



Harvest Ridge Community Development District

July 8, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Harvest Ridge Community Development District

Board of Supervisors:

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

District Staff:

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

REVISED REGULAR MEETING AGENDA Wednesday, July 8, 2026 – 6:00 p.m.

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

[Teams Meeting Information](#)

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

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

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

4. **Staff Reports**

- A. Aquatics Report May – June 2026 Page 3
- B. Field Inspection Report Page 7
- C. District Counsel
- D. District Engineer
- E. District Manager
 - i. Discussion of Strongroom View-Only Access for Board Members

5. **Business Items**

- A. Contract Review Page 27
- B. Recreational Facilities Policy Review Page 61

6. **Business Administration**

- A. Consideration of Meeting Minutes for June 9, 2026 Page 76
- B. Acceptance of May 2026 Financial Statements Page 81

7. **Board of Supervisors Requests and Comments**

8. **Public Comments**

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

9. **Adjournment**

The next meeting is scheduled for Wednesday, August 12, 2026, at 6:00 p.m.



Printed: May 8, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 7, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

sprayed every pond for weeds inside was able to get into the bowl of every pond.

Weather Conditions:

Partly cloudy with mist and fog

Thu, May 7, 2026, 2:06 PM



Partly cloudy with mist and fog

93°F

67°F

Wind: 16 mph

Humidity: 94%

Total Precip: 0"

Attachments: 33





Printed: Jun 12, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 4, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

sprayed ponds 1-6 for all invasive terrestrial no algae present, picked up trash throughout all ponds, dried pond sprayed everywhere.

Weather Conditions:

Partly cloudy Thu, Jun 4, 2026, 1:37 PM



Partly cloudy

87°F

65°F

Wind: 12 mph

Humidity: 81%

Total Precip: 0"

Attachments: 32





Harvest Ridge CDD

Field Inspection Report - July - Yellowstone

Monday, June 29, 2026

Prepared For Board of Supervisors

9 Items Identified

Paul Young

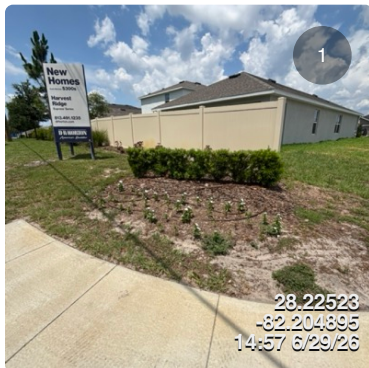
District Field Inspector

Item 1 - Community Signage

Assigned To: Yellowstone Landscaping

Community Signage Landscape Beds:

- * Landscape beds surrounding the community signage require immediate weed control attention.
- * As the signature entrance to the community, this area must consistently present a clean, organized, and inviting appearance.
- * Define all landscape beds by creating a clean, soft edge between the turf and mulch.
- * Remove all weeds intermingling with the existing plant material.
- * Prune and remove all dead plant material to improve the overall appearance.
- * This area shall remain a priority within the weekly maintenance scope to ensure it is consistently maintained to community standards.



Item 2 - Lift Station

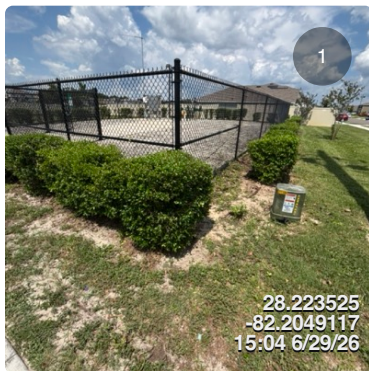
Assigned To: Yellowstone Landscaping

Lift Station Landscape:

- * Shrubs are evenly trimmed and maintained; however, dead plant material remains within the landscape beds.
- * Document all dead plants, remove them from the site, and schedule replacement as needed to maintain a clean and uniform appearance.

Irrigation:

- * A damaged irrigation drip line was identified during the inspection.
- * Repair the damaged drip line to restore proper irrigation coverage and prevent further stress to the landscape.



Item 3 - South Perimeter Boundary

Assigned To: Yellowstone Landscaping

South Perimeter Lot:

* The south perimeter lot is being mowed in accordance with the current scope of work.

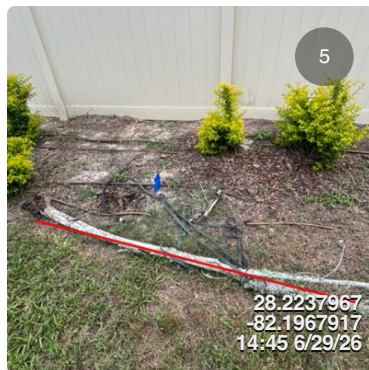
* Drainage & Site Maintenance:

* Keep all drain grates clear of vegetation and overgrowth to ensure proper stormwater flow.

* Remove all landscape debris during each scheduled maintenance service to maintain a clean appearance.

Landscape Debris:

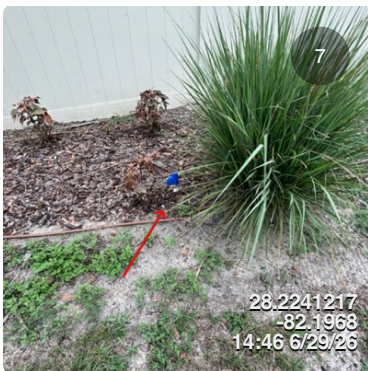
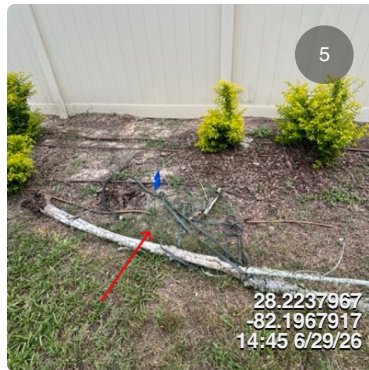
* If the debris is determined to be billable landscape material, provide an estimate for removal and proper disposal.



Item 4 - Lane Road Perimeter

Assigned To: Yellowstone Landscaping

Multiple irrigation drip breaks along perimeter landscape.



Item 5 - Lane Road Landscape

Assigned To: Yellowstone Landscaping

Tree Maintenance:

- * Several trees are exhibiting excessive lean and require corrective action.
- * Provide an estimate to properly stake and support the affected trees before the onset of the heavy rainy season.
- * Prompt stabilization will help prevent tree failure, encourage proper establishment, and protect surrounding landscape and infrastructure.



Item 6 - Amenity Center

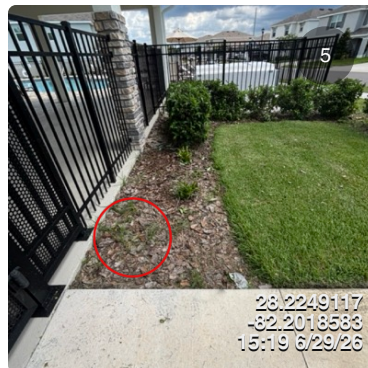
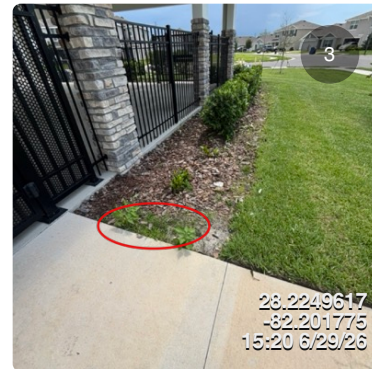
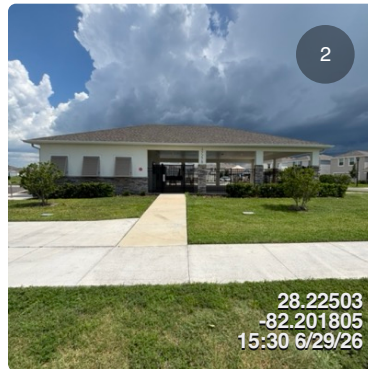
Assigned To: Yellowstone Landscaping

Amenity Center Landscape:

- * The amenity center landscape must be maintained to the highest community standards at all times.
- * Weed control shall remain the top priority in all high-traffic areas to preserve a clean, safe, and inviting appearance.
- * As one of the most heavily utilized areas within the community, the amenities and surrounding landscape must consistently meet CDD expectations.

Service Expectations:

- * A weekly service update is requested following each maintenance visit.
- * The Account Manager shall provide completed work photos documenting all services performed.
- * Photos shall be submitted to the Field Coordinator after each scheduled service for verification and tracking.



Item 7 - Amenity Pool

Assigned To: District Manager

* Community Information:

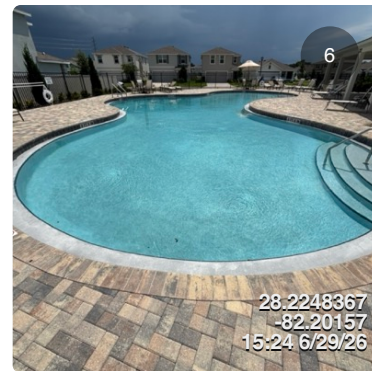
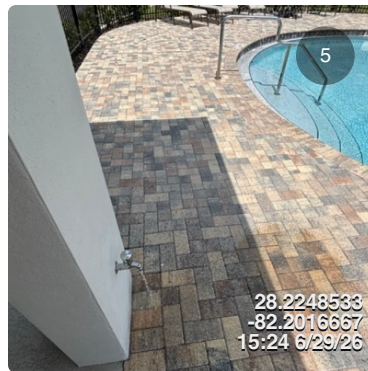
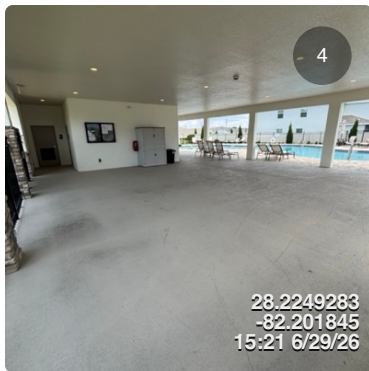
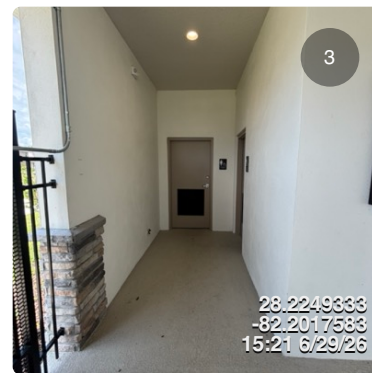
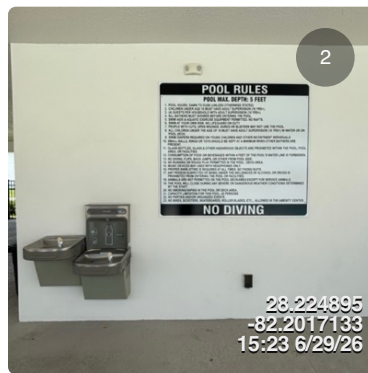
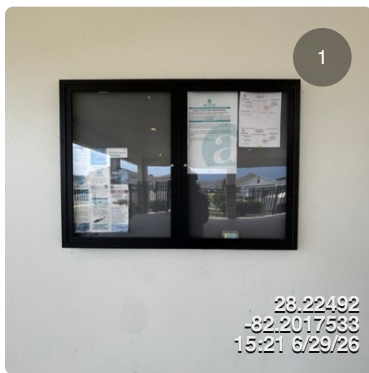
- * Community message board is clear, current, and easily visible.
- * Pool rules are prominently displayed upon entry and are clearly legible.

* Amenity Facilities:

- * Bathrooms and showers are operational and functioning properly.
- * Pool furniture and gathering areas are clean, organized, and well maintained.

* Pool:

- * Pool water is clear, blue, and maintained in excellent condition.



