



Harvest Ridge Community Development District

August 12, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Harvest Ridge Community Development District

Board of Supervisors:

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

District Staff:

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

SECOND REVISED REGULAR MEETING AGENDA Wednesday, August 12, 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 THE 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. **Public Hearing on FY 2027 Budget and Levying O&M Assessments**
 - A. Open Public Hearing
 - B. Consideration of Resolution 2026-06; Adopting FY2027 Final Budget.....Page 4
 - C. Consideration of Resolution 2026-07; Levying O&M Assessments..... Page 24
 - D. Close Public Hearing
5. **Staff Reports**
 - A. Aquatics Report..... Page 27
 - B. Field Inspection Report Page 28
 - i. Irrigation Report Page 33
 - C. District Counsel
 - D. District Engineer
 - i. Consideration of UES Pond #1 Proposal..... Page 36
 - ii. Consideration of UES Pond #6 Proposal..... Page 40
 - iii. Consideration of GEO Ponds Proposal Page 44
 - E. District Manager
6. **Business Items**
 - A. Consideration of Rizzetta Contract for District Services Page 48
 - B. Landscape RFP
 - i. ASI Landscapes Proposal Page 78
 - ii. Gator Landscaping Proposal..... Page 121
 - iii. Quality Outdoor Solutions Proposal..... Page 127
 - C. Consideration of Finn Outdoor French Drain Proposal #2551..... Page 131
 - D. Consideration of Recreational Facility Policy 2026 V2 – July 2026 Page 132
 - E. Consideration of Resolution 2026-08; Designating a Public Depository..... Page 146

F. Consideration of Resolution 2026-09; Designating a Registered Agent and Registered Office	Page 148
G. Consideration of Resolution 2026-10; Designating Officers	Page 149
H. Consideration of Resolution 2026-11; Designating Officers	Page 150
I. Consideration of Resolution 2026-12; Appointing a District Manager.....	Page 152
J. Discussion on Parking	
7. Business Administration	
A. Consideration of Meeting Minutes for June 9, 2026	Page 154
B. Consideration of Meeting Minutes for July 8, 2026.....	Page 159
C. Acceptance of Financial Statements.....	Page 165
8. Board of Supervisors Requests and Comments	
9. Public Comments	
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)	
10. Adjournment	

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

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Harvest

Ridge Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

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

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

Passed and Adopted on August 12, 2026.

Attested By:

**Harvest Ridge
Community Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



***Harvest Ridge
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

August 5, 2026

CLEAR PARTNERSHIPS





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Harvest Ridge
Community Development District

Operating Budget
FY 2027

Harvest Ridge
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	July-	PROJECTED	BUDGET
	FY 2026	6/30/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$7,048.00	\$0.00	\$7,048.00	\$0.00
Special Assmnts- Tax Collector	\$355,150.00	\$360,491.00	\$0.00	\$360,491.00	\$551,462.77
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$22,058.51
TOTAL REVENUES	\$355,150.00	\$368,044.00	\$0.00	\$368,044.00	\$529,404.26

EXPENDITURES

Administrative

Supervisor Fees	\$12,000.00	\$8,200.00	\$3,800.00	\$12,000.00	\$12,000.00
ProfServ-Dissemination Agent	\$0.00	\$7,250.00	\$0.00	\$7,250.00	\$5,000.00
ProfServ-Info Technology	\$600.00	\$1,902.00	\$0.00	\$1,902.00	\$1,200.00
Recording Secretary	\$2,400.00	\$3,375.00	\$0.00	\$3,375.00	\$4,500.00
ProfServ-Trustee Fees	\$0.00	\$4,256.00	\$0.00	\$4,256.00	\$4,300.00
Field Management	\$12,000.00	\$13,500.00	\$0.00	\$13,500.00	\$18,000.00
Assessment Roll	\$0.00	\$3,750.00	\$0.00	\$3,750.00	\$5,000.00
District Counsel	\$8,500.00	\$10,374.00	\$0.00	\$10,374.00	\$8,500.00
District Engineer	\$9,500.00	\$17,051.00	\$0.00	\$17,051.00	\$15,000.00
Administration	\$4,500.00	\$4,125.00	\$375.00	\$4,500.00	\$5,500.00
District Management	\$25,000.00	\$19,400.00	\$5,600.00	\$25,000.00	\$25,000.00
Accounting Services	\$9,000.00	\$9,163.00	\$0.00	\$9,163.00	\$12,000.00
Auditing Services	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
Website Maintenance	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$3,125.00
Postage, Phone, Faxes, Copies	\$500.00	\$288.00	\$212.00	\$500.00	\$500.00
Rentals and Leases	\$600.00	\$2,594.00	\$0.00	\$2,594.00	\$5,000.00
General Liability	\$3,094.00	\$2,915.00	\$179.00	\$3,094.00	\$3,500.00
Public Officials Insurance	\$2,531.00	\$2,385.00	\$146.00	\$2,531.00	\$2,700.00
Property & Casualty Insurance	\$15,000.00	\$14,259.00	\$741.00	\$15,000.00	\$15,000.00
Legal Advertising	\$3,500.00	\$228.00	\$3,272.00	\$3,500.00	\$2,000.00
Misc- Non Ad Valorem Taxes	\$0.00	\$201.00	\$0.00	\$201.00	\$500.00
Bank Fees	\$200.00	\$402.00	\$0.00	\$402.00	\$400.00
Financial & Revenue Collections	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
Meeting Room Expense	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$2,200.00
Website Admin Services	\$1,200.00	\$1,800.00	\$0.00	\$1,800.00	\$1,600.00
Misc Admin	\$250.00	\$3,138.00	\$0.00	\$3,138.00	\$500.00
Short-Term Loan Repayment	\$7,000.00	\$6,250.00	\$750.00	\$7,000.00	\$50,000.00
Dues, Licenses, Subscriptions	\$175.00	\$1,048.00	\$0.00	\$1,048.00	\$500.00

