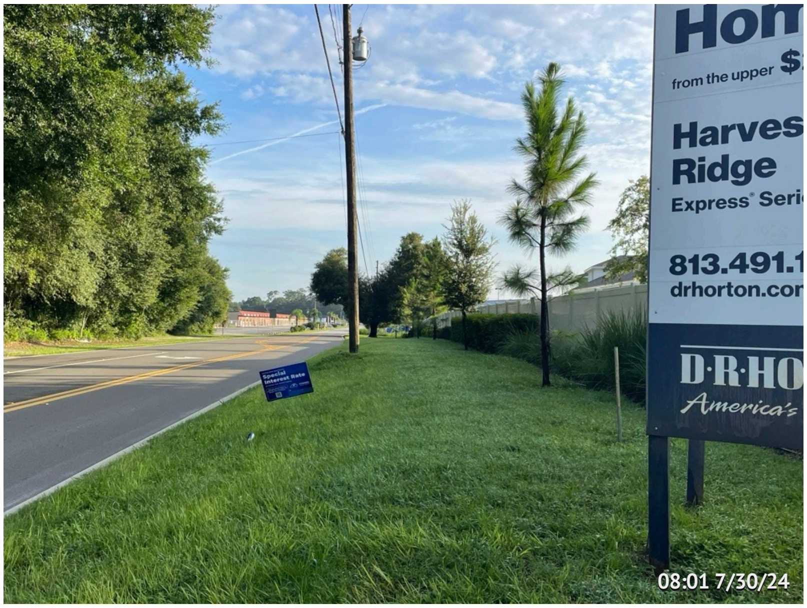
Assigned To Yellowstone.

Heading East on the street looks good.

Allen Road & Sunrise Tellin.

Assigned To Sunrise Telling.

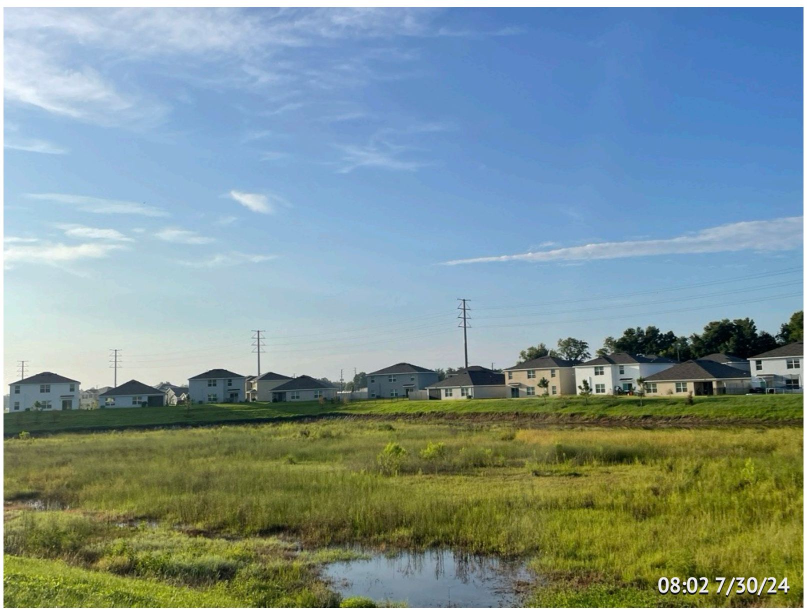
The North side entrance sign is clean and looks good.



Allen Road.

Assigned To Yellowstone.

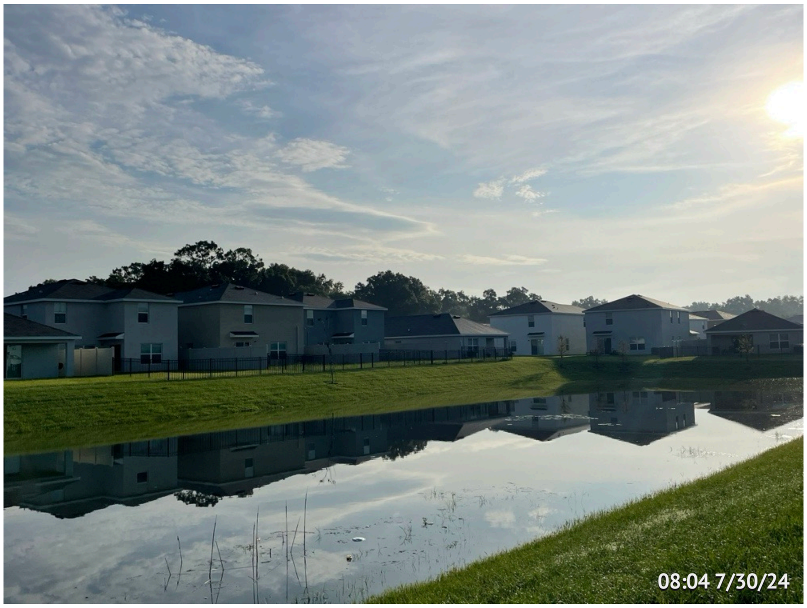
The turf, trees, and plants heading North are healthy and look good.



Pond # 1.

Assigned To Cypress Creek Aquatics.

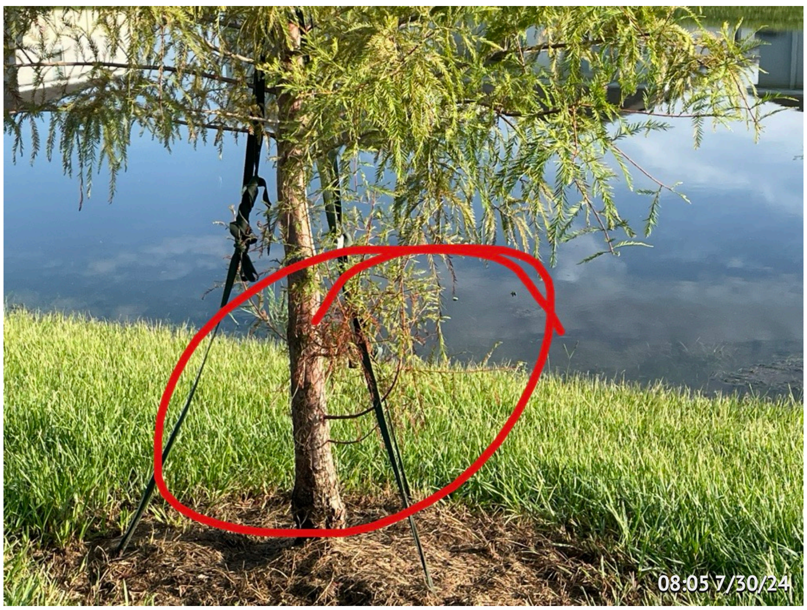
The pond is dry.