Item 8 - Common Area Maintenance

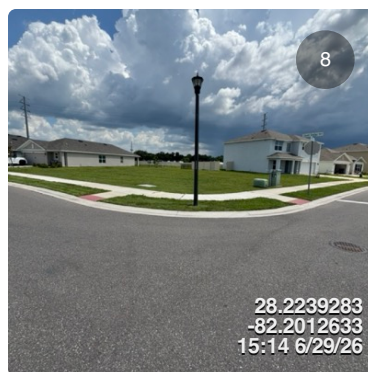
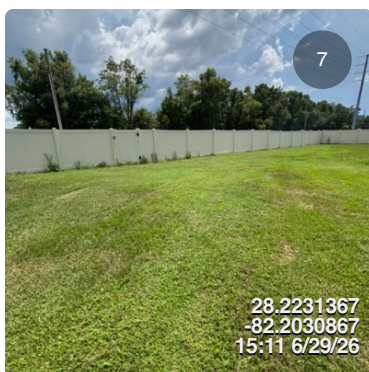
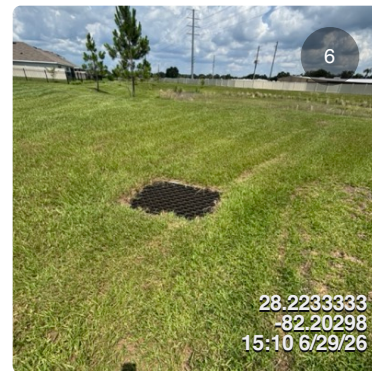
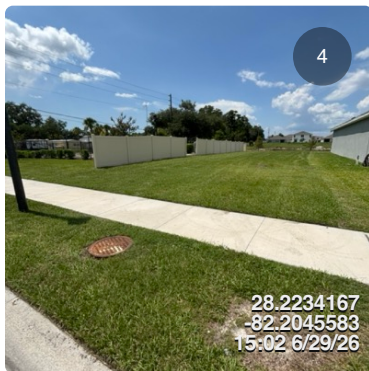
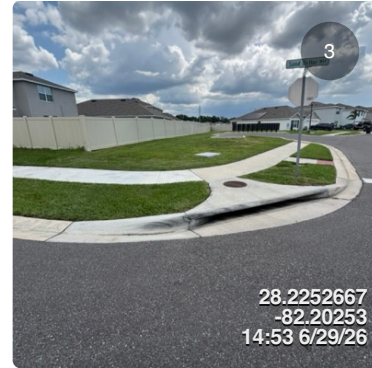
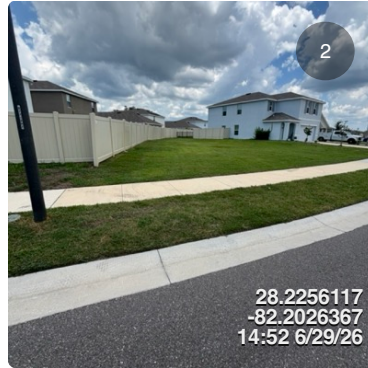
Assigned To: Yellowstone Landscaping

Easement Lots & Common Areas:

- * Easement lots and open common areas are being maintained in accordance with the approved scope of work.
- * Continue routine mowing and maintenance to preserve a clean and well-groomed appearance.

Utility Access:

- * Maintain adequate clearance around all manhole covers to ensure safe access for inspections, maintenance, and emergency response.
- * Keep all manhole covers free of vegetation, overgrowth, and debris at all times.



Item 9 - Pond Maintenance

Assigned To: [Yellowstone Landscaping / Cypress Creek Aquatics](#)

Pond Maintenance:

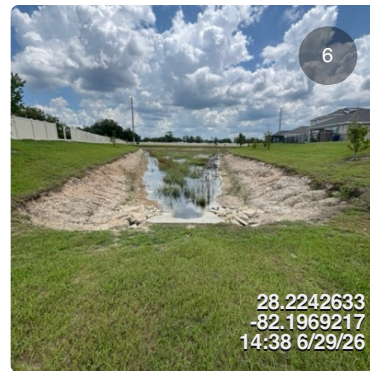
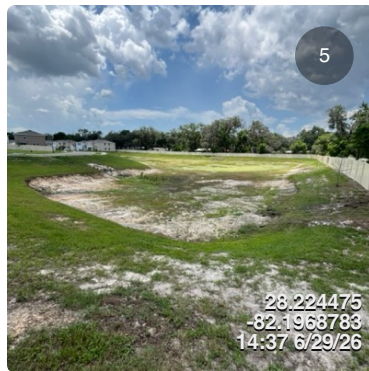
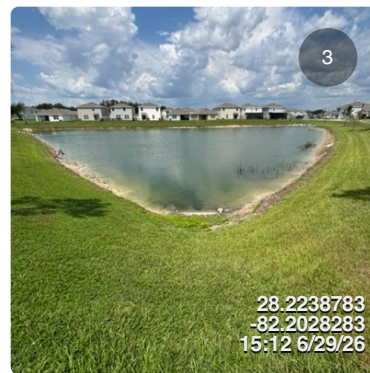
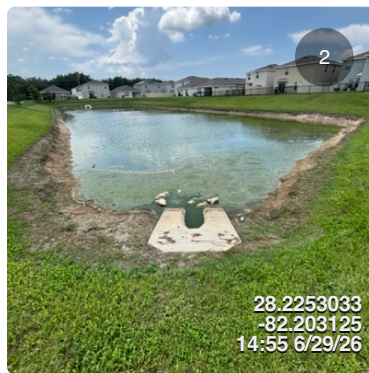
* Aquatic treatments appear to be performed in accordance with the approved scope of work.

Bank Mowing:

* Pond bank mowing has been completed throughout most of the community.

* However, the ponds located along Lane Road were only partially mowed and require completion.

* Complete mowing of the remaining pond banks to ensure all areas meet the required maintenance standards and present a consistent appearance.





Harvest Ridge CDD

CDD Fence Damage

Friday, June 26, 2026

Prepared For Board of
Supervisors

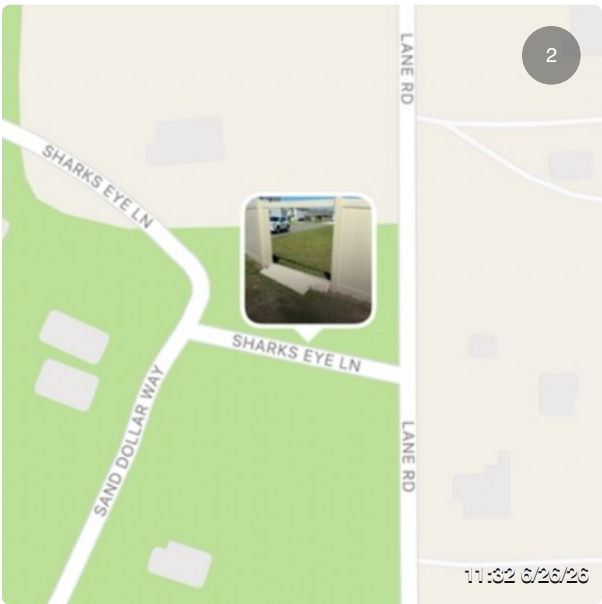
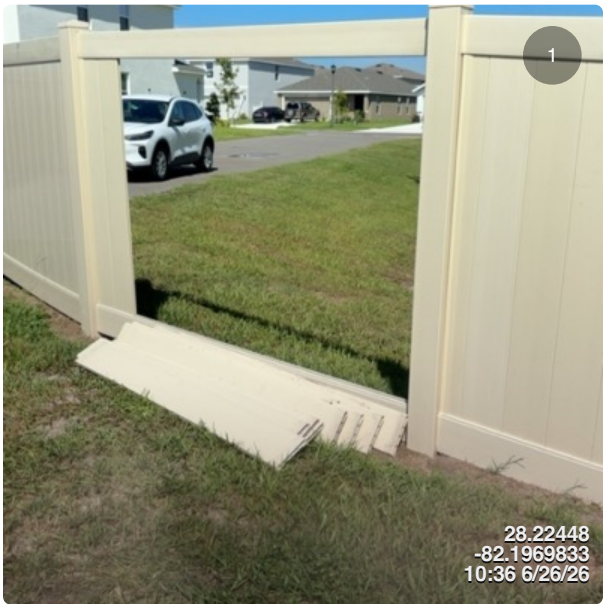
12 Items Identified