Harvest Ridge

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	July-	PROJECTED	BUDGET
	FY 2026	6/30/2026	9/30/2026	FY 2026	FY 2027
Onsite Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Misc-Assessment Collection Cost	\$0.00	\$1,110.00	\$0.00	\$1,110.00	\$11,029.26
Total Administrative	\$124,650.00	\$143,964.00	\$22,175.00	\$166,139.00	\$220,854.26
Utility Services					
Amenity Internet	\$750.00	\$1,011.00	\$0.00	\$1,011.00	\$1,300.00
Street Lights	\$20,000.00	\$10,514.00	\$9,486.00	\$20,000.00	\$20,000.00
Water/Waste	\$15,000.00	\$5,822.00	\$9,178.00	\$15,000.00	\$11,000.00
Electric Utility Services	\$12,000.00	\$2,731.00	\$9,269.00	\$12,000.00	\$12,000.00
Total Utility Services	\$47,750.00	\$20,078.00	\$27,933.00	\$48,011.00	\$44,300.00
Amenity					
Garbage/Waste Collection	\$1,500.00	\$114.00	\$1,386.00	\$1,500.00	\$500.00
Pool Maintenance- Contract	\$12,000.00	\$6,520.00	\$5,480.00	\$12,000.00	\$9,600.00
Contracts- HVAC	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Janitorial- Supplies/Others	\$5,000.00	\$3,720.00	\$1,280.00	\$5,000.00	\$5,600.00
Amenity R&M	\$5,000.00	\$5,881.00	\$0.00	\$5,881.00	\$5,000.00
Pool Treatments & Other R&M	\$500.00	\$2,148.00	\$0.00	\$2,148.00	\$3,000.00
Stormwater System R&M	\$8,500.00	\$0.00	\$8,500.00	\$8,500.00	\$6,000.00
Entrance Monuments, Gates, Walls R&M	\$10,000.00	\$2,734.00	\$7,266.00	\$10,000.00	\$10,000.00
Annual Stormwater Report	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
Misc Admin	\$1,150.00	\$748.00	\$402.00	\$1,150.00	\$1,150.00
Access Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Access Control / R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Holiday Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Total Amenity	\$48,250.00	\$21,865.00	\$28,914.00	\$50,779.00	\$46,950.00
Landscape and Pond Maintenance					
R&M Drainage	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Landscaping- R&M	\$1,000.00	\$765.00	\$235.00	\$1,000.00	\$10,000.00
Landscape - Annuals	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Landscape - Mulch	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Landscape Maintenance- Contract	\$55,000.00	\$51,104.00	\$3,896.00	\$55,000.00	\$63,300.00
Waterway Management	\$6,500.00	\$5,345.00	\$1,155.00	\$6,500.00	\$6,000.00
Irrigation Maintenance	\$6,000.00	\$2,834.00	\$3,166.00	\$6,000.00	\$6,000.00
Contingency Reserve	\$60,000.00	\$31,604.00	\$28,396.00	\$60,000.00	\$25,000.00
Pond Erosion Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$38,000.00
Total Landscape and Pond Maintenance	\$134,500.00	\$91,652.00	\$42,848.00	\$134,500.00	\$154,300.00

Harvest Ridge
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	July-	PROJECTED	BUDGET
	FY 2026	6/30/2026	9/30/2026	FY 2026	FY 2027
<i>Parks and Recreation</i>					
Misc Contingency	\$0.00	\$2,252.00	\$0.00	\$2,252.00	\$1,000.00
Parking Lot Install	\$0.00	\$0.00	\$0.00	\$0.00	\$39,000.00
Pavement/Concrete Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
Traffic Calming Install	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
<i>Total Parks and Recreation</i>	\$0.00	\$2,252.00	\$0.00	\$2,252.00	\$63,000.00
TOTAL EXPENDITURES	\$355,150.00	\$279,811.00	\$121,870.00	\$401,681.00	\$529,404.26
Net change in fund balance		\$88,233.00	-\$121,870.00	-\$33,637.00	\$0.00
FUND BALANCE, BEGINNING	\$145,161.00	\$145,161.00	\$0.00	\$145,161.00	\$111,524.00
FUND BALANCE, ENDING	\$145,161.00	\$233,394.00	-\$121,870.00	\$111,524.00	\$111,524.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Dissemination Services

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

Prof Services – Information Technology

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

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Trustee Fees

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

Field Management

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

Assessment Roll

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

District Counsel

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

District Engineer

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

Administration Services

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

District Management

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

Accounting Services

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

Auditing Services

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

Website Administration

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

Postage, Phone, Faxes, Copies

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

Rentals and Leases

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

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Harvest Ridge Community Development District

General Fund

Budget Narrative Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising

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

Misc.-Non Ad Valorem Taxes

Property taxes on district property.