Pond # 2.

Assigned To Cypress Creek Aquatics.

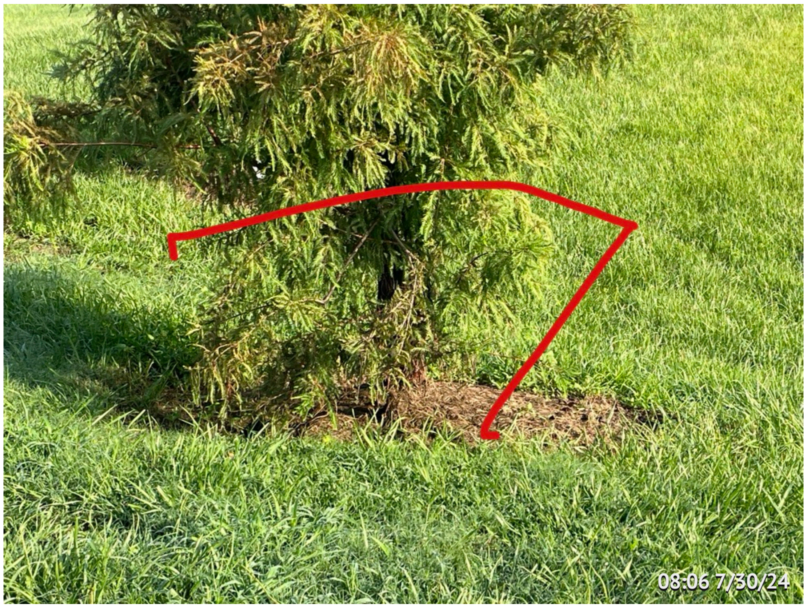
The pond looks good.



Sunrise Telling.

Assigned To Yellowstone.

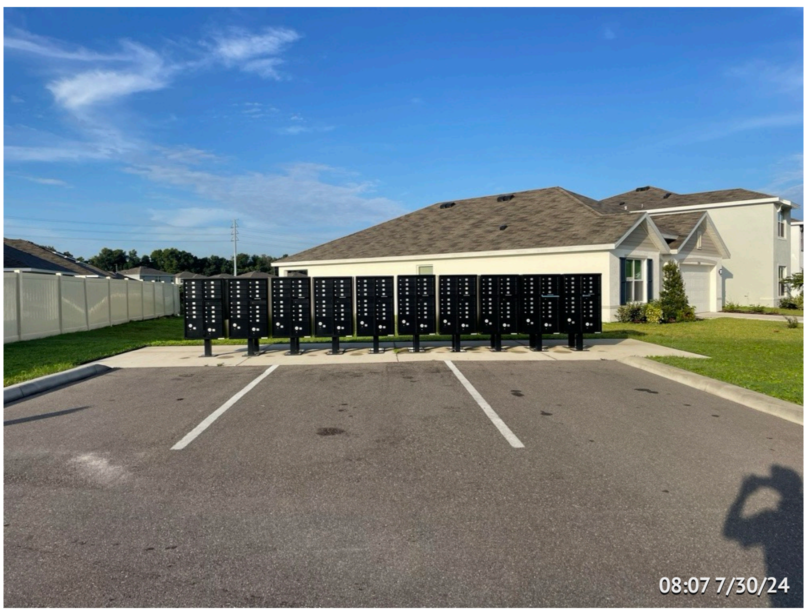
Trim the tree sucker.



Sunrise Telling.

Assigned To Yellowstone.

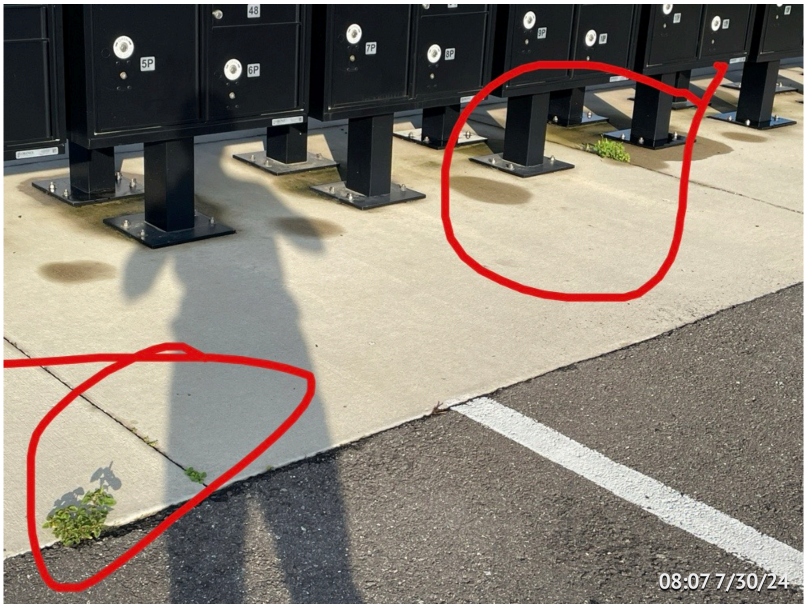
Left the hanging branches on the hardwood tree.



Sunrise Telling.

Assigned To District Manager.

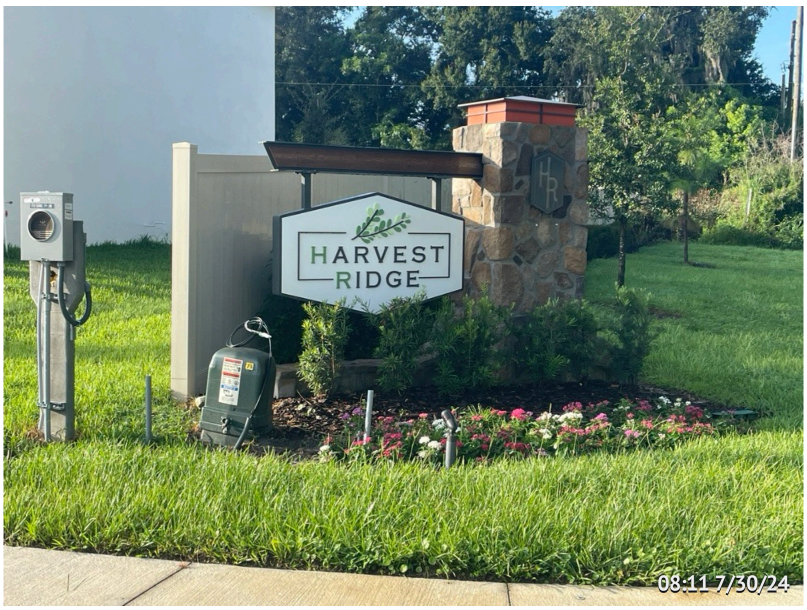
The mailboxes are clean and look good.