Paul Young

District Field Inspector

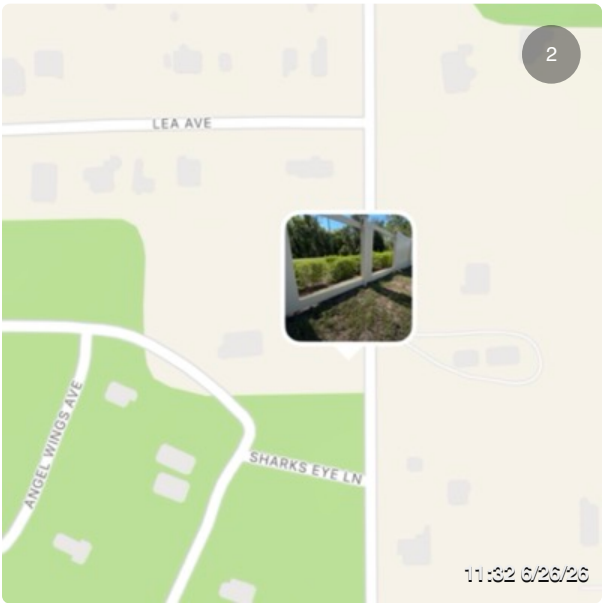
Item 1 - Shark's Eye Lane

Assigned To: CDD



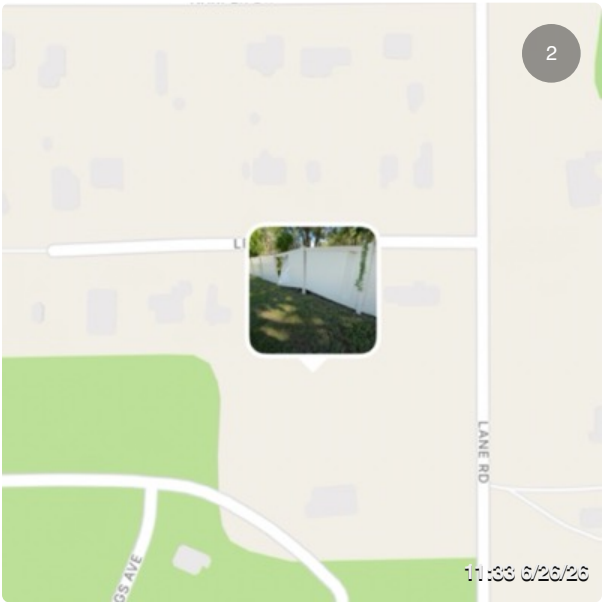
Item 2 - Shark's Eye Lane

Assigned To: CDD



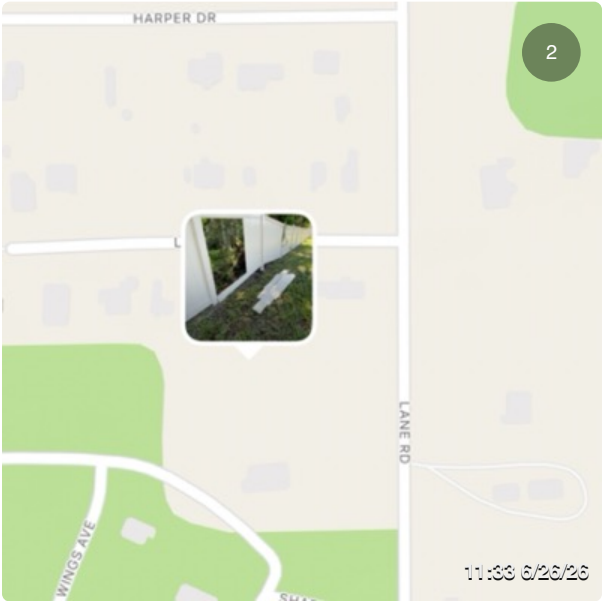
Item 3 - Shark's Eye Lane

Assigned To: CDD



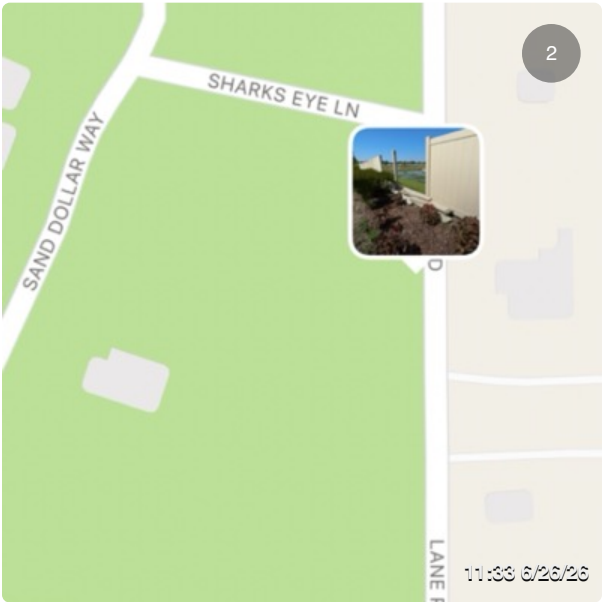
Item 4 - Shark's Eye Lane

Assigned To: CDD



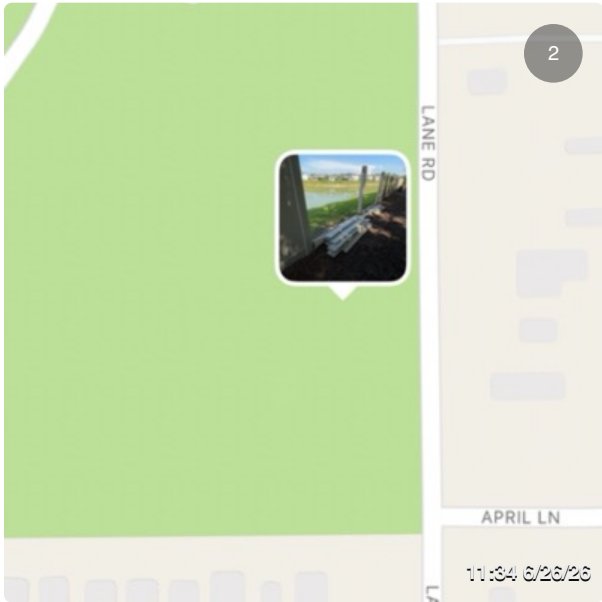
Item 5 - Lane Road

Assigned To: CDD



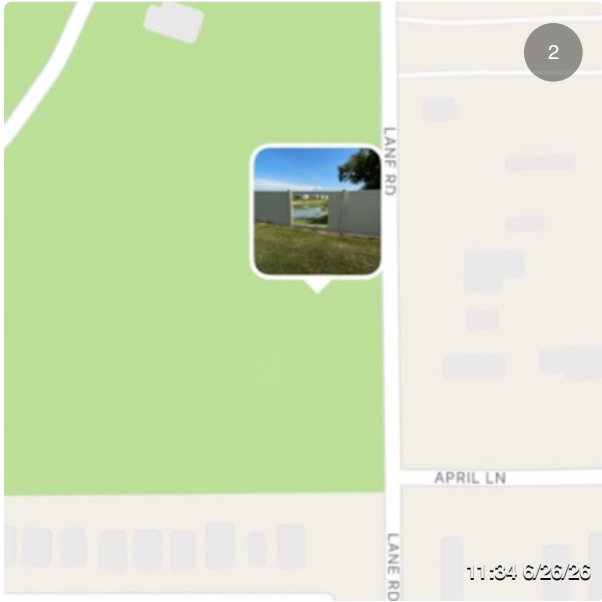
Item 6 - Lane Road

Assigned To: CDD



Item 7 - Lane Road

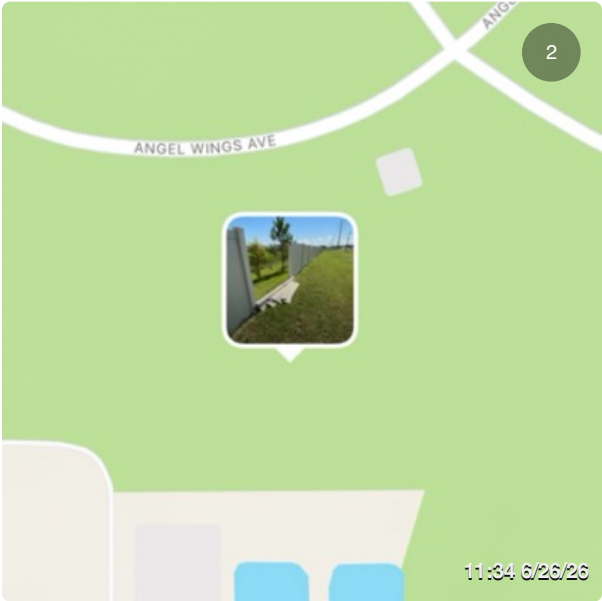
Assigned To: CDD



Item 8 - Lane Road

Assigned To: CDD

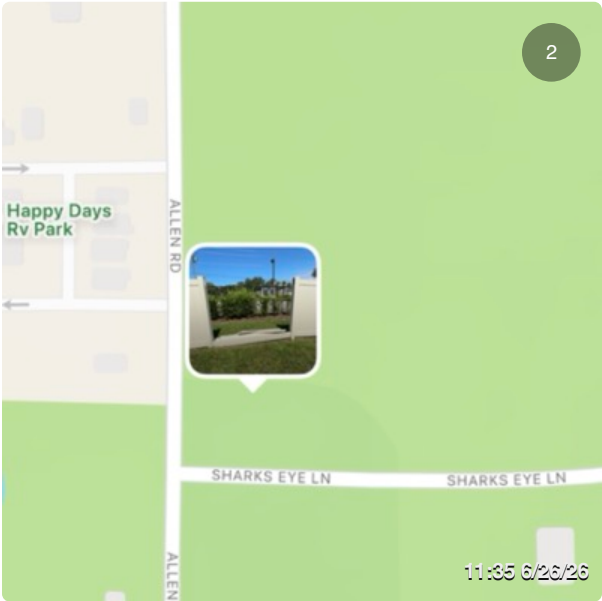
Broken Post Replacement



Item 9 - Allen Road

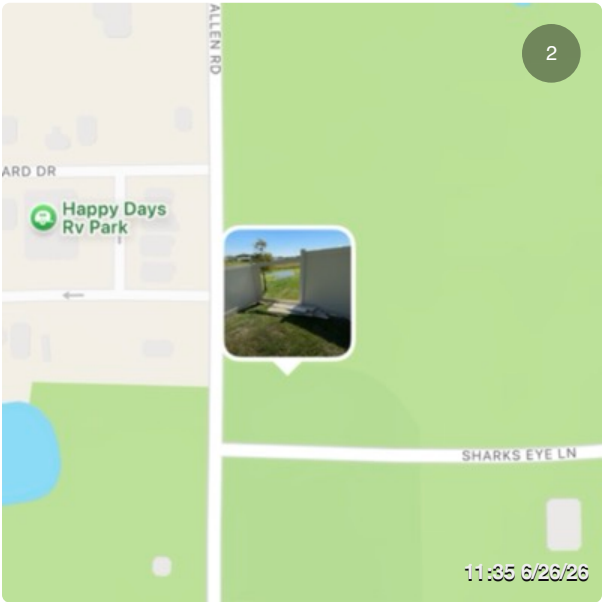
Assigned To: CDD

Broken Post Replacement



Item 10 - Allen Road

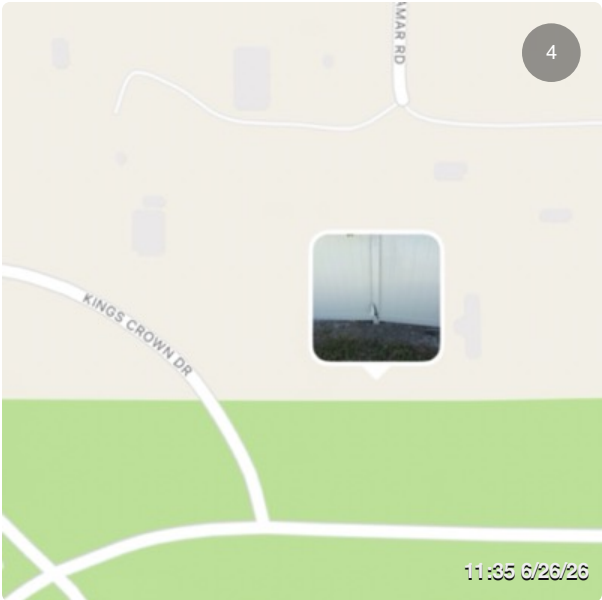
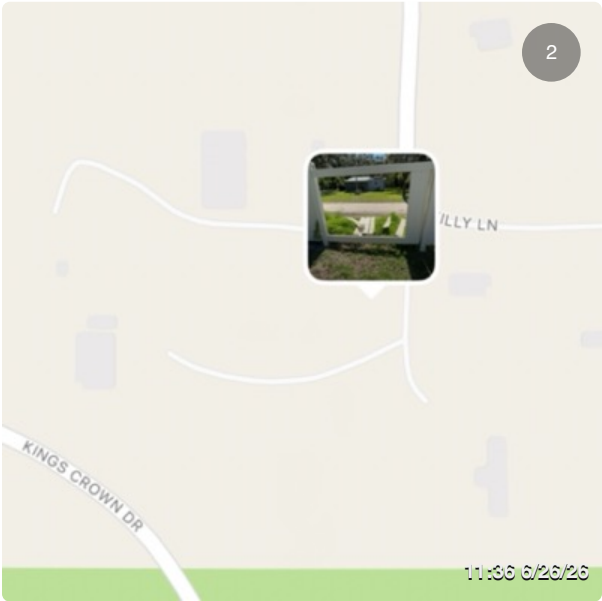
Assigned To: CDD



Item 11 - Kings Crown Drive

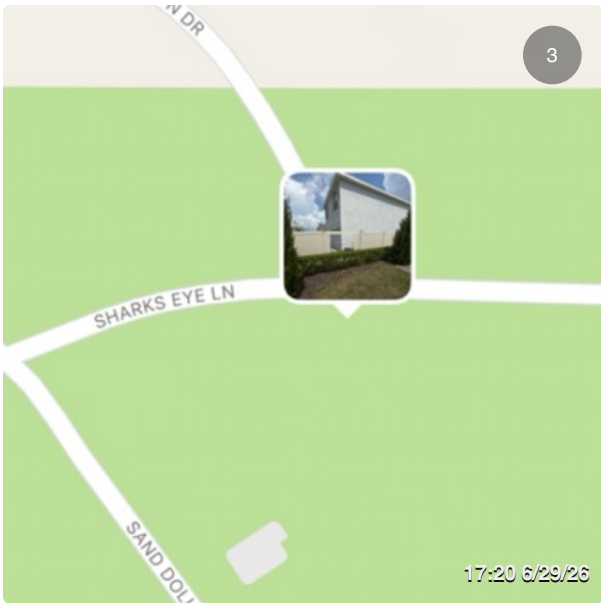
Assigned To: CDD

Broken Post Replacement



Item 12 - Shark's Eye Lane

Amenity Parking Lot



Harvest Ridge											
Services	Company Name	Contract Start Date	Contract Expiration	Renewal	Rate Increase	2023	2024	2025	2026	2027	Notes
Janitorial	Spearem	8/12/2025	None	NA	NA			\$ 5,580	\$ 5,580	\$ 5,580	
Landscaping	Yellowstone	5/17/2023	None	NA	Contract	\$ 39,996	\$52,980	\$ 60,180	\$ 60,180	\$63,300	Contract + noted increase 5% 2026
Pool	Blue Life	8/25/2025	None	NA	NA			\$ 9,840	\$ 9,840	\$ 9,600	Contract
Wetland / Lakes	Cypress Creek							\$ 5,880	\$ 5,880	\$ 6,175	Contract +5%
Management	Inframark	4/18/2023	None	NA	NA			\$ 82,200			Flat Rate in contract. IT added. Increase upon notice prior to budget adoption.
Engineering	Stantec	6/5/2024	None	NA	CPI			\$ 9,500	\$ 9,500	\$15,000	Increase Consumer Price Index- Rates Vary- Stays within set budget / Requests Budget increase
Legal	Stanely/Robin / Vericker						\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	Based on Budget and Hourly Rates
Auditor	Grau & Associates	11/14/2025	NA	Yearly					\$ 5,000		One year agreement- For 2025 Audit



Justin Fuller

Owner

5450 Bruce B Downs Blvd. #387

Wesley Chapel, FL 33544

(813) 521-4300

Attention: CDD Board

June 29, 2026

Regarding:

Harvest Ridge CDD

Zephyrhills, FL

We are please to propose the below bid for the Gators Landscaping Services at the location above and billed on a monthly basis.