Bank Fees

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

Financial/Revenue Collections

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

Meeting Room Expense

Cost for any additional meetings or meeting space rental.

Website ADA Compliance

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

Short-Term Loan Repayment

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

Dues, Licenses and Fees

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

Office Supplies

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

Miscellaneous-Assessment Collection Costs

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

Utility Services

Amenity Internet Services

Utility expenses for onsite telephone or internet services.

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Streetlights

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

Waste/Water Services

Utility expenses waste or water throughout the District

Electric Utility Services

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

Amenity

Garbage/Waste Collection

Cost of Districts garbage dumpster service.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

HVAC Contracts

Cost of HVAC contract and miscellaneous repairs and maintenance.

Janitorial Services & Supplies

Cost of janitorial labor and supplies for CDD Facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities

Pool Treatments & Other R&M

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

Stormwater System R&M

Cost of repairs and maintenance of stormwater system.

Entrance Monuments, Gates, Walls R&M

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

Misc. Administrative

Cost of any miscellaneous items not listed.

Access Control

Cost of locks, gates, and other security fixtures.

Access Control R&M

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

Holiday Decorations

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

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance

R&M Drainage

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping - Annuals

Cost of annual replacement of plants and trees.

Landscaping - Mulch

Cost of mulch expenses throughout the District.

Landscape Maintenance - Contract

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

Waterway Management

Cost of maintenance of waterway systems.

Irrigation Maintenance

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

Contingency Reserve

Reserve allocation for any contingency items not listed.

Pond Erosion Repair

Expenses related the erosion of the ponds throughout the District.

Misc. Contingency

Various costs of expenses not listed.

Parking Lot Install

Cost associated with parking lot installation.

Pavement/Concrete Repairs

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

Traffic Calming Install

Cost related to traffic sign installation.

Harvest Ridge
Community Development District

Debt Service Budget
FY 2027

Harvest Ridge
Community Development District

Debt Service Fund

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$7,410.00	\$0.00	\$7,410.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$300,160.00	\$0.00	\$300,160.00	0%	\$320,744.68
Special Assmnts- CDD Collected	\$301,500.00	\$0.00	\$301,500.00	\$301,500.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,829.79
TOTAL REVENUES	\$301,500.00	\$307,570.00	\$301,500.00	\$609,070.00	102%	\$307,914.89
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,414.89
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,414.89
<i>Debt Service</i>						
Principal Debt Retirement	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00	0%	\$105,000.00
Interest Expense	\$228,244.00	\$229,775.00	\$0.00	\$229,775.00	1%	\$342,475.00
Total Debt Service	\$298,244.00	\$299,775.00	\$0.00	\$299,775.00	1%	\$447,481.00
TOTAL EXPENDITURES	\$298,244.00	\$299,775.00	\$0.00	\$299,775.00	1%	\$453,895.89
Net change in fund balance	\$3,256.00	\$7,795.00	\$301,500.00	\$309,295.00	9399%	-\$145,981.00
FUND BALANCE, BEGINNING	\$200,996.00	\$200,996.00	\$0.00	\$200,996.00	0%	\$510,291.00
FUND BALANCE, ENDING	\$204,252.00	\$208,791.00	\$301,500.00	\$510,291.00	150%	\$364,310.00

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

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

The District earns interest on its operating accounts.

Special Assessments – On Roll

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

Special Assessments-Discounts

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

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

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

Interest Expense

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

Series 2024 Special Assessment Revenue Bonds Amortization Schedule

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



Harvest Ridge
Community Development District

Supporting Budget Schedule
FY 2027



Harvest Ridge
Community Development District

All Funds

Assessment Summary
Fiscal Year 2027 vs. "Fiscal Year 2026

ASSESSMENT ALLOCATION

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

RESOLUTION 2026-07

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

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

WHEREAS, the District is located in Pasco County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (the “**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (the “**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:

**Harvest Ridge
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget



Printed: Jul 30, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 16, 2026

Job: Harvest Ridge**Title:****Added By:** TS**Log Notes:**

Treated ponds 2,4 for algae and planktonic algae and ponds 1,2,3,4,5,6, were treated for grasses and smartweed

Weather Conditions:

Partly cloudy with isolated storms Thu, Jul 16, 2026, 10:36 AM



Partly cloudy with isolated storms

93°F**74°F**

Wind: 10 mph

Humidity: 94%

Total Precip: 0.09"

Attachments: 6



Harvest Ridge CDD

Wednesday, August 5, 2026

Prepared For Board Of Supervisors

9 Item Identified

9 Item Incomplete

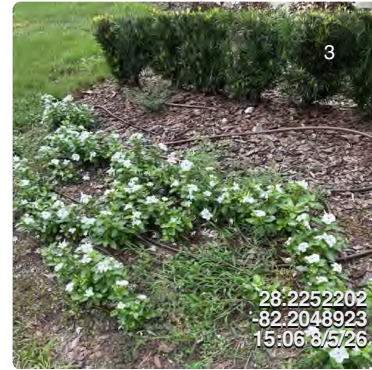
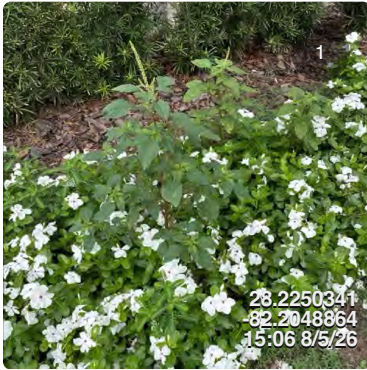
Jason Liggett

Director Of Field Services

Item 1

Assigned To: Yellowstone

Remove weeds from monument annual beds at the entrance on Allen road and Sunrise Tellin drive.