Sunrise Telling.

Assigned To Yellowstone.

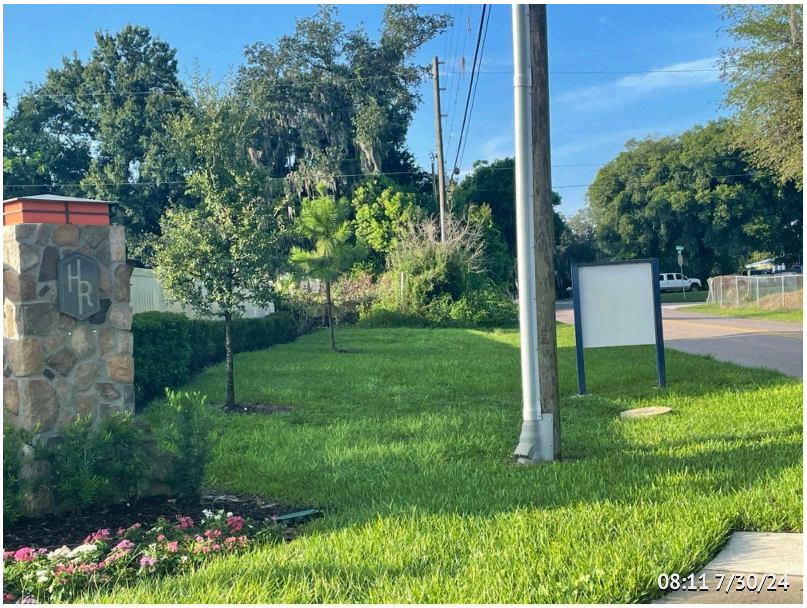
Treat and scuff the crack weeds.



Allen Road & Sharks Eye.

Assigned To Yellowstone.

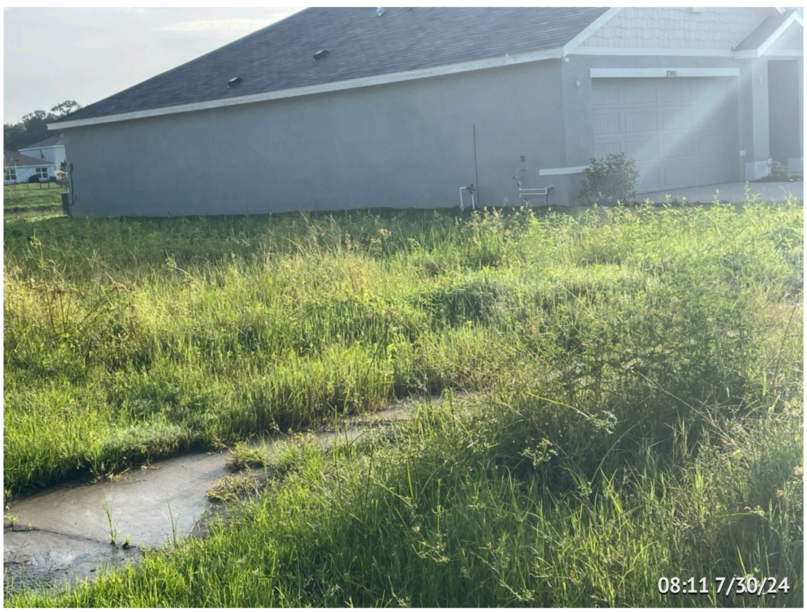
The South side entrance sign is clean and looks good.



Allen Road.

Assigned To Yellowstone.

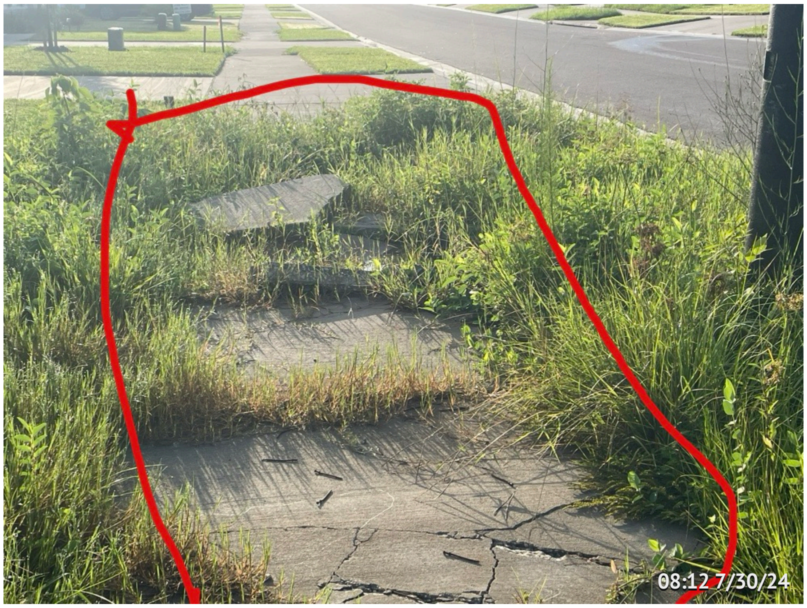
The plants, trees, and turf heading South are healthy and look good.



Sharks Eye.

Assigned To Yellowstone.

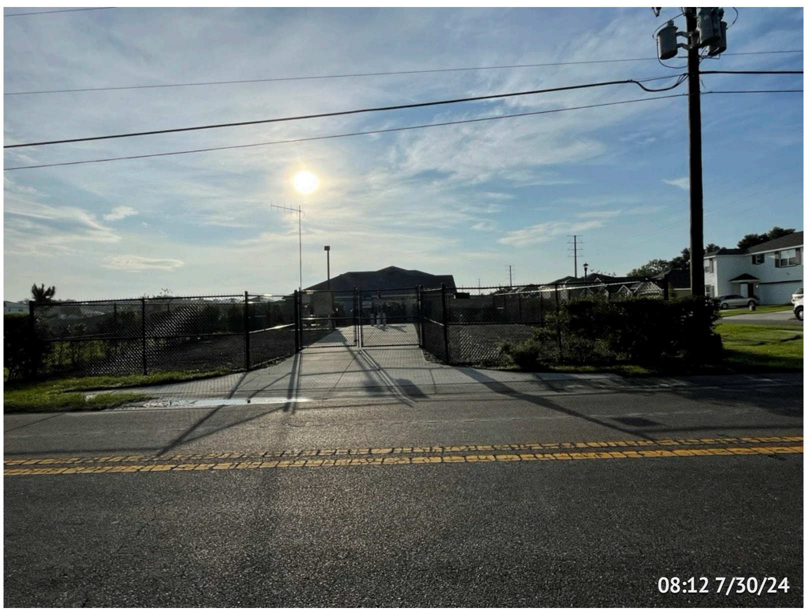
Yellowstone was instructed to maintain the overgrown area.