Our Pricing Includes Core Maintenance Services:

- Lawn Maintenance
 - Landscape Maintenance
 - Mulching
 - Annuals
 - Fertilization & Pest Control
 - Irrigation Inspections
-

If you have any questions, please contact us!

Justin Fuller | 813-521-4300 | Office@gatorslandscaping.biz

Thank You For Your Business!



DATE	June 2026
DUE DATE	1st

Customer Information

Harvest Ridge CDD

DESCRIPTION / INCLUDED		PRICE
Lawn Maintenance - All Common Areas along front entryway spanning the fence line, all pond banks, and community center - Mow, edge, blow (includes up to 38 cuts per year *weather permitting*) - Peak Season (May-October) - Weekly Service - Non-Peak Season (November-April) - Bi-weekly Service		\$36,420.00
Landscape Maintenance - All common Landscape bed areas entrance ways, community center and fence line - Clean up trash each visit - Monthly Trimming of Hedges (May-October) - Quarterly Trimming of Hedge (November-April) - Bi-weekly (Landscape Beds Only) Weed Treatment		
Mulching - - Install Pine Bark mulch 1x in all common landscape beds <i>*includes all labor and materials to install 1 cubic yard of mulch</i>		\$63/yard
Annuals - <i>*Includes all labor and materials for installation of one 4" annual</i>		\$2.25/per
Pest Control & Fertilization - - Monthly Treatment of bahai turf areas for ants - Quarterly Treatment of Landscape plants		\$1,440.00
Irrigation Inspections - - Monthly Inspections of all zones with reports. *Repairs not included		\$1,140.00
	Annual	\$39,000.00
	Monthly	\$3,250.00

COMMENTS
Payments are due the 1st of the month for prior months service. First Payment Due on TBD.
Late Fee of 5% Assessed if not received by the 10th of the month
Payment Option: Direct Bill-pay or Bank Draft
Service agreement is valid for one year from start of service on an automatic renewal of 3% increase unless cancelled.
Contract Dates: TBD



Signature _____ Date _____

_____ Title

Cancellation Terms: This contract is cancelable for cause after notice to improve has been submitted. A 60-day notice to improve must by certified mail must be submitted prior to cancellation notice. Cancellation of services by either party requires a 60-day written notice by certified mail with reason or reasons of cancellation. Exception: Cancellation by *Gators Landscaping* for non-payment or cause requires a 15-day written notice sent to client by certified mail.

If you have any questions, please contact us!
Justin Fuller | 813-521-4300 | Office@gatorslandscaping.biz
Thank You For Your Business!



Hurricane Preparedness & Emergency Response Plan

Purpose

Gators Landscaping is committed to helping our clients prepare for, respond to, and recover from hurricanes and severe weather events. Our goal is to restore safe access and begin cleanup operations as quickly as conditions allow while maintaining the highest standards of safety and professionalism.

PRE-HURRICANE PREPARATION

Several days before an anticipated hurricane or tropical storm, Gators Landscaping will begin implementing the following preparedness procedures:

Equipment & Supplies

We will inspect, fuel, and prepare all necessary equipment including:

- Chainsaws, chains, bar oil, fuel, and personal protective equipment (PPE)
- Generators
- Trucks and trailers (fully fueled)
- Skid steers, loaders, and other heavy equipment
- Tree stakes, straps, braces, and support materials
- Traffic cones and safety barricades
- Debris hauling equipment
- Emergency repair tools and supplies

Resource Planning

Gators Landscaping will:

- Coordinate with equipment rental companies to reserve additional machinery if needed.
- Secure dumpster and debris hauling resources.
- Confirm employee assignments and emergency response teams.
- Establish communication plans should normal cellular service become unavailable.
- Identify designated on-site debris staging areas with property management.
- Coordinate with property management regarding irrigation systems, pump stations, and other vulnerable landscape infrastructure.

POST-HURRICANE RESPONSE

Our hurricane response is divided into three phases to prioritize safety and restore property access efficiently.

PHASE 1 — Property Assessment

As soon as local authorities determine roadways are safe for travel, Gators Landscaping will dispatch assessment personnel to inspect the property.

The assessment includes:

- Fallen trees
- Blocked entrances and exits
- Hazardous limbs
- Irrigation damage
- Flooded landscape areas
- Damaged plant material
- Safety hazards requiring immediate attention

A priority action plan will be developed immediately following the assessment.

Our objective is to begin emergency response within **24–48 hours**, depending on storm severity, road accessibility, and local emergency conditions.

PHASE 2 — Emergency Access Restoration

Once the assessment is complete, emergency crews will begin restoring safe access throughout the property.

Priority work includes:

- Opening entrances and exits
- Clearing roadways
- Removing hazardous limbs
- Eliminating immediate safety hazards
- Moving debris to designated staging locations
- Protecting salvageable trees through staking or bracing when appropriate

For minor storm events, Gators Landscaping may substitute scheduled maintenance visits with hurricane cleanup services whenever practical, minimizing additional costs to the client.

Additional labor, specialized equipment, or extended cleanup services outside the normal maintenance agreement will require written authorization and will be billed according to the agreed emergency service rates.

PHASE 3 — Complete Property Restoration

Once safe access has been restored, Gators Landscaping will begin full cleanup and restoration services including:

- Complete debris removal
- Hauling and disposal of storm debris
- Tree pruning and corrective trimming
- Tree staking and stabilization
- Stump removal (if authorized)
- Irrigation repairs
- Sod and landscape repairs
- Replacement recommendations for damaged plant material
- Final property detailing and cleanup

Dedicated hurricane response crews may remain on-site while regular maintenance crews resume scheduled landscape services.

Emergency Service Rates

Emergency hurricane services are billed separately from the regular maintenance agreement unless otherwise specified.

Rates may include:

- Hourly labor
- Equipment usage
- Chainsaw crews
- Heavy machinery
- Dump trailers
- Debris hauling
- Disposal fees
- Materials required for tree stabilization or emergency repairs

Standby time is not billable.

Detailed documentation, equipment logs, labor hours, and photographs will be provided upon request to assist with insurance or FEMA reimbursement when applicable.

Client Communication

Following a hurricane event, Gators Landscaping will:

- Maintain communication with property management throughout recovery efforts.
- Provide updates regarding progress and estimated completion times.
- Notify clients of additional damage discovered during cleanup.
- Submit written estimates before performing work outside the maintenance agreement whenever possible.

Safety Commitment

The safety of our employees, clients, residents, and the public remains our highest priority.

Emergency response operations will begin only after local authorities determine conditions are safe for travel and work. Response times may vary depending on:

- Storm severity
- Road closures
- Government restrictions
- Fuel availability
- Utility outages
- Regional emergency conditions

Hurricane Response Commitment

Our mission is to restore your property's safety, accessibility, and appearance as quickly and efficiently as possible following any hurricane or severe weather event. Through proper planning, experienced personnel, and dedicated emergency response resources, Gators Landscaping is committed to providing dependable service when our clients need it most.

ESTIMATE

Remson Aquatics
 11207 Remson Lane
 Riverview, FL 33579

kar@remsonaquatics.com
 +1 (813) 671-2851
 www.remsonaquatics.com



Bill to
 Harvest Ridge HOA

Ship to
 Harvest Ridge HOA

Estimate details

Estimate no.: 2255
 Estimate date: 06/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Proposal for the maintenance of 7 waterways within the Community Of harvest Ridge. The ponds show erosion in a few areas and spadderdock recruitment thru out the waterways. This estimate is for monthly The aquatic weed control program includes spraying of water management areas. These operations are for the control of water hyacinths, cattails, broadleaf weeds and grasses, torpedo grass, hydrilla and other noxious or invasive weeds, including bottom rooted aquatics weeds that are unsightly or may impede the flow of water in the lakes and flow ways. No less than 12 visits applications will be made during this contract period as needed. Algae are an ongoing problem and will be treated accordingly to the customer's satisfaction as well as the aquatics mentioned above. Aquatics weeds mentioned above shall occupy no more than 5% of any lake, retention, or detention pond. All non-beneficial & invasive lake bank grasses and weeds, including torpedo grass, will be controlled from the water bodies control elevation into the water body during all times of that year. During times of drought, when the water bodies recede, it will be required to keep these undesirable lake bank grasses and weeds eradicated from the exposed lake banks. Hydrilla, bladderwort, coontail, chara	1	\$675.00	\$675.00

and other matting type aquatic plants shall be treated upon identification in the water body, with on the surface or below it.

The contractor will spray weeds, exotics and other nuisance vegetation from littoral zones.

The contractor shall report, annually, on the conditions of the fixed structures within the storm water ponds, retention, and detention ponds. The fixed structures shall include control structures, culverts, and headwalls.

The area to be treated includes all water surfaces and shall extend from the water's edge to the top of the bank on each side where vegetation exists.

Total	\$675.00
-------	----------

Accepted date

Accepted by



Rizzetta & Company
Professionals in Community Management



DISTRICT MANAGEMENT PROPOSAL

Harvest Ridge Community Development District

Prepared for: Board of Supervisors



Rizzetta & Company
Professionals in Community Management

May 28, 2026

Michael Valle
Chairperson
Harvest Ridge CDD

RE: Community Development District Management Services

Dear Michael,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Harvest Ridge Community Development District. With 40 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Matt Huber our Director of District Services, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, a director, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfills all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

A handwritten signature in black ink, appearing to read 'Scott Brizendine', written over a horizontal line.

Scott Brizendine
Vice President, Strategic Development & Consulting



Table of contents

OUR STORY ... SO FAR	4
.....	
MILESTONES	5
.....	
BY THE NUMBERS + CORE VALUES	6
.....	
ORGANIZATIONAL CHART	7
.....	
DISTRICT SERVICES	8
.....	
TECHNOLOGY TOOLS & RESOURCES	12
.....	
VALUE-ADD SERVICES	14
.....	
WHY CHOOSE US?	15
.....	
PROPOSED PRICING	16
.....	
MEET THE TEAM	18
.....	
TESTIMONIALS	21
.....	
CLIENTS IN THE AREA	22
.....	
OUR COMMITMENT TO THE INDUSTRY & THE COMMUNITY	23
.....	



OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With 40 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next forty years by adding related services which resulted in today's "Full Service" organization.