Item 2

Assigned To: Yellowstone

Pin down drip line behind the annual bed at the entrance on Allen road and Sunrise Tellin Drive.



Item 3

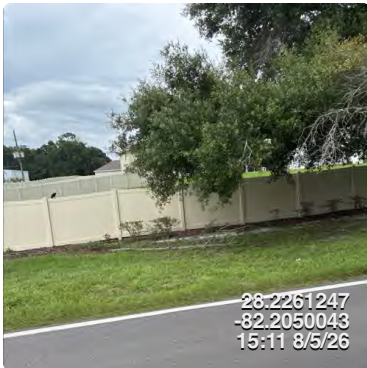
Assigned To: Yellowstone

Remove dead plant material along fence on Allen road. Provide the district with proposals for replacements.

Item 4

Assigned To: Yellowstone

Improve the soft edging throughout the bed spaces on Allen road.

**Item 5**

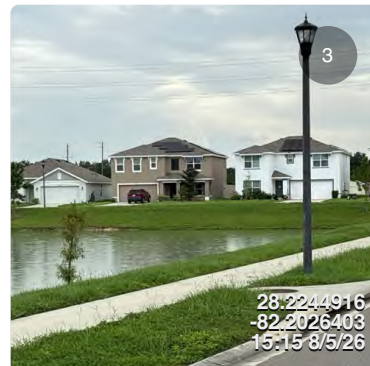
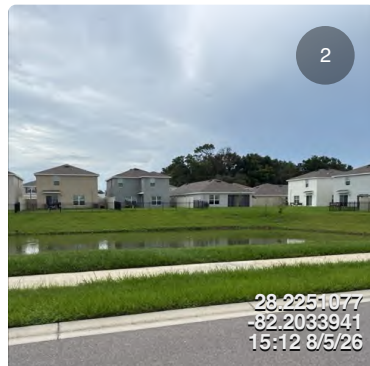
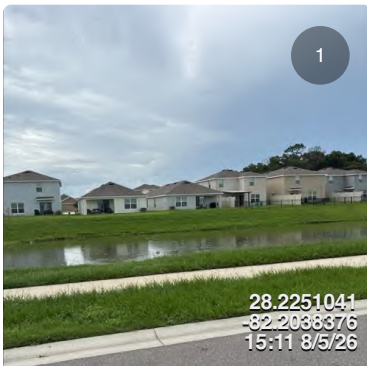
Assigned To: Yellowstone

Remove the tree limb debris on Allen road and dispose of offsite.

Item 6

Assigned To: Yellowstone

During my July inspection I have some concerns on mowing frequencies and lack of mowing. It was obvious weekly mowing is not being completed.





Item 7

Assigned To: Yellowstone

Provide the district a proposal to flushcut the dead tree on Angel Wings Ave. it is up to the board if they want to entertain son and or a new tree.

Item 8

Assigned To: Yellowstone

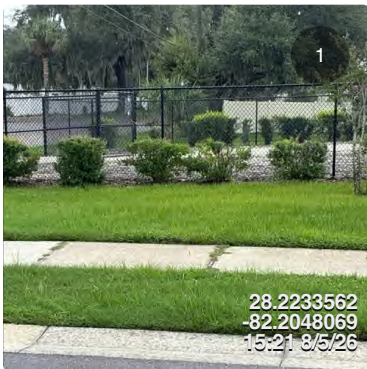
Remove and treat the bed weeds at the monument signs at the entrance on Shark Eye lane.



Item 9

Assigned To: Yellowstone

Remove the crack weeds in the walking path near the lift station at the entrance on Shark Eye Lane.



July Field Inspection

During my inspection it was evident that the landscapers have not been following weekly mowing obligations and the detail in the community is very subpar to industry standards.

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Harvest Ridge
4591 Allen Rd
Zephyrhills, fl 33541

Inspection

Started: 7/15/2026
Last Updated: 7/16/2026
Inspector: D Pellecchia

Estimate Summary

Labor: 6 hours, 30 minutes - \$487.50
Materials: \$117.42

Total: \$604.92
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	8	\$0.00
Repair Drip Line	1	\$65.00
Repair Main Line	1	\$539.92
Total (plus applicable taxes):		\$604.92

Signature

Date

Service Detail

General					
Asset	Service	Notes	Labor	Materials	Total
Main Line 8	<u>Repair</u>	Line Length (ft.): 4 Line Size: 2" Hours: 6 broken main line at the same house as before but about 30' away from the last one	\$450.00	\$89.92	\$539.92

Controller 2 pool area > Zone 1 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 2 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 3 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 4 drip					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 2 Drip Line Size: 1/2" Hours: 0,5 cut drip tubing in 5 different places needs to be fixed later	\$37.50	\$27.50	\$65.00

Controller 2 pool area > Zone 5 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 6 sprays					
--	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Total
Zone 6 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 7 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 7 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 8 bubbler

Asset	Service	Notes	Labor	Materials	Total
Zone 8 bubbler	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 9 drip

Asset	Service	Notes	Labor	Materials	Total
Zone 9 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00



July 28, 2026

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

Attention: Lee Graffius

Reference: Geotechnical Cost Proposal
G Harvest Ridge Pond #1 SPT Boring
Sharks Eye Ln & Allen Rd.
Zephyrhills, FL 33541
Project No: A26150.01227.000

Dear Mr. Graffius:

UES Professional Solutions, LLC (UES) is pleased to submit our proposal to provide geotechnical engineering services for the subject project. UES is a premier geotechnical, inspection and materials testing company in the United States. In the following paragraphs we will summarize our understanding of this project and discuss our proposed scope of services, time-line, estimated cost, and deliverables.