Sharks Eye.

Assigned To District manager.

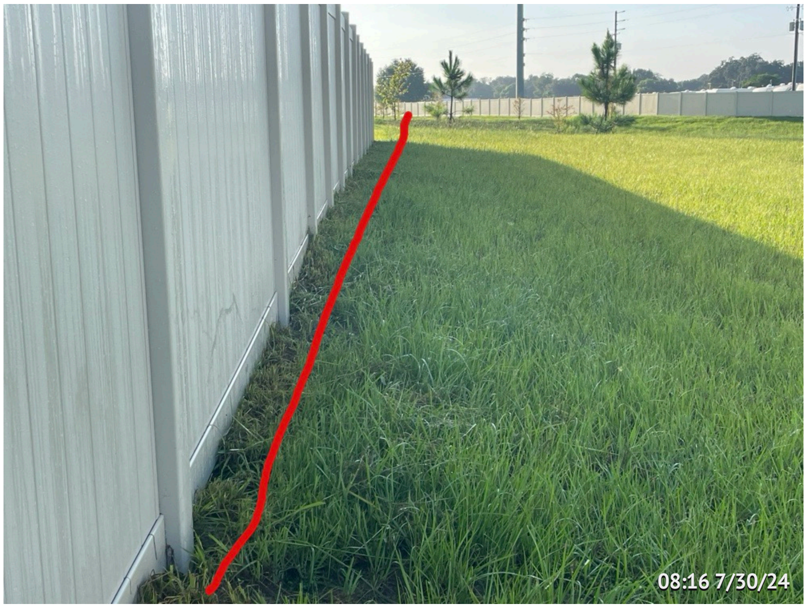
Sidewalk replacement is needed.



Allen Road.

Assigned To Yellowstone.

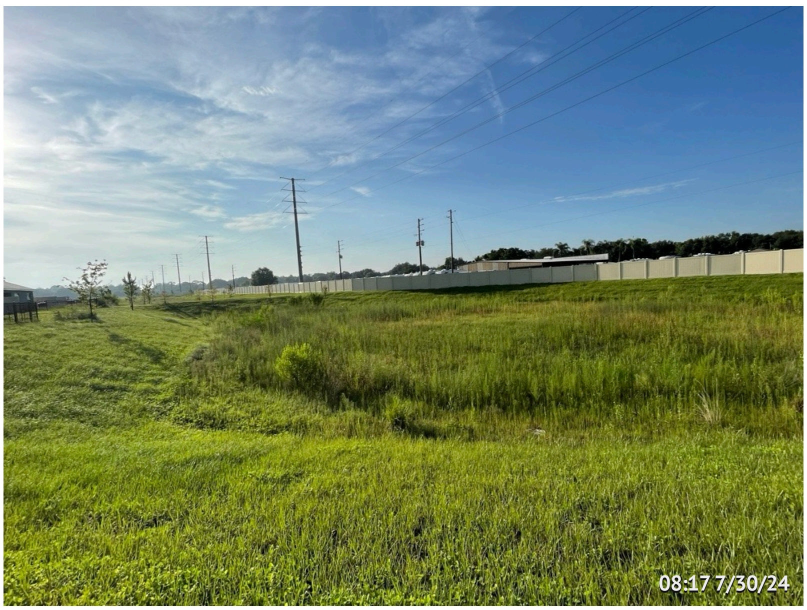
The utility station is well maintained.



Sharks Eye.

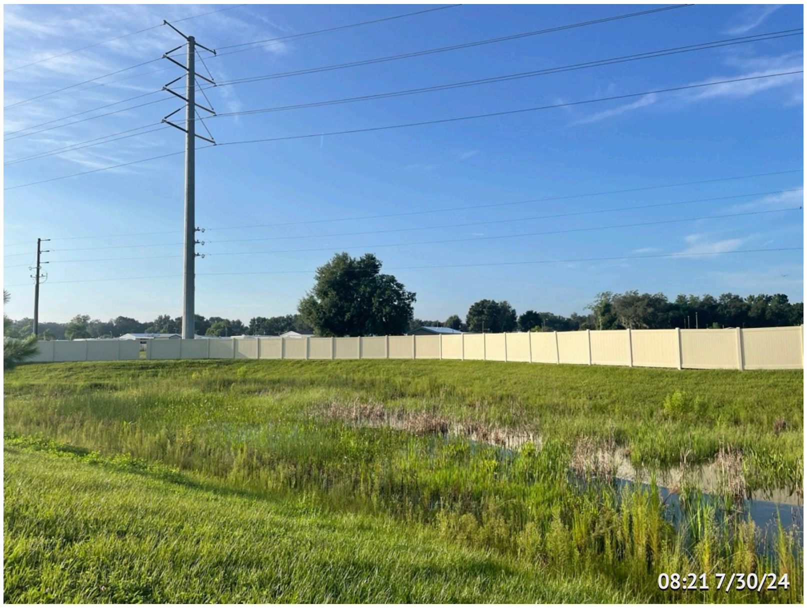
Assigned To Yellowstone.

Treat this area with herbicide.



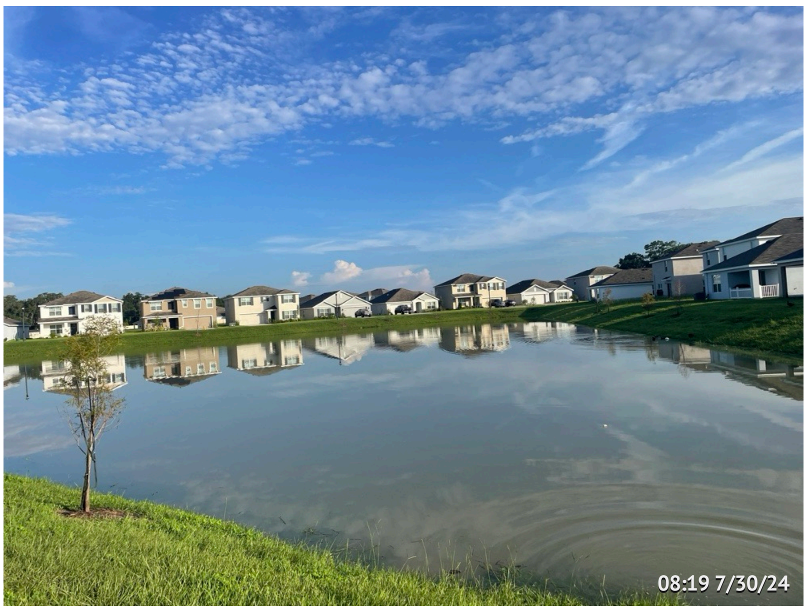
Wetland.