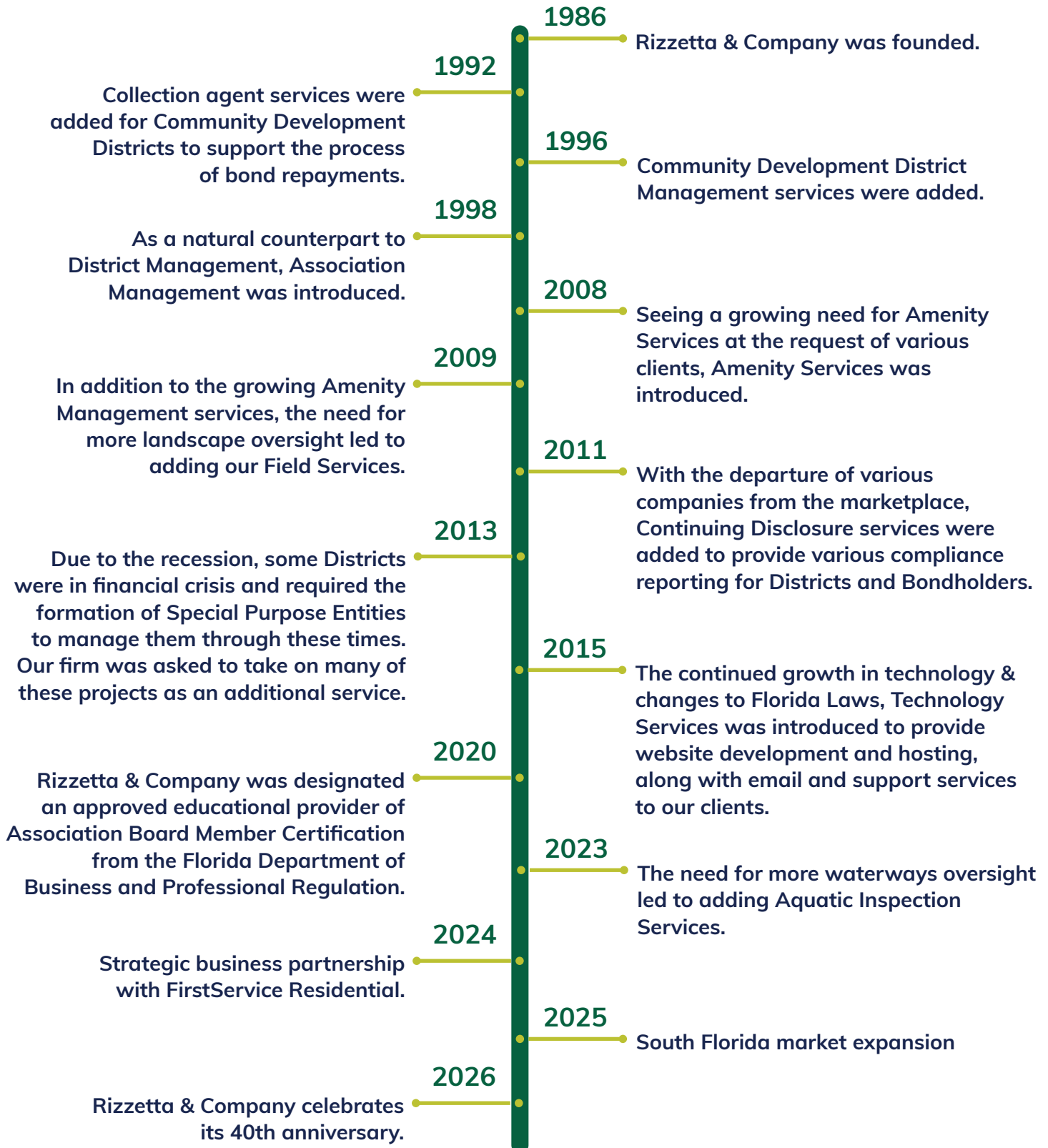
OFFICE LOCATIONS



HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

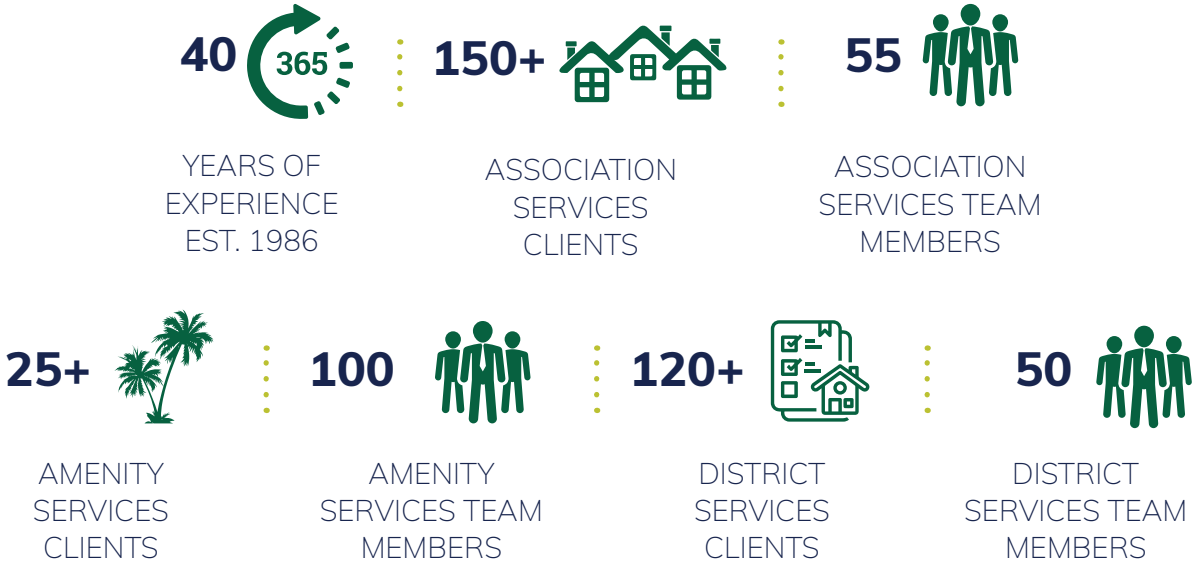


OUR MILESTONES





BY THE NUMBERS

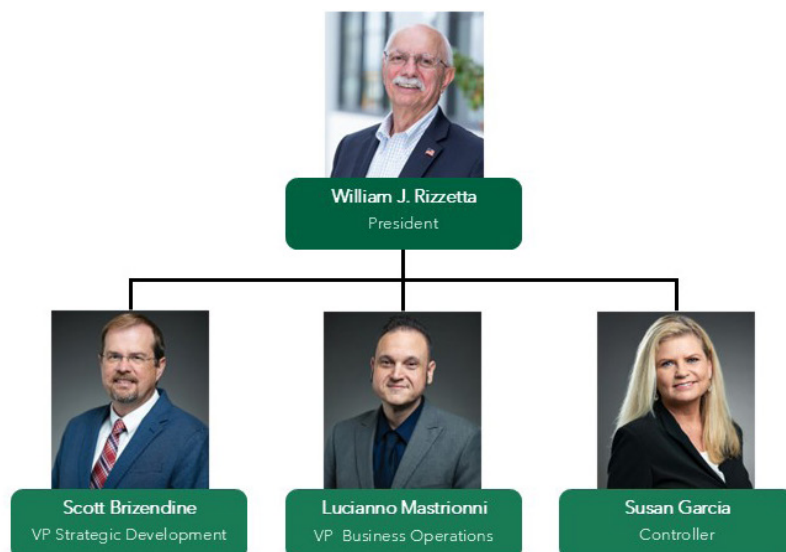


OUR CORE VALUES





ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Harvest Ridge pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board of Directors on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.





Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation 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. Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include investment administration of a District's bank and trust accounts, banking analyses, and related consulting services to support prudent cash management. The firm also provides all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estoppel letters and lien releases as needed for property transfers



Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.

Bond Validation;

- d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

- f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Website Administration

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.





Community Asset Management

Our asset management team provides the expertise needed for a well-planned, well-maintained community. These services will be provided on a recurring basis, with a detailed description provided below:

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts.
- Provide the District with one (1) monthly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person, per fiscal year, to review landscape inspection report, or discuss other landscape-related issues.
- Notify landscape maintenance contractors, and others of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input, for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals (RFP) and oversee entire bidding process.
- Obtain additional competitive landscape maintenance proposals for incidental work as requested by the District and provide them to the District Manager





TECHNOLOGY TOOLS & RESOURCES



Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.



Accounts Payable Automation

Avidxchange helps Sage users with a simple, streamlined and more secure way to process invoices and make payments with flexible approval workflows. AvidStrongroom for Sage Intacct and Sage 100 includes a paperless process with configurable 2-way and 3-way PO matching that offers next-level data syncing, including invoice images and custom dimensions. And by using our AvidPay solution, you'll benefit from reduced payment processing costs – helping to take your ROI to the next level.



Document Management System

SharePoint Site, a web-based collaborative platform, will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices. Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.



Project & Task Management

Monday.com is a cloud-based Work Operating System used by our teams to plan, track, and collaborate on projects. It functions as a highly visual, customizable platform where we manage daily tasks, timelines, assign responsibilities, track project deadlines, and handle operations across departments. This easy-to-use platform enables the team to customize dashboards, consolidating data from multiple sources to track budgets, workloads, and overall district project health.



Resident Engagement & Communications*

In property management, clear resident and board communication is everything. Enumerate Engage drives better communications with mobile solutions that meet residents where they are. Board members are able to engage, task and review documents as needed. Homeowners can engage on a deeper level with daily interactions, event engagement, resource management and stay better informed.



Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. We have partnered with Vendor Information Verification Experts (VIVE) to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.



Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

*** To request a demo and pricing for Enumerate Engage contact tnielsen@rizzetta.com**



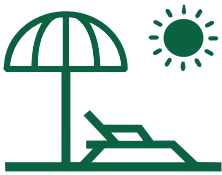


VALUE-ADD SERVICES



Community Asset Management

From landscaped entrances to sidewalks and parking areas, common spaces reflect the overall appeal of your community. Rizzetta & Company offers scalable, high-quality solutions that protect your investment, improve resident satisfaction, and maintain property value. Our specialized services include: community asset inspection, landscape inspection, landscape design support, arborist service, storm recovery, maintenance inspections and dispatching and more.



Amenity & Lifestyle Management

Our creates an exceptional lifestyle in your community through amenities management, events, and experienced personnel. We offer turnkey day-to-day operations for residential community clubhouses for both Community Development Districts and Associations. Our Resort-Living Lifestyle concept is about creating memories by providing innovative programs, activities, and events for residents of all ages. Our specialized services include: on-site management and support staff, lifestyle and social event, development and management of amenity, lifestyle, fitness and wellness programs, event and marketing event planning and more.



Association Services

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year.



Maintenance Services

At Rizzetta & Company, we provide a reliable and efficient maintenance option that supports your district and helps simplify day-to-day operations. Our strategic vendor alliance ensures that maintenance items are handled by a licensed, trusted, and quality maintenance provider with the urgency they deserve. Our goal is to provide our clients with information to help make educated decisions. Licensed services include: HVAC, electrical, plumbing, irrigation repairs, and general maintenance.



WHY CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only “original” Community Development District Management company continuously providing services to Florida Districts since the first CDD issued bonds in 1986. Today, 40 years later, Bill Rizzetta continues to manage the company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate Florida CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Boards. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced “electronic agendas” to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.



PROPOSED PRICING

District Services Provided	2026 Budget	2026 Rizzetta
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours \$200/per hour - For additional meetings \$200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	\$25,000	\$22,270
Administrative Services Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.	\$5,500	\$8,350
Recording Secretary⁽¹⁾	\$4,500	Included
Postage, Phones, Faxes, Copies⁽¹⁾	\$500	Included
Prof Services - Info Technology⁽¹⁾	\$2,202	Included
Rentals & Leases⁽¹⁾	\$2,819	Included
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.	\$12,163	\$15,035
Financial & Revenue Collections Estoppel Issuance. Debt Management	\$1,200	\$2,785
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	\$5,000	\$2,000
Dissemination Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission	\$8,500	\$1,000
Website Administration Website Compliance Monitoring and Monthly Content Uploads	\$2,400	\$1,200
Community Asset Management - Field Services	\$18,000	\$15,000
TOTAL	\$87,784	\$67,640



District Services Provided	2027 Budget	2027 Rizzetta
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public. Administrative Fees: - For all meetings exceeding 3 hours \$200/per hour - For additional meetings \$200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)	\$25,000	\$22,270
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Postage, Phones, Faxes, Copies⁽¹⁾	\$500	Included
Prof Services - Info Technology⁽¹⁾	\$1,200	Included
Rentals & Leases⁽¹⁾	\$5,000	Included
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.	\$12,000	\$15,035
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Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	\$5,000	\$2,000
Dissemination Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission	\$5,000	\$1,000
Website Administration Website Compliance Monitoring and Monthly Content Uploads	\$1,600	\$1,200
Community Asset Management - Field Services	\$18,000	\$15,000
TOTAL	\$84,500	\$67,640

⁽¹⁾ Recording Secretary, Postage, Info Technology and Rentals/Leases included in Administrative Services.



HARVEST RIDGE DEDICATED TEAM MEMBER

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage.