Project Understanding

The project Pond #1 is located at within Harvest Ridge. in Zephyrhills, Florida. Based on the information you provided, we understand that the pond is not holding water.

Geotechnical Scope of Services

As requested, UES will perform 1 SPT borings. The testing locations were selected by UES. Our field scope of services is summarized below:

- Coordinate drilling activities with the owner or client before mobilizing and scheduling drilling crews.
- Contacting 811 Sunshine One-call for each parcel where drilling will be performed before mobilizing.
- Perform one (1) Standard Penetration Test (SPT) borings extended to limestone estimated at 50 feet below current site grades.
- Measure the groundwater table at the time of drilling at each boring.
- Backfill the SPT and hand auger borings upon completion.
- Perform laboratory testing on selected soil samples. Laboratory testing will consist of Moisture Content test and No. 200 Sieve Wash Analysis.

Standard Penetration Tests (SPT) will be performed continuously in the upper 10-feet of each boring and on 5-foot centers after that to the bottom of the borings. Each recovered soil sample will be visually classified in the field and a geologic log prepared for the soil borings. Groundwater depth and any unusual subsurface conditions will be recorded on the boring logs. Representative portions of the recovered soil samples from the borings will be sealed and packaged for transportation to our laboratory for a more detailed analysis, as required. All soil samples will be classified in general accordance with ASTM D 2487 (Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System) guidelines.

If auger refusal is encountered above the prescribed depths, the borings will be terminated upon refusal. The boring termination depths may be shallower or deeper than that proposed if auger refusal or unsuitable soils are encountered during advancement of the borings.

Rock coring is not included in the scopes of these explorations; therefore, the character and continuity of refusal materials, if encountered, can be determined only with a more comprehensive scope of services.

Standard Penetration Tests (SPT) will be performed continuously in the upper 10-feet of each boring and on 5-foot centers thereafter to the boring termination depth. Each recovered sample will be visually classified in the field and a geologic log prepared for the soil borings. Groundwater depth and any unusual subsurface conditions will be recorded on the boring logs.

During the performance of the field exploration, the Geotechnical Engineer will communicate, via cell phones, with the drill crew. Our drill crew will be instructed to provide immediate feedback if unusual or unanticipated conditions are encountered in the soil borings. Any such conditions will be quickly evaluated by the Geotechnical Engineer, and if the field findings warrant changes to the agreed to and contracted scope of work, we will contact your office for your opinion and authorization.

Reporting

At the completion of the field and laboratory testing services, our project engineer will prepare a geotechnical engineering report under the direction of a registered professional engineer who specializes in geotechnical engineering consulting. The report shall contain the following information at a minimum:

- Boring location plan and soil boring logs with USCS soil classifications. The results of the laboratory testing will be included in the soil boring logs.
- Existing groundwater levels and estimated seasonal high groundwater levels at the boring locations.
- Description of topographic and surficial site features.
- Recommendations for any subsurface remediation if sinkhole conditions are found.
- Recommendations for additional testing, if required.

Site Access

We have assumed that all boring locations are accessible to standard, truck or track-mounted drilling equipment, and you will grant our personnel Right of Access to the property. **If there are special access considerations (i.e., a locked gate), please provide us with the necessary information to gain entry to the site.** If we are unable to access the property upon our arrival, additional charges may apply.

Project Time Line

Once we receive written authorization to proceed, we will mobilize to the site within 10 to 15 business days. For this project, we anticipate issuing our findings and recommendations within two (2) weeks of completing the field exploration. Preliminary results may be available verbally after our first week of field exploration has been completed. If a tighter schedule is required, please let us know.

Estimated Costs

Our estimated cost for completing the above-described services is **\$4,500**. We will not exceed our budget unless the subsurface conditions are significantly different from those anticipated, or the site is not accessible to our drilling equipment. In either event, you will be notified before any increase in costs.

Geotechnical Limitations

Our proposal does not include an allowance for horizontal and vertical survey control for the test boring locations. Our field crew will locate the test locations based upon estimated distances and relationships to obvious landmarks. Therefore, the test locations and depths should be considered accurate to the degree of the methodologies used.

Our scope of work has not been designed to evaluate the deep subsurface soils with respect to the potential for sinkhole activity at the subject site. This requires a more thorough scope of work than proposed including geophysical studies (i.e. ground penetrating radar and electrical resistivity testing) and deep soil borings extending to the limestone bedrock formation. However, we will be glad to furnish you with a proposal for these services upon request.

Utility Locate and Site Restoration

UES will contact Sunshine State One Call (1-800-432-4770) for public utility clearance before the start of drilling activities. It is our experience that this service does not mark the locations of privately owned utilities.