Assigned To District manager.



Wetland.

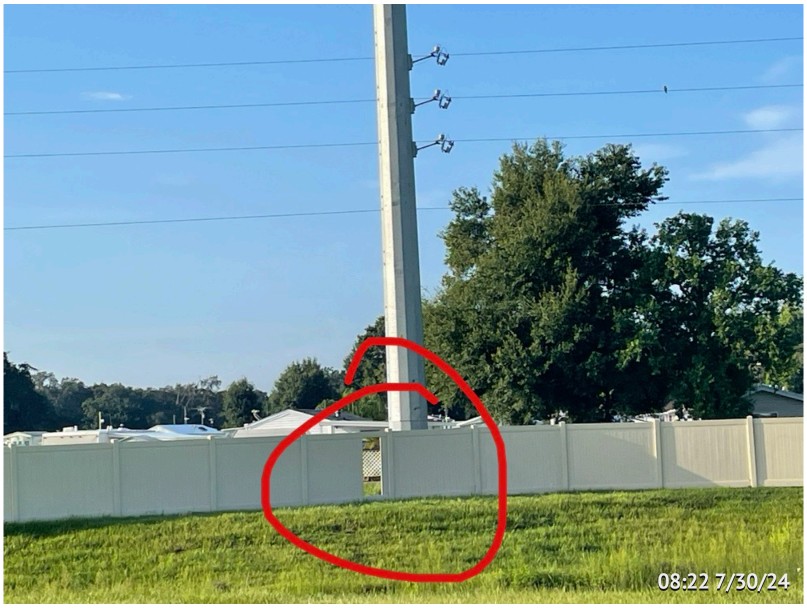
Assigned To District manager.



Pond # 4.

Assigned To Cypress Creek Aquatics.

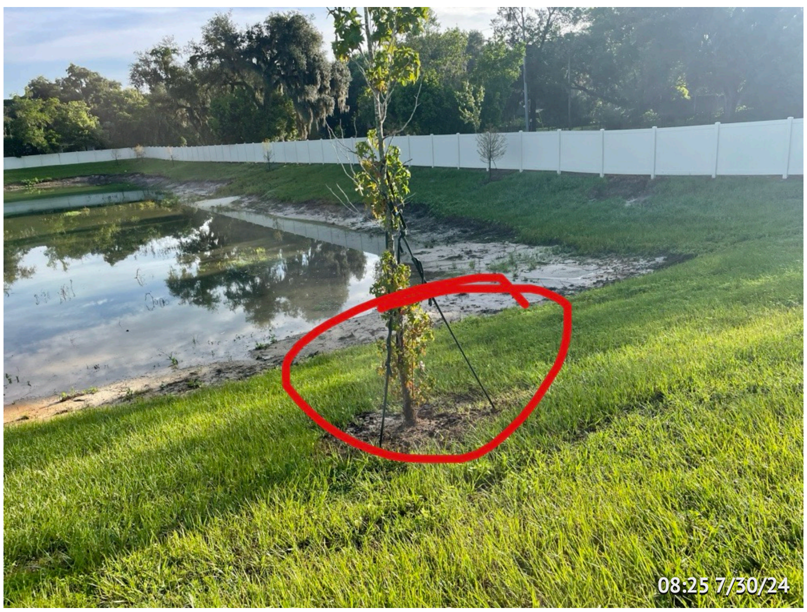
The pond looks good.



Sand Dollar.

Assigned To District manager.

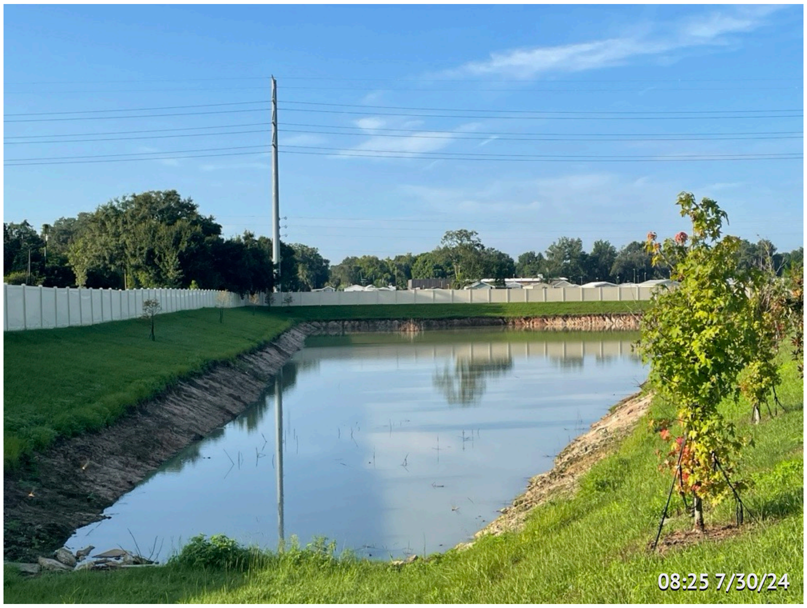
Fence repair is needed in three areas on the perimeter fence.



Sand Dollar.

Assigned To Yellowstone.

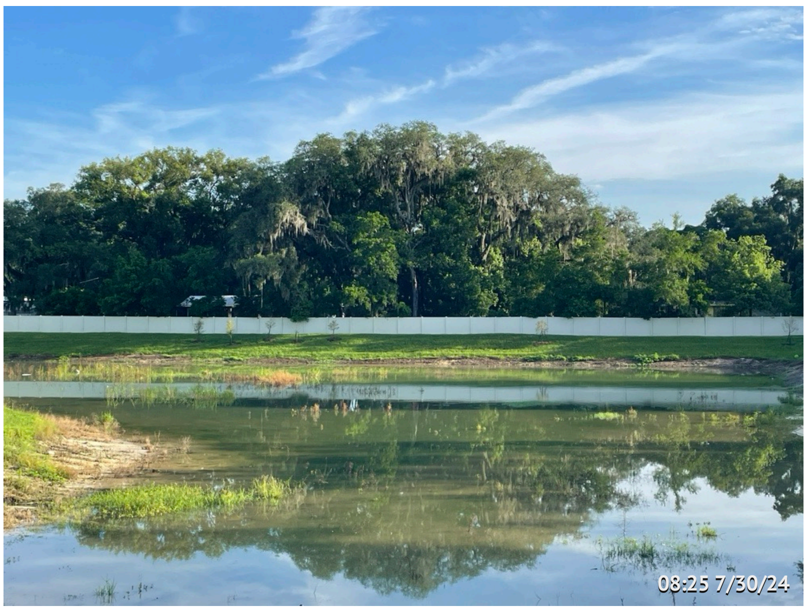
Trimmed the tree sucker.