**Matt
Huber**

Director, District Services

Matthew Huber is the Director of District Services, overseeing the management team in Central and South Florida, which includes offices in Boca Raton, Tampa, Wesley Chapel, and Riverview. Before his appointment, Mr. Huber served as Regional District Manager since August 2020 and is currently responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

Prior to that he served as a District Manager in the Wesley Chapel office.

Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.

Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton, Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gained valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Notary Public in the State of Florida.



IMMEDIATE SUPPORT FOR HARVEST RIDGE TEAM MEMBERS



**Lucianne
Mastrionni**

Lucianne Mastrionni serves as Vice President of Business Operations for Rizzetta & Company. In this role, he oversees and supports all operational functions of the organization, including HOA and CDD Operations and Accounting; Community Services Operations encompassing Amenity Management and Community Asset Management; Human Resources; Information Technology; and Marketing. Lucianne is responsible for driving client success and retention and plays a key role in the company's strategic planning, organizational development, operational leadership, talent expansion and retention, and overall growth initiatives.

Prior to joining Rizzetta & Company, Lucianne held senior leadership roles in general management and asset management within the hospitality industry, working with globally recognized hotel brands such as Hilton, Marriott, Hyatt, and IHG. He also spent more than a decade with The Walt Disney Company, where he served in guest services operations management. Most recently, Lucianne worked in hotel development and management, overseeing new hotel construction projects and leading task force general management assignments to stabilize and recover distressed properties for major hotel ownership groups worldwide.

Lucianne holds a Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Airline Transport Pilot (ATP) license, along with multiple additional ratings and certifications.



**Kayla
Connell**

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District

establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.



THE TEAM



**Taylor
Nielsen**

Taylor Nielsen serves as Manager of Business Development for Rizzetta & Company, responsible for developing and executing strategic initiatives aimed at growth and expansion. Before taking on this role, Taylor served as a District Manager for accounts in Hillsborough, Manatee, and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management, with over 7 years of experience. During this time, Taylor worked in the tourism hotspot of Orlando, FL, where he was part of the top-level management overseeing the largest rental car operation in the world, generating over \$100 million in annual revenue.

Taylor earned a B.A. from the University of Central Florida and is a licensed Community Association Manager as well as a licensed Real Estate Sales Associate in Florida.



**Lawrence
Lakis**

Lawrence M. Lakis serves as the Client Relations Manager at Rizzetta & Company, where he focuses on understanding client needs and fostering strong, enduring relationships. He serves as the main point of contact to ensure client satisfaction, retention, and growth. Before this role, Lawrence served as a Community Manager for clients in Hillsborough and Pasco Counties.

With more than 25 years of experience in partner relations, business development, and operations, he has worked for notable companies such as IBM and Computer Associates. Additionally, Lawrence has held positions at New York-based technology and strategic consulting firms, including Neverlabs and Linx Communications.

Lawrence holds a B.A. in Psychology and Communications from Long Island University, C.W. Post, and is a licensed Community Association Manager.





WHAT OUR CLIENTS SAY ABOUT US...

The single most important factor in being successful is customer satisfaction. We understand that Tapestry Village Improvement District has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bondholder obligations.

“ Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don't know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization. ”

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville

“ Rizzetta's staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team's depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance. ”

**Andy Smith, Executive Vice President of Operations
at Freehold Companies**

“ Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company. ”

**Susie White, Chairperson, The Harbourage at
Braden River Community Development District**



CLIENTS IN THE AREA

Acacia Fields
Bexley
Connerton East
Connerton West
Country Walk
Del Webb Bexley
Long Lake Reserve
Meadow Pointe III
Meadow Pointe IV
SageBrush
Seven Oaks
Wiregrass
Wiregrass II





OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute

GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



WE BUILD PARTNERSHIPS THAT LAST



REGIONAL OFFICE

5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001

Celebrating 40 Years of Shaping Communities | 1.888.208.5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Harvest Ridge Community Development District

Recreational Facilities Policies

Adopted August 12, 2025

Revised: _____

Table of Contents

General 3

Definitions 3

Conduct Code 4

Lease Procedures and Transfer of Privileges 5

Access Credentials 5

Use of Community Facilities 6

Community Ponds..... 8

Swimming Pool Facility (the “Pool Facilities”) 8

Acknowledgment of Policies 9

Violation of Policies; Suspension and Enforcement..... 10

General Provisions..... 13

General

The Harvest Ridge Community Development District (the “District”) has adopted these Policies for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies from time to time as needed.

Violations of the Policies are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Policies and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

These Policies are adopted under the authority of Chapter 190, Florida Statutes. The specific statutory provisions implemented are identified in the General Provisions section at the end of these Policies.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. **Access Credential:** A personal, electronic access credential issued by the District that controls entry to the Community Facilities. The Access Credential is delivered to the Member’s smartphone and is tied to the Member’s registered email address and device. An Access Credential is assigned to a specific Member, is personal and non-transferable, and may be deactivated, suspended, or terminated as provided in these Policies.
2. **Adult:** An individual eighteen (18) years of age, or older.
3. **Annual Pass; Annual Passholders:** An Annual Pass may be purchased by a non-resident of the District at a cost of \$2,378.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Policies and Penalties as Residents within the District.
4. **Board of Supervisors:** The Board of Supervisors of the Harvest Ridge Community Development District.
5. **Common Areas:** All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. **Community Facilities:** All areas included in the Recreational Facilities and Common Areas.
7. **District Management; District Manager:** Those agents and representatives of the management firm hired by the District.
8. **Guest(s):** A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. **Household:** A house and its occupants regarded as a unit.

10. **Member:** A Resident, Annual Passholder or Tenant.
11. **Pool Cabana:** Covered area near the pool.
12. **Properties:** Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. **Recreational Facilities:** Includes the swimming pool facilities, picnic area, and restrooms.
14. **Staff:** Those individuals employed by the District such as the field services manager and maintenance personnel.
15. **Resident:** A homeowner living within the District's boundaries.
16. **Policies:** Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. **Tenant:** A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Policies.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Policies any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Policies of the District.

As stated in the Policies, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Policies shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Policies on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Policies and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer.

A Tenant must register with the District, complete the Acknowledgment of Policies, and obtain his or her own Access Credential. The homeowner remains responsible for any amounts owed by the Tenant, including fees, fines, reimbursements, and damages, that remain unpaid after the District's customary billing and collection process.

Access Credentials

Access to the Community Facilities is controlled by a personal Access Credential, an electronic credential delivered to the Member's smartphone and tied to the Member's registered email address. The following provisions govern the registration, issuance, and use of Access Credentials.

1. **Registration Required.** Before an Access Credential is issued or activated, the Member must register the Household with the District by completing the District's Amenity Access Registration Form, providing a valid email address for each authorized user, and signing the Acknowledgment of Policies form. Each Access Credential is tied to the registered email address and device of the authorized user. The District may require valid photo identification and proof of residency or ownership at the time of registration.
2. **Personal and Non-Transferable.** Each Access Credential is assigned to a specific Member and is tied to that Member's email address and device and is for that person's use only. An Access Credential, and the email account and device to which it is tied, may not be shared, loaned, duplicated, sold, or transferred. Sharing your access credentials, or allowing another person to use your access, is a violation of these

Policies and may result in deactivation of the Access Credential and suspension of access privileges.

3. **Number of Credentials.** Each Household is issued up to two (2) Access Credentials at no charge. Additional Access Credentials may be subject to a fee established by the Board of Supervisors. Each Access Credential is tied to a separate registered email address.
4. **Entry and Identification.** Members and Guests must enter through authorized entrances using a valid Access Credential. Staff may ask any person to show proper identification, and a person who cannot show valid identification may be required to leave. Holding or propping open gates or doors or admitting persons who are not authorized Members or Guests, is prohibited. Vendor and contractor access is arranged separately through the District.
5. **Lost, Stolen, or Compromised Access.** A Member must promptly report a lost or stolen smartphone, a compromised email account, or any other event that may allow unauthorized use of an Access Credential, so that the District can deactivate and reissue the credential. A fee, if any as established by the Board of Supervisors, may apply to the reissuance of an Access Credential.
6. **Deactivation.** The District may deactivate an Access Credential for misuse, for violation of these Policies, or for nonpayment of amounts owed to the District, as described in the Violation of Policies, Suspension and Enforcement section.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to four (4) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Hours for the Community Facilities are the hours posted by the District, which may adjust seasonally based on daylight. Access Credentials are inactive outside of posted hours. Pasco County curfew laws supersede this policy, and applicable individuals must adhere to these laws first and foremost.
 - b. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area and basketball court.
 - c. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.
 - d. Proper disposal of personal trash is required.

- e. Profanity and bullying will not be tolerated.
 - f. No vandalizing of Community Facilities.
 - g. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at the picnic area.
 - h. Diving or flips from the deck into the swimming pool will not be allowed.
 - i. No fighting.
 - j. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - k. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
 - l. Illegal drugs and paraphernalia are prohibited.
 - m. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area and must be on a leash when on any Common Area.
 - n. Community Facilities shall be used only for the purpose for which they are designed.
 - o. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.
 7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
 8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
 9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
 10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

11. Call 911 in the event of an emergency and inform the District Manager.
12. The Community Facilities are monitored by security cameras and video surveillance. By entering or using the Community Facilities, all persons **consent** to such monitoring and acknowledge that there is no expectation of privacy in the common areas. Recordings may be used to enforce these Policies and may be provided to law enforcement.

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

Swimming Pool Facility (the “Pool Facilities”)

Pool maximum depth: 5 feet. No diving.

1. The Pool Facilities are open during the hours posted by the District, which may adjust seasonally based on daylight. The current posted hours are 7:00 AM to 9:00 PM. Access Credentials are inactive outside of posted hours, and entry into the Pool Facilities after posted hours is prohibited and will be considered trespassing.
2. There is no lifeguard on duty. All persons use the Pool Facilities at their own risk, and the District assumes no liability for injuries, damage, or loss.
3. Children under the age of sixteen (16) must be accompanied and supervised at all times by a parent, legal guardian, or other responsible Adult (18 years of age or older). Unaccompanied persons under the age of sixteen (16) are not permitted at any time and will be considered trespassing. This requirement is in place due to safety concerns, liability risks, and prior incidents involving damage to pool equipment.
4. All children under the age of ten (10) must be supervised by an Adult (18 years of age or older) while in the water or on the pool deck.
5. Each Household is allowed up to four (4) Guests, who must be accompanied by an Adult (18 years of age or older).
6. The maximum capacity for the Pool Facilities is forty-two (42) persons. All persons shall obey the posted capacity and any capacity requirements established by Pasco County and the State of Florida.
7. All bathers must shower before entering the pool.
8. Persons with cuts, open wounds, sores, or blisters may not use the pool.
9. Incontinent persons, including young children and children who are not toilet-trained, must wear swim diapers or other protective swimwear designed for use in a swimming environment.

10. Proper swim attire is required at all times. No thong or otherwise revealing swimwear.
11. Swim aids and aquatic exercise equipment are permitted. Rafts and other floatation devices are not permitted.
12. Small balls, rings, or toys must be kept to a minimum when other bathers are present.
13. No diving, flips, back jumps, or similar activity from the pool deck or pool side.
14. No running or rough play is permitted in the pool or on the pool deck.
15. Glass bottles, glass containers, and other hazardous objects are prohibited within the pool, pool area, and Facilities.
16. Consumption of food or beverages within four (4) feet of the pool's water line is prohibited.
17. Alcohol is prohibited. Any person suspected of being under the influence of alcohol or drugs is prohibited from entering the pool or the Facilities.
18. No smoking or vaping is permitted in the pool or on the pool deck.
19. Music or other audio devices may be used only with headphones.
20. Animals are not permitted on the pool deck or in the pool area, except for service animals as defined by Florida law.
21. No bikes, scooters, skateboards, roller blades, or similar equipment are permitted in the Amenity Center.
22. No parties or organized events are permitted without prior written approval from District Management.
23. This is a shared community amenity. Members must clean up after themselves and close umbrellas after use to help preserve the equipment. Pool furniture shall not be removed from the pool deck or placed into the pool.
24. No profanity, disruptive behavior, loud noise, running, jumping, diving, flips, or boisterous activity is permitted in the Pool Facilities.
25. The Pool Facilities will close during any severe or dangerous weather conditions as determined by Staff. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.
26. Call 911 in the event of an emergency.