Due to the nature of the equipment required to perform the test borings, some property disturbance should be expected. *Our proposal does include limited site cleanup including backfilling the boreholes with sand and pavement patch for safety considerations.* No other restoration services (i.e. pressure washing, landscaping, repairing wheel ruts, etc.) are included in this proposal. We understand that rights of entry and access to the property will be provided to us prior to and at commencement of field activities.

Notes

Additional services, consultations, or meetings, if requested, will be invoiced at UES' standard rates. If our personnel/equipment are denied access to the property, additional mobilization/demobilization charges will be billed, and standby time will be billed at \$150 per hour. This fee proposal shall remain effective for 60 days. If you should require more than 60 days to formally authorize us to proceed, we request that you permit us to update our proposal to account for any changes in costs. We have made a good faith effort to work with you to develop a work scope and fee estimate. Because of the possibility of unknown, discovered, underground conditions and/or the need for additional services that neither you nor we can currently foresee, we recommend that you budget a contingency equal to 15% of the total fee estimate. We will not use the contingency amount without first notifying you. The Client will be responsible for all applicable taxes.

Closure

Attached you will find our General Contract Conditions and Work Authorization/Proposal Acceptance Form. If you authorize us to proceed and grant us Right of Access to the subject property, please have the party responsible for payment sign the appropriate space on the Work Authorization/Proposal Acceptance Form and return one copy to us. Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our proposal and revise or modify our scope of service and/or fee estimate accordingly, if needed.

UES greatly appreciates this opportunity to offer our professional services, and we are looking forward to working with you. If you have any questions, please don't hesitate to call.

Respectfully,

UES



Meagen Gonzalez
Tampa Branch Manager
mdgonzalez@TeamUES.com



WORK AUTHORIZATION | PROPOSAL ACCEPTANCE FORM

IF PROPOSAL IS ACCEPTED, SIGN FORM, RETURN ONE FORM TO UES AND RETAIN ONE COPY FOR YOUR FILES.

UES Professional Solutions, LLC (UES) is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME: G Harvest Ridge Pond #1 SPT Boring

PROJECT LOCATION: Sharks Eye Ln & Allen Rd., Zephyrhills, FL 33541

CLIENT NAME: Harvest Ridge CDD c/o Inframark

Attn: Lee Graffius

Phone: 813-220-0481

CLIENT ADDRESS: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Email:

I. Scope of Services and Understanding of Project (See attached proposal or as indicated below)

SCOPE OF SERVICES

Geotechnical Investigation

\$4500

UES Project Number

A26150.01227.000

II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:

- UES General Terms and Conditions
- UES Proposal Dated: July 28, 2026
- Plans, reports, specifications and other documents provided by the Client prior to this agreement date.

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. Authority to proceed and for payment. (To be completed by Client)

If the invoice is to be **mailed** to someone other than the account charged, please indicate where below:

Firm:	
Address:	
Attention:	
Title:	
SS# or FEID#:	

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives

CLIENT _____

UES Professional Solutions, LLC

BY (Signature) _____

BY (Signature) _____

TYPED NAME _____

TYPED NAME _____

TITLE _____

TITLE _____

DATE _____

DATE _____

By signing this Proposal or instructing us to commence work as outlined herein, you agree to be bound by the General Terms and Conditions for UES Professional Solutions, LLC., a Florida liability company and its affiliates, which are incorporated herein by reference. These terms can be found at: <https://www.teamues.com/contractterms>



July 28, 2026

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

Attention: Lee Graffius

Reference: Geotechnical Cost Proposal
G Harvest Ridge Pond #6 SPT Boring
Sharks Eye Ln & Allen Rd.
Zephyrhills, FL 33541
Project No: A26150.01228.000

Dear Mr. Graffius:

UES Professional Solutions, LLC (UES) is pleased to submit our proposal to provide geotechnical engineering services for the subject project. UES is a premier geotechnical, inspection and materials testing company in the United States. In the following paragraphs we will summarize our understanding of this project and discuss our proposed scope of services, time-line, estimated cost, and deliverables.

Project Understanding

The project Pond #6 is located at within Harvest Ridge. in Zephyrhills, Florida. Based on the information you provided, we understand that the pond is not holding water.

Geotechnical Scope of Services

As requested, UES will perform 1 SPT borings. The testing locations were selected by UES. Our field scope of services is summarized below:

- Coordinate drilling activities with the owner or client before mobilizing and scheduling drilling crews.
- Contacting 811 Sunshine One-call for each parcel where drilling will be performed before mobilizing.
- Perform one (1) Standard Penetration Test (SPT) borings extended to limestone estimated at 50 feet below current site grades.
- Measure the groundwater table at the time of drilling at each boring.
- Backfill the SPT and hand auger borings upon completion.
- Perform laboratory testing on selected soil samples. Laboratory testing will consist of Moisture Content test and No. 200 Sieve Wash Analysis.

Standard Penetration Tests (SPT) will be performed continuously in the upper 10-feet of each boring and on 5-foot centers after that to the bottom of the borings. Each recovered soil sample will be visually classified in the field and a geologic log prepared for the soil borings. Groundwater depth and any unusual subsurface conditions will be recorded on the boring logs. Representative portions of the recovered soil samples from the borings will be sealed and packaged for transportation to our laboratory for a more detailed analysis, as required. All soil samples will be classified in general accordance with ASTM D 2487 (Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System) guidelines.