Pond # 5.

Assigned To Cypress Creek Aquatics.

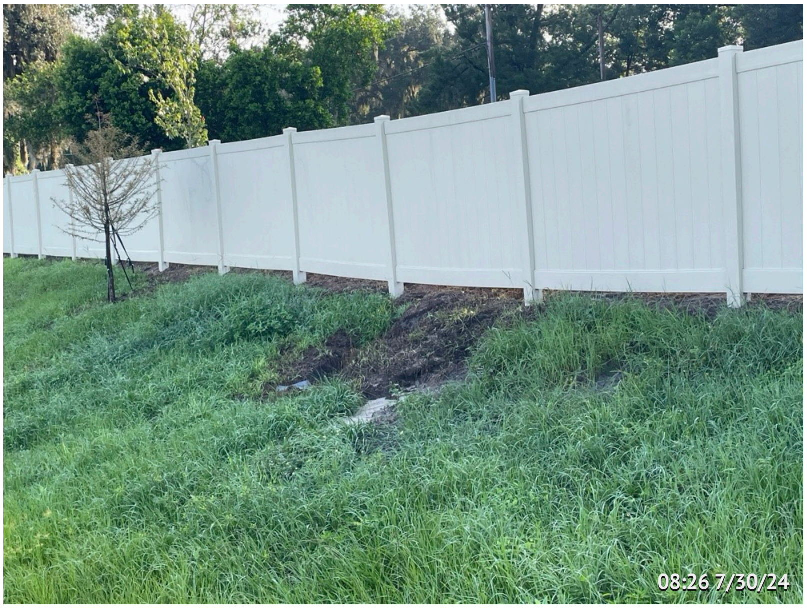
The receded pond looks good overall.



Pond # 6.

Assigned To Cypress Creek Aquatics.

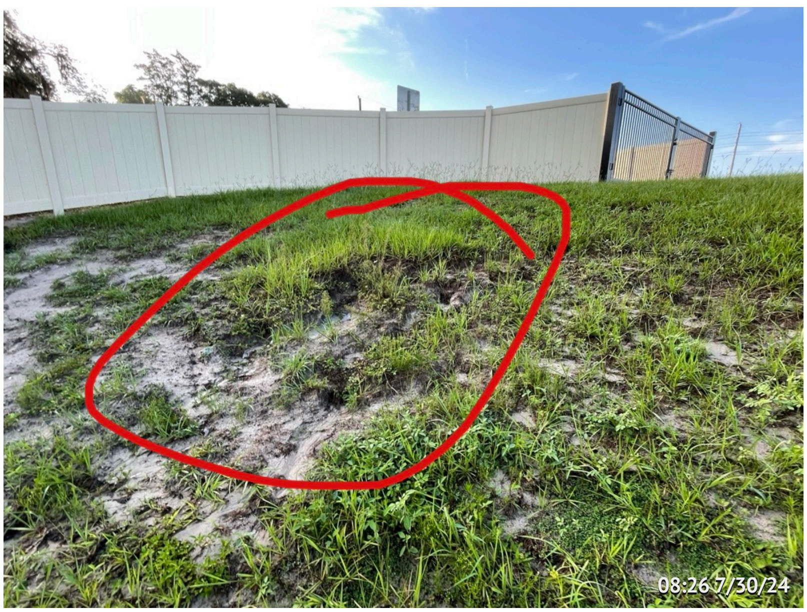
The pond is heavily receded.



North Perimeter Fence.

Assigned To District manager.

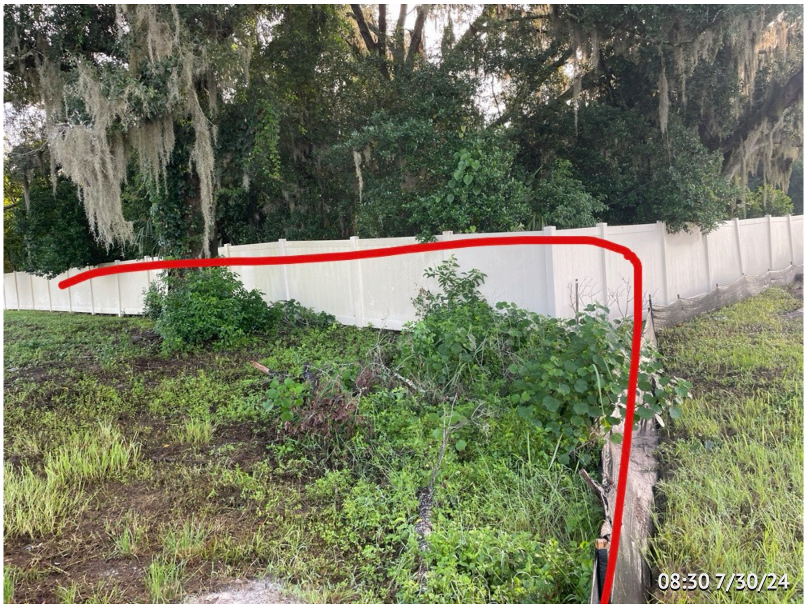
Wash-out.



North Perimeter Fence.

Assigned To District manager.