Acknowledgment of Policies

As a condition of receiving and keeping access to the Community Facilities, each Member (Resident, Annual Passholder, and Tenant), and the responsible Adult for each Household, must acknowledge in writing that they have received, read, and agree to comply with these Policies.

1. **Initial Acknowledgment.** Before an Access Credential is issued or activated, the Member must sign and return the District's Acknowledgment of Policies form. The District Manager may withhold or deactivate an Access Credential until a completed acknowledgment is on file.
2. **Annual Passholders and Tenants.** Annual Passholders must complete an acknowledgment at the time of purchase and upon each renewal. Tenants must complete an acknowledgment as part of the transfer of privileges described in the Lease Procedures and Transfer of Privileges section.
3. **Acknowledgment After a Violation.** Following any suspension under these Policies, restoration of access privileges may be conditioned on the Member signing an updated Acknowledgment of Policies form confirming that they have re-read the Policies and agree to comply.
4. **Continuing Responsibility.** A Member's acknowledgment does not relieve the Member of responsibility for the conduct of their Household, Guests, and invitees as described elsewhere in these Policies.

Violation of Policies; Suspension and Enforcement

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Policies established for the safe operation of the Community Facilities. The provisions below establish how violations are addressed and how access privileges may be suspended or terminated.

Effect of a Suspension

Access to the Community Facilities is controlled by an Access Credential as described in the Access Credentials section. A suspension of privileges under this section is enforced by deactivating the responsible Member's Access Credential for the applicable period. A suspended Member remains responsible for any amounts owed to the District and for satisfying any conditions of restoration.

Suspension for Delinquent Assessments

The District may suspend or deactivate the Access Credential or Access Credentials associated with a property or Household when assessments, fees, fines, reimbursements, or other amounts owed to the District become delinquent, and may keep them deactivated until all delinquent amounts are paid in full. A Resident or Member is not entitled to a refund of any assessments or fees as a result of a suspension of access privileges or a closure of the Community Facilities.

Damage and Financial Responsibility

Any person who damages, destroys, defaces, or removes District property or Community Facilities must reimburse the District for all costs associated with the repair or replacement of the damaged property. Each Member is responsible for the conduct of, and any damage caused by, the Member's Household, Guests, and invitees.

Costs owed for damage are treated as amounts owed to the District. The responsible Member's Access Credential may be suspended or deactivated and may remain deactivated until all amounts owed for the damage are paid in full. The District also reserves the right to pursue any and all legal and equitable remedies available to recover the cost of the damage.

Administrative Reimbursement

In addition to any suspension, termination, or reimbursement for damage, the Board of Supervisors may, in its discretion, require payment of an administrative reimbursement of up to one thousand dollars (\$1,000.00) to offset the actual legal and administrative expenses the District incurs as a result of a violation. An administrative reimbursement is in addition to, and not in place of, any other remedy available to the District under these Policies or applicable law.

Grounds for Suspension

The District, through its Staff, District Manager, and Board of Supervisors, may restrict, suspend, or terminate any person's privileges to use any or all of the Community Facilities for any of the following:

- a. Violating any provision of these Policies, including the rules governing Use of Community Facilities, Community Ponds, and the Swimming Pool Facility.
- b. Submitting false or misleading information on any application, acknowledgment, or other form related to use of the Community Facilities.
- c. Allowing unauthorized entry, including sharing, loaning, or duplicating an Access Credential, allowing another person to use an Access Credential, propping or holding open gates or doors for non-Members, or admitting persons who are not authorized Members or Guests.
- d. Exceeding the permitted number of Guests or failing to remain with and be responsible for Guests as required.
- e. Failing to pay assessments, fees, fines, reimbursements, or other amounts owed to the District in a proper and timely manner.
- f. Treating the District's Supervisors, Staff, contractors, representatives, or any other Member or Guest in an abusive, threatening, harassing, or unreasonable manner.
- g. Engaging in disorderly conduct, fighting, profanity, intoxication, or other behavior prohibited by the Conduct Code.
- h. Possessing or using alcohol, illegal drugs, or paraphernalia within the Community Facilities, or possessing a firearm or weapon except as permitted under Chapter 790, Florida Statutes.
- i. Damaging, destroying, defacing, or removing District property or Community Facilities.
- j. Engaging in any conduct that is dangerous or that endangers or is likely to endanger the health, safety, or welfare of any person, or that creates a hostile environment.
- k. Failing to comply with a lawful instruction of Staff or District Management, including a direction to cease conduct or to leave the premises.

- I. Entering a Community Facility that has been closed or accessing the Community Facilities by climbing gates or fences or by other non-traditional means.

Progressive Enforcement and Stages of Suspension

Violations, including damage to amenity equipment, will be addressed through progressive enforcement. Except for serious violations addressed below, the following stages apply to violations committed by or attributable to the same Member or Household within a rolling twelve (12) month period:

Stage One, First Violation: A written warning.

Stage Two, Second Violation: The responsible Member's Access Credential access is temporarily disabled, with a suspension of seven (7) consecutive days.

Stage Three, Third Violation: The responsible Member's Access Credential access is temporarily disabled, with a suspension of fifteen (15) consecutive days.

Stage Four, Fourth Violation: Suspension of the responsible Member's Access Credential for thirty (30) consecutive days.

Stage Five, Fifth or Subsequent Violation: Suspension of the responsible Member's Access Credential for ninety (90) consecutive days up to one (1) year, or termination of privileges, as determined by the District Manager and subject to review by the Board of Supervisors.

The suspension periods above are the standard for each stage and may be increased based on the severity of the violation. The District Manager may also impose conditions that must be satisfied before privileges are restored, including payment of amounts owed, reimbursement for damages, and execution of an updated Acknowledgment of Policies form.

Immediate Suspension for Serious Violations

Certain violations are serious enough to warrant immediate action without progressing through the warning and notification stages above. A person who commits any of the following will have their Access Credential immediately suspended for a minimum of seven (7) consecutive days, and, based on the severity of the violation, may be immediately removed from the Community Facilities and may face a longer suspension up to and including termination of privileges:

- a. Violence, fighting, or threats to the physical well-being of any person.
- b. Possession or use of a firearm or weapon except as permitted under Chapter 790, Florida Statutes.
- c. Possession or use of illegal drugs.
- d. Vandalism or destruction of District property.
- e. Conduct that creates an immediate health or safety risk.
- f. Any conduct that may constitute a criminal offense.

In addition to suspension, the District may contact local law enforcement, and a copy of any official law enforcement report shall be obtained and delivered to District Management within five (5) business days as provided in the Conduct Code.

Authority

1. **Authority of Staff.** Staff may remove any person from one or all Community Facilities for conduct described in this section and may suspend any person's privileges for cause for a period not to exceed seven (7) days. The Stage Three seven (7) day Access Credential suspension is within the authority of Staff.
2. **Authority of the District Manager.** The District Manager may restrict, suspend, or terminate any person's privileges for cause for a period greater than seven (7) days, including the suspensions described in Stages Two through Four and any termination of privileges.
3. **Authority of the Board of Supervisors.** The Board of Supervisors retains final authority over these Policies and over any appeal of a restriction, suspension, or termination.

Notice

Whenever privileges are suspended or terminated under this section, the District will provide written notice to the affected Member. The notice will identify the violation, the stage and length of the suspension, the date the suspension begins and ends, any conditions for restoration, and the right to appeal.

Appeals

Any person whose privileges are suspended for more than seven (7) days or terminated may appeal to the Board of Supervisors and may request to be heard at a meeting of the Board. All appeals must be in writing and delivered to the District Manager within thirty (30) calendar days of the date of the notice. The filing of an appeal does not stay the suspension or termination, which remains in effect during the appeal unless the Board determines otherwise. The decision of the Board of Supervisors is final.

Restoration of Privileges

At the end of a suspension period, and once any conditions of restoration have been satisfied, the responsible Member's Access Credential will be reactivated. The District may require the Member to sign an updated Acknowledgment of Policies form before privileges are restored.

Legal Action and Criminal Prosecution

If any person is found to have committed any of the violations described in this section, that person may additionally be subject to removal, a trespass warning, arrest for trespassing, or other applicable legal action, whether civil or criminal in nature. Nothing in these Policies limits any other right or remedy available to the District under applicable law, including Chapter 190, Florida Statutes.

General Provisions

1. **Amendment.** The Board of Supervisors may amend, modify, or repeal these Policies from time to time as it deems necessary or appropriate.

2. **Severability.** If any section, provision, or part of these Policies is held to be invalid or unenforceable, the remaining sections, provisions, and parts shall remain in full force and effect.
3. **No Waiver.** The failure of the District to enforce any provision of these Policies on any occasion does not waive the District's right to enforce that provision or any other provision at any other time.
4. **Conflict with Law.** To the extent any provision of these Policies conflicts with applicable federal, state, or local law, the applicable law controls.
5. **Statutory Authority and Law Implemented.** These Policies are adopted under the authority of, and implement, Chapter 190, Florida Statutes, including Sections 190.011 and 190.012, and Section 120.69, Florida Statutes.

Harvest Ridge Community Development District Amenity Access Registration Form and Acknowledgment of Policies

Complete this form, present valid photo identification and proof of residency or ownership and return it to the District. Each authorized user receives an electronic Access Credential on their smartphone, tied to the email address provided below.

1. Resident and Household Information

Property Address: _____

Owner Name(s): _____

Mailing Address (if different): _____

Resident Type: ☐ Owner ☐ Tenant ☐ Annual Passholder

Primary Phone: _____

Email: _____

Household members authorized to use the Amenities (list a responsible Adult, 18 years or older, first):

Full Name	Email Address (for access credential)	Adult 18+

Tenants only - Lease term: from _____ to _____ (privileges transfer to the Tenant per the Lease Procedures section of the Policies)

2. Access Credentials

Each authorized user listed above receives an electronic Access Credential on their smartphone, tied to the email address they provided.

Each Access Credential is personal and non-transferable. Each Household receives up to two (2) credentials at no charge; additional credentials may be subject to a fee set by the Board of Supervisors. Report a lost or stolen phone or a compromised email promptly so access can be deactivated and reissued.

3. Acknowledgment of Policies

By signing below, I acknowledge that I have received, read, understand, and agree to comply with the Harvest Ridge Community Development District Recreational Facilities Policies, including the rules governing access, conduct, the Swimming Pool Facility, and the use of Access Credentials. I understand that each Access Credential is personal and non-transferable and may not be shared, loaned, or duplicated. I understand that my Access Credential is tied to my email address and device, that I am responsible for keeping it secure, and that I will promptly report a lost or stolen phone or a compromised email so that access can be deactivated. I understand that the Community Facilities are monitored by video surveillance, that violations may result in warnings, official notifications, and suspension or deactivation of Access Credential access, and that serious violations may result in immediate suspension. I understand that entry after posted hours, and the presence of unaccompanied persons under sixteen (16) years of age, will be considered trespassing. I understand that the District may suspend or deactivate the Access Credential(s) associated with my property if amounts owed to the District become delinquent. I agree to be responsible for the conduct of my Household, Guests, and invitees, and I use the Community Facilities at my own risk.

Initial _____ I understand that I am financially responsible for the cost of repair or replacement of any District property or Community Facilities damaged by me, my Household, my Guests, or my invitees.

Signature of Resident / Responsible Adult

Date

Signature of Second Resident (optional)

Date

4. District Use

For District Office Use Only

☐ Photo ID verified ☐ Proof of residency / ownership verified ☐ Acknowledgment signed

Credentials activated (email/user): _____ Number of users: _____

Date issued: _____ Issued by (Staff): _____

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

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday, June 9, 2026, at 6:00 p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel FL 33545.