If auger refusal is encountered above the prescribed depths, the borings will be terminated upon refusal. The boring termination depths may be shallower or deeper than that proposed if auger refusal or unsuitable soils are encountered during advancement of the borings.

Rock coring is not included in the scopes of these explorations; therefore, the character and continuity of refusal materials, if encountered, can be determined only with a more comprehensive scope of services.

Standard Penetration Tests (SPT) will be performed continuously in the upper 10-feet of each boring and on 5-foot centers thereafter to the boring termination depth. Each recovered sample will be visually classified in the field and a geologic log prepared for the soil borings. Groundwater depth and any unusual subsurface conditions will be recorded on the boring logs.

During the performance of the field exploration, the Geotechnical Engineer will communicate, via cell phones, with the drill crew. Our drill crew will be instructed to provide immediate feedback if unusual or unanticipated conditions are encountered in the soil borings. Any such conditions will be quickly evaluated by the Geotechnical Engineer, and if the field findings warrant changes to the agreed to and contracted scope of work, we will contact your office for your opinion and authorization.

Reporting

At the completion of the field and laboratory testing services, our project engineer will prepare a geotechnical engineering report under the direction of a registered professional engineer who specializes in geotechnical engineering consulting. The report shall contain the following information at a minimum:

- Boring location plan and soil boring logs with USCS soil classifications. The results of the laboratory testing will be included in the soil boring logs.
- Existing groundwater levels and estimated seasonal high groundwater levels at the boring locations.
- Description of topographic and surficial site features.
- Recommendations for any subsurface remediation if sinkhole conditions are found.
- Recommendations for additional testing, if required.

Site Access

We have assumed that all boring locations are accessible to standard, truck or track-mounted drilling equipment, and you will grant our personnel Right of Access to the property. **If there are special access considerations (i.e., a locked gate), please provide us with the necessary information to gain entry to the site.** If we are unable to access the property upon our arrival, additional charges may apply.

Project Time Line

Once we receive written authorization to proceed, we will mobilize to the site within 10 to 15 business days. For this project, we anticipate issuing our findings and recommendations within two (2) weeks of completing the field exploration. Preliminary results may be available verbally after our first week of field exploration has been completed. If a tighter schedule is required, please let us know.

Estimated Costs

Our estimated cost for completing the above-described services is **\$4,500**. We will not exceed our budget unless the subsurface conditions are significantly different from those anticipated, or the site is not accessible to our drilling equipment. In either event, you will be notified before any increase in costs.

Geotechnical Limitations

Our proposal does not include an allowance for horizontal and vertical survey control for the test boring locations. Our field crew will locate the test locations based upon estimated distances and relationships to obvious landmarks. Therefore, the test locations and depths should be considered accurate to the degree of the methodologies used.

Our scope of work has not been designed to evaluate the deep subsurface soils with respect to the potential for sinkhole activity at the subject site. This requires a more thorough scope of work than proposed including geophysical studies (i.e. ground penetrating radar and electrical resistivity testing) and deep soil borings extending to the limestone bedrock formation. However, we will be glad to furnish you with a proposal for these services upon request.

Utility Locate and Site Restoration

UES will contact Sunshine State One Call (1-800-432-4770) for public utility clearance before the start of drilling activities. It is our experience that this service does not mark the locations of privately owned utilities.

Due to the nature of the equipment required to perform the test borings, some property disturbance should be expected. *Our proposal does include limited site cleanup including backfilling the boreholes with sand and pavement patch for safety considerations.* No other restoration services (i.e. pressure washing, landscaping, repairing wheel ruts, etc.) are included in this proposal. We understand that rights of entry and access to the property will be provided to us prior to and at commencement of field activities.

Notes

Additional services, consultations, or meetings, if requested, will be invoiced at UES' standard rates. If our personnel/equipment are denied access to the property, additional mobilization/demobilization charges will be billed, and standby time will be billed at \$150 per hour. This fee proposal shall remain effective for 60 days. If you should require more than 60 days to formally authorize us to proceed, we request that you permit us to update our proposal to account for any changes in costs. We have made a good faith effort to work with you to develop a work scope and fee estimate. Because of the possibility of unknown, discovered, underground conditions and/or the need for additional services that neither you nor we can currently foresee, we recommend that you budget a contingency equal to 15% of the total fee estimate. We will not use the contingency amount without first notifying you. The Client will be responsible for all applicable taxes.

Closure

Attached you will find our General Contract Conditions and Work Authorization/Proposal Acceptance Form. If you authorize us to proceed and grant us Right of Access to the subject property, please have the party responsible for payment sign the appropriate space on the Work Authorization/Proposal Acceptance Form and return one copy to us. Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our proposal and revise or modify our scope of service and/or fee estimate accordingly, if needed.

UES greatly appreciates this opportunity to offer our professional services, and we are looking forward to working with you. If you have any questions, please don't hesitate to call.

Respectfully,

UES



Meagen Gonzalez
Tampa Branch Manager
mdgonzalez@TeamUES.com



WORK AUTHORIZATION | PROPOSAL ACCEPTANCE FORM

IF PROPOSAL IS ACCEPTED, SIGN FORM, RETURN ONE FORM TO UES AND RETAIN ONE COPY FOR YOUR FILES.