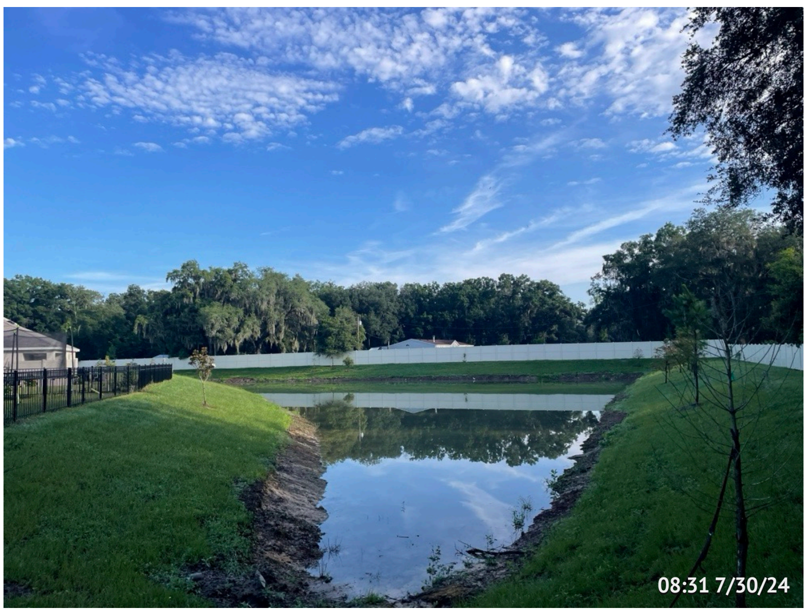
Wash-out.



NW Perimeter Fence.

Assigned To Yellowstone.

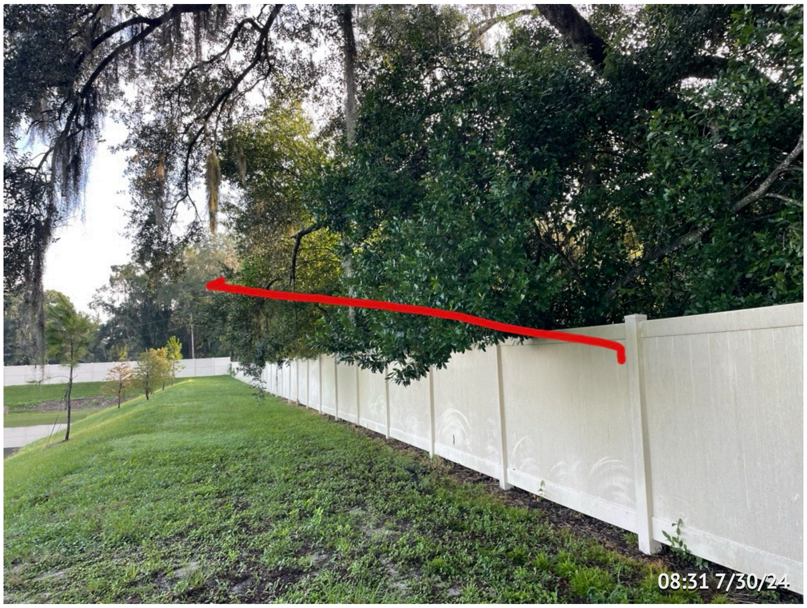
The CDD property needs to be maintained.



Pond # 3.

Assigned To Cypress Creek Aquatics.

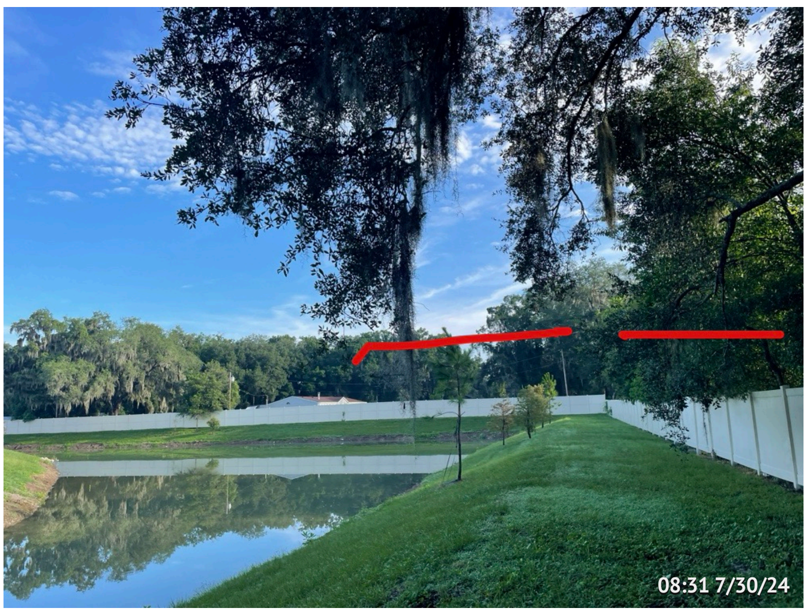
The pond is heavily receded, but looks good overall.



NW Perimeter Fence.

Assigned To Yellowstone.

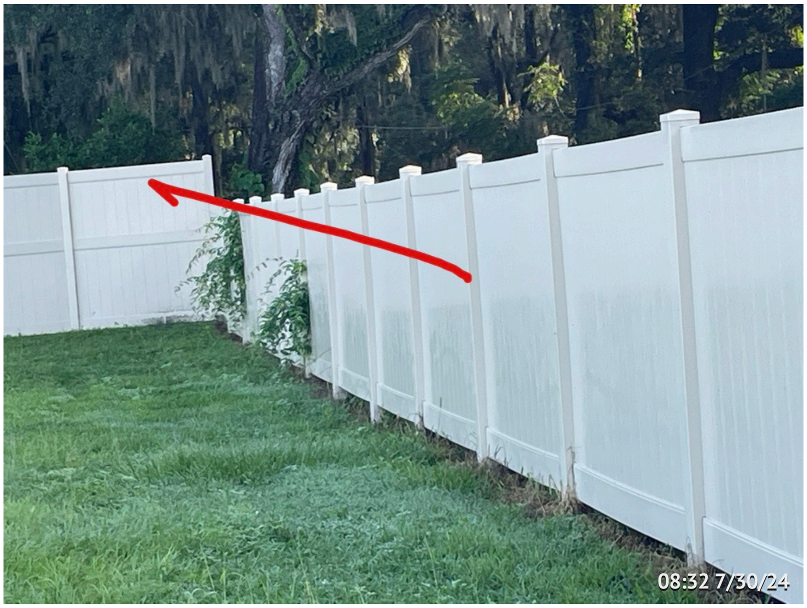
There should be no plant or tree material on the fence line. Trim the overgrowth.



NW Perimeter Fence.

Assigned To Yellowstone.

Lift the hardwood trees to the stated contract height.



NW Perimeter Fence.