Present and constituting a quorum were:

Michael Valle	Chairperson
Jose Falcon	Assistant Secretary
Felix Leno	Assistant Secretary
Alondra De Groat	Assistant Secretary

Also present either in person or via Teams Communication were:

Bryan Radcliff	District Manager, Inframark
Lee Graffius	District Manager, Inframark
Vivek Babbar	District Counsel, SRV Legal (<i>via Teams</i>)
Tyson Waag	District Engineer, Stantec (<i>via Teams</i>)
Long Nguyen	Field Manager, Inframark
Josh Hamilton	Landscape, Yellowstone
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the motion to approve June 9, 2026, meeting agenda carried. 4-0
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THIRD ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The Board reviewed the aquatics report provided in the agenda package.

B. Field Inspection Report

Mr. Nguyen presented his report to the Board and answered their questions. Mr. Waag was asked to look into Item 9 on the report.

i. Consideration of Yellowstone Sod Installation Proposal #657303

The Board tabled the proposal.

ii. Consideration of Yellowstone New Irrigation 2 Zone Installation Proposal #640547

The Board tabled the proposal.

iii. Consideration of Yellowstone Front Entrance Proposal #687321

The Board tabled the proposal.

iv. Consideration of Yellowstone Irrigation Report

On MOTION by Mr. Leno, seconded by Mr. Falcon, with all in favor, the motion to approve Yellowstone Irrigation Report in the amount of \$1,111.63 carried. 4-0

C. District Counsel

No issues reported by Mr. Babbar. Mr. Radcliff stated that there was no internet services through the HOA. Frontier provided a Premises Access Agreement to permit them to run fiber internet cables under district roads providing alternate options for internet services

On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to approve the license agreement in substantial form upon review by District Counsel carried. 4-0

D. District Engineer

Mr. Waag updated the Board on the ongoing inspection of Pond 1. Unique Engineering Services will provide a quote to perform boring to test for ground issues related to the loss of water in the retention pond. The proposal will be provided for the July 8, 2026, meeting.

E. District Manager

i. Discussion on Moving Meeting Day from Tuesday to Wednesday

Mr. Radcliff requested the Board change the monthly meeting date to the 2nd Wednesday of the month to accommodate Mr. Graffius taking over as District Manager.

On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the motion to approve changing the meeting date to the 2nd Wednesday of the month carried. 4-0

Mr. Graffius provided updates to the Board and advised that the shed has been ordered.

The builder has responded and stated they are not responsible for any further issues related to the roads or the pipe and wiring still on the empty lot. Mr. Graffius is now reaching out to the developer regarding these issues.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Legal Representation

i. Response Email from Paige Greenlee

Mr. Graffius provided a letter from Greenlee Law to review ongoing issues in relation to the developer and builder on street paint, utilities on the empty lot and retention pond issues. Greenlee Law provided an estimate of \$1,500.00 to review documents and present a demand letter.

On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor, the motion to approve the Greenlee Law estimate in the amount of \$1,500.00 to review documentation on builder/ developer related issues and provide an opinion and demand letter carried. 4-0

B. Consideration of Inframark Pavement Repair Proposal

On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the motion to ratify Inframark Pavement Repair Proposal in the amount of \$3,600.00 carried. 4-0

This will be added to the list of issues with the builder for legal review.

C. Consideration of Resolution 2026-05; Designation of Officer

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to adopt Resolution 2026-05; Designation of Officer carried. 4-0

This resolution removes Mr. Radcliff and adds Mr. Graffius as Assistant Secretary to the District for management and invoice approvals.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Meeting Minutes of May 12, 2026

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the May 12, 2026, meeting minutes with the changes to show Mr. Leno present at the meeting and Mr. Falcon attending via Teams carried. 4-0

B. Acceptance of Financials for the Month of May 2026

Financial Statements were unavailable to provide in the agenda package and will be provided in next month's agenda package. Mr. Graffius provided a financial snapshot from accounting. Current cash balance as of June 3, 2026, is \$226,944.93. Assessment roll is 94% funded. Current expenses make up 71% of the budget through the end of May. Total expenses through the end of May are approximately \$31,598.00

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Falcon discussed finalizing numbers in the budget prior to the August final adoption and public hearing. Mr. Radcliff proposed a workshop but mentioned the extra cost and advertising requirement. Mr. Graffius suggested adding a budget discussion to the July agenda.

Mr. Valle discussed current recreational policies and violations. A notice of current policy reminder will be reviewed by Mr. Valle and sent out via HOA communications. The Recreation Use Policies will be reviewed on July 8, 2026, meeting for possible changes and updates. Mr. Valle discussed ongoing gate hinge issues. Mr. Nguyen to inspect the gate and repair as needed.

Ms. De Groat mentioned discussing the use of e-bikes and scooters and sending out reminder emails advising that children using them should not ride onto the street to avoid accidents.

EIGHTH ORDER OF BUSINESS

Public Comments

A resident mentioned the consideration of the Board requiring acknowledgement of violations when they are sent out for recreational use policy violations. The pool life rings need to be replaced, and signage needs to be added stating they are intended for safety use not as floatation toys.

Mr. Valle instructed staff to replace the pool life rings and provide new signage.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. De Groat, seconded by Mr. Leno, with all in favor, the meeting adjourned at 7:33 p.m. 4-0

Secretary/ Assistant Secretary

Chairperson / Vice Chairperson

Harvest Ridge Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS					
Cash In Bank	\$ 228,107	\$ -	\$ -	\$ -	\$ 228,107
Due From Other Funds	25,914	-	-	-	25,914
Investments:					
Acquisition & Construction Account	-	-	6,129	-	6,129
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	158,678	-	-	158,678
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 254,021	\$ 234,043	\$ 6,129	\$ 4,440,000	\$ 4,934,193
LIABILITIES					
Accounts Payable	\$ 1,818	\$ -	\$ -	\$ -	\$ 1,818
Loans Payable - Valley LOC	-	-	-	100,000	100,000
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	25,895	19	-	25,914
TOTAL LIABILITIES	1,818	25,895	19	4,540,000	4,567,732
FUND BALANCES					
Restricted for:					
Debt Service	-	208,148	-	-	208,148
Capital Projects	-	-	6,110	-	6,110
Unassigned:	252,203	-	-	(100,000)	152,203
TOTAL FUND BALANCES	252,203	208,148	6,110	(100,000)	366,461
TOTAL LIABILITIES & FUND BALANCES	\$ 254,021	\$ 234,043	\$ 6,129	\$ 4,440,000	\$ 4,934,193

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,401	\$ 6,401	0.00%
Interest - Tax Collector	-	505	505	0.00%
Special Assmnts- Tax Collector	-	353,574	353,574	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	360,480	5,330	101.50%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Dissemination Agent	-	6,833	(6,833)	0.00%
ProfServ - Info Technology	600	1,802	(1,202)	300.33%
Recording Secretary	2,400	3,000	(600)	125.00%
ProfServ-Trustee Fees	-	4,256	(4,256)	0.00%
Field Management	12,000	12,000	-	100.00%
Assessment Roll	-	3,333	(3,333)	0.00%
District Counsel	8,500	8,552	(52)	100.61%
District Engineer	9,500	14,109	(4,609)	148.52%
Administration	4,500	3,667	833	81.49%
District Management	25,000	17,317	7,683	69.27%
Accounting Services	9,000	8,163	837	90.70%
Auditing Services	-	5,000	(5,000)	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	283	217	56.60%
Rentals and Leases	600	2,494	(1,894)	415.67%
General Liability	3,094	2,915	179	94.21%
Public Officials Insurance	2,531	2,385	146	94.23%
Property & Casualty Insurance	15,000	14,259	741	95.06%
Legal Advertising	3,500	79	3,421	2.26%
MISC	-	910	(910)	0.00%
Misc-Non Ad Valorem Taxes	-	201	(201)	0.00%
Bank Fees	200	266	(66)	133.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Payroll Services	-	46	(46)	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	1,600	(400)	133.33%
Misc Admin	250	3,046	(2,796)	1218.40%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	946	(771)	540.57%
Short Term Loan Admin/Interest	7,000	6,250	750	89.29%
Total Administration	124,650	130,912	(6,262)	105.02%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Amenity Internet	750	881	(131)	117.47%
Street Lights	20,000	9,356	10,644	46.78%
Water/Waste	15,000	5,822	9,178	38.81%
Electric Utility Services	12,000	2,492	9,508	20.77%
Total Electric Utility Services	47,750	18,551	29,199	38.85%
<u>Landscape Services</u>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	765	235	76.50%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	46,089	8,911	83.80%
Wetland Maintenance	6,500	4,855	1,645	74.69%
Irrigation Maintenance	6,000	859	5,141	14.32%
Contingency Reserve	60,000	31,604	28,396	52.67%
Total Landscape Services	134,500	84,172	50,328	62.58%
<u>Other Physical Environment</u>				
Waterway Management	-	490	(490)	0.00%
Contingency Reserve	-	1,500	(1,500)	0.00%
Total Other Physical Environment	-	1,990	(1,990)	0.00%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	5,720	6,280	47.67%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	3,255	1,745	65.10%
Amenity R&M	5,000	3,219	1,781	64.38%
Pool Treatments & Other R&M	500	2,148	(1,648)	429.60%
Stormwater System R&M	8,500	-	8,500	0.00%
Entrance Monuments, Gates, Walls R&M	10,000	2,609	7,391	26.09%
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	468	682	40.70%
Pool Permits	-	280	(280)	0.00%
Total Amenities	48,250	17,813	30,437	36.92%
TOTAL EXPENDITURES	355,150	253,438	101,712	71.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	107,042	107,042	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,161		
FUND BALANCE, ENDING		\$ 252,203		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,767	\$ 6,767	0.00%
Special Assmnts- Tax Collector	-	300,160	300,160	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
TOTAL REVENUES	301,500	306,927	5,427	101.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	70,000	-	100.00%
Short Term Loan Admin/Interest	228,244	229,775	(1,531)	100.67%
Total Debt Service	298,244	299,775	(1,531)	100.51%
TOTAL EXPENDITURES	298,244	299,775	(1,531)	100.51%
Excess (deficiency) of revenues				
Over (under) expenditures	3,256	7,152	3,896	219.66%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	<u>\$ 3,256</u>	<u>\$ 7,152</u>	<u>\$ (2,616)</u>	<u>219.66%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		<u>\$ 208,148</u>		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 140	\$ 140	0.00%
TOTAL REVENUES	-	140	140	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	140	140	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		<u>\$ 6,110</u>		

Harvest Ridge CDD

Statement Date 05/31/2026

G/L Account No. 101002 Balance	228,106.51	Statement Balance	247,194.98
		Outstanding Deposits	10.70
Positive Adjustments	0.00		
		Subtotal	247,205.68
Subtotal	228,106.51	Outstanding Checks	-19,099.17
Negative Adjustments	0.00		
		Ending Balance	228,106.51
Ending G/L Balance	228,106.51		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/26/2026	Payment	300057	CHARTER COMMUNICATION S	Inv: 1936376051226-ACH			-129.34
05/28/2026	Payment	300060	DUKE ENERGY	Inv: 050726-8604-ACH			-20.36
05/28/2026	Payment	300061	DUKE ENERGY	Inv: 050726-5047-ACH			-188.73
05/28/2026	Payment	300062	DUKE ENERGY	Inv: 050726-4743-ACH			-20.24
05/29/2026	Payment	1240	JOSE FALCON REIMB	Payment of Invoice 000682			-467.57
05/29/2026	Payment	1241	NEW RIVER CDD	Payment of Invoice 000674			-75.00
05/29/2026	Payment	1242	COMPLETE IT CORP	Check for Vendor V00049			-101.70
05/29/2026	Payment	1243	CYPRESS CREEK AQUATICS	Check for Vendor V00011			-490.00
05/29/2026	Payment	1244	GEOVIEW ASSOCIATES INC	Check for Vendor V00061			-4,000.00
05/29/2026	Payment	1245	INFRAMARK LLC	Check for Vendor V00003			-848.23
05/29/2026	Payment	1246	PAGE PER PAGE	Check for Vendor V00060			-21.50
05/29/2026	Payment	1250	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004			-4,335.00
05/29/2026	Payment	1251	STRALEY ROBIN VERICKER	Check for Vendor V00005			-1,012.50
05/29/2026	Payment	1252	YELLOWSTONE LANDSCAPE	Check for Vendor V00013			-7,389.00
Total Outstanding Checks							-19,099.17