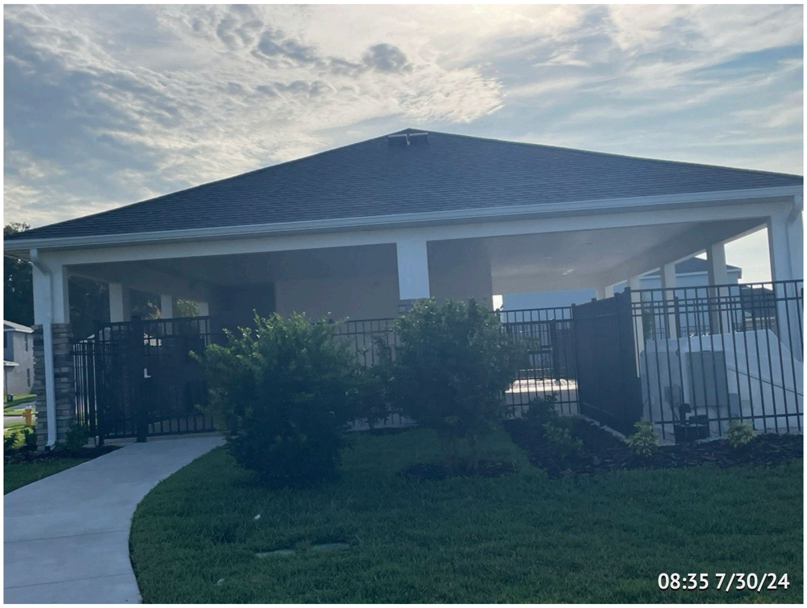
Assigned To Yellowstone.

Remove any invasive growth on the fence line.

Sharks Eye.

Assigned To District manager.

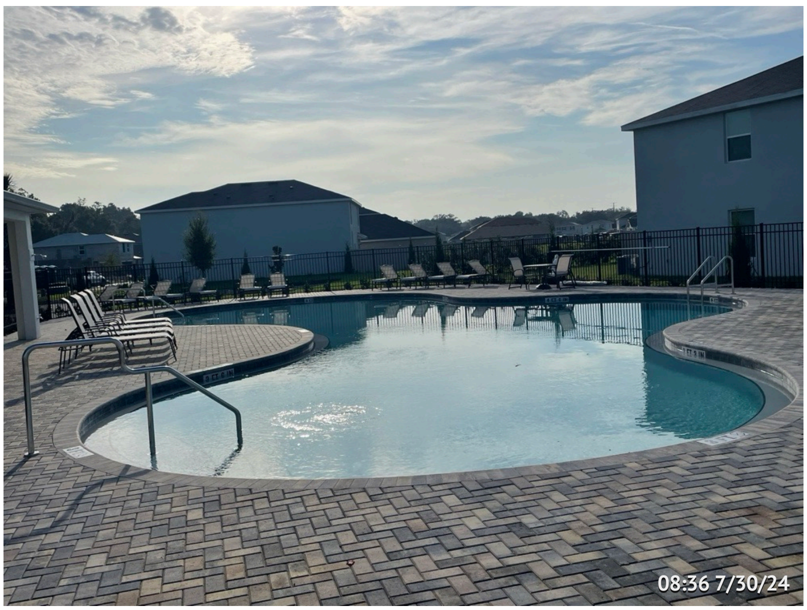
The amenity center parking lot is clean and looks good.



Sand Dollar.

Assigned To District manager.

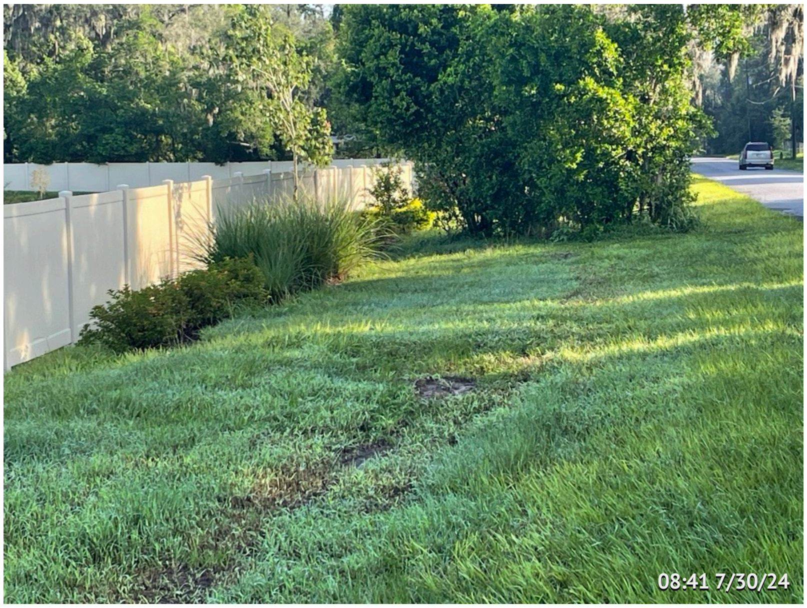
The amenity center is clean and looks good. The newly installed plant material is healthy and looks good.



Sand Dollar.

Assigned To District manager.

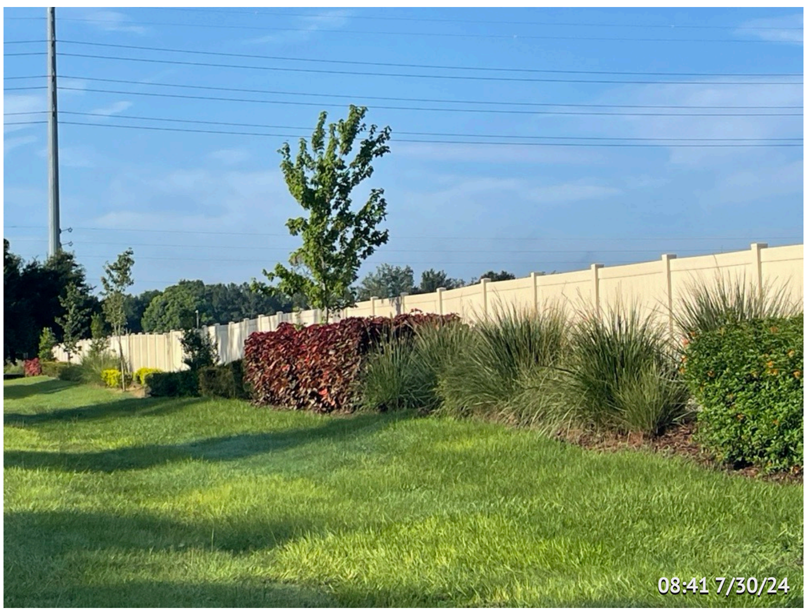
The pool is clear and blue. The pavers are clean and look good. The county has delayed the opening of the pool.



Lane Rd..

Assigned To Yellowstone.

Heading North on the street looks good.



Lane Road.

Assigned To Yellowstone.

Heading South on the street looks good.

Lane Road.

Assigned To Yellowstone.

The walking path is well maintained.