UES Professional Solutions, LLC (UES) is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME: G Harvest Ridge Pond #6 SPT Boring

PROJECT LOCATION: Sharks Eye Ln & Allen Rd., Zephyrhills, FL 33541

CLIENT NAME: Harvest Ridge CDD c/o Inframark

Attn: Lee Graffius

Phone: 813-220-0481

CLIENT ADDRESS: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Email:

I. Scope of Services and Understanding of Project (See attached proposal or as indicated below)

SCOPE OF SERVICES

Geotechnical Investigation

\$4500

UES Project Number

A26150.01228.000

II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:

- UES General Terms and Conditions
- UES Proposal Dated: July 28, 2026
- Plans, reports, specifications and other documents provided by the Client prior to this agreement date.

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. Authority to proceed and for payment. (To be completed by Client)

If the invoice is to be **mailed** to someone other than the account charged, please indicate where below:

Firm:	
Address:	
Attention:	
Title:	
SS# or FEID#:	

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives

CLIENT _____

UES Professional Solutions, LLC

BY (Signature) _____

BY (Signature) _____

TYPED NAME _____

TYPED NAME _____

TITLE _____

TITLE _____

DATE _____

DATE _____

By signing this Proposal or instructing us to commence work as outlined herein, you agree to be bound by the General Terms and Conditions for UES Professional Solutions, LLC., a Florida liability company and its affiliates, which are incorporated herein by reference. These terms can be found at: <https://www.teamues.com/contractterms>



Proposal for Geotechnical Investigation using In-situ Testing

Project: Harvest Ridge CDD - Retention Ponds Ground Investigation

Author: Peter Christensen

Date: 07/23/2026

Proposal No.: C2605001

Attention: Bryan Radcliff

Representing: Harvest Ridge CDD

Dear Bryan

Thank you for requesting the services of ATI Geologica. Please find this proposal outlining the cost estimate for the works.

The work includes CPT soundings to approximately 10 feet below ground surface (ft bgs), or to refusal or the onset of rig uplift, for a total of 60 linear feet. The scope also includes four Double Ring Infiltrometer (DRI) tests conducted at a depth of approximately 0.6 to 1 ft bgs, and eight hand auger borings advanced to approximately 5 ft depth. The testing will be distributed between the two ponds to provide representative coverage of each area.

I appreciate the opportunity to work with you on this project and, if you have any questions, please don't hesitate to contact me. I look forward to hearing from you.

Sincerely

Peter Christensen

Principal

ATI Geologica LLC

St. Petersburg, FL
33707

Cost Breakdown

The table below includes the day rate for fieldwork and a rate per ft of acquired data for processing. Additional items may be requested for an additional charge.

Item	Description	Rate	Quantity	Total
1	Professional Services			
	CPT/DMT Data processing	\$ 2.20 /ft	60	\$ 132.00
2	Field Testing Services			
	Field Professional, Field crew, materials, equipment, etc.			
		\$ 2,350.00 /day ¹	2	\$ 4,700.00
		\$ 1,470.00 /half day		\$ -
3	Coring through concrete/asphalt			
		\$ 180.00 /location		\$ -
4	Per Diem	\$ 390.00 /day		
5	Mob/demob	\$ 390.00	1	\$ 390.00
6	Additional Items			
	Reporting of estimated engineering parameters (SPTN60, permeability, friction angle, etc.)	\$ 2.00 /ft	60	\$ 120.00
	Pore Pressure Dissipation tests (included in the day rate)			
	Hand augering (included in the day rate)		40	
	Grout CPT/DMT/HA hole top down	\$ 2.50 /ft	100	\$ 250.00
	Seismic CPT/DMT	\$ 20.00 /each depth		\$ -
	Dynamic Cone Penetrometer	\$ 150.00 /test		
	Double Ring Infiltrometer	\$ 525.00 /test	4	\$ 2,100.00
	VW Piezometer + 2yr Monitor	\$ 950.00 /device		
				\$ 7,692.00

Notes:

1. A full day equates to 8 hrs and a half day is charged as 5 hrs.

Assumptions and Exclusions

The following assumptions and exclusions apply to this proposal:

- **Permits and Approvals:**
 - The client is responsible for obtaining all necessary permits and approvals prior to the commencement of work.
- **Utility Clearance:**
 - Utility clearance will be undertaken by the client, and service drawings will be provided. ATI Geologica is not liable for damage to utilities that were not properly identified or marked by others.
- **Site Preparation and Access:**
 - Any obstructions and vegetation will be cleared prior to mobilization, and holes will be accessible by a 4-wheel drive truck.
 - The client is responsible for ensuring safe access to the testing site and will inform ATI Geologica of any known hazards or site restrictions.
- **CPT Operations and Limitations:**
 - CPT soundings are proposed to approximately 10 ft bgs, or to practical refusal or the onset of rig uplift.
 - To minimize disturbance to the pond base, reaction anchors will not be used under this scope.
 - If refusal or rig uplift prevents advancement to the target depth, the achieved depth will be recorded and accepted.
 - If deeper exploration is required, this may necessitate the use of anchors or alternative methods and will be subject to a change order.
- **Double Ring Infiltrometer (DRI) Testing:**
 - DRI testing will be performed at shallow depths (approximately 0.6 to 1 ft bgs in areas representative of the pond bottom conditions).
 - Minor disturbance to the test locations may occur as part of the installation and testing process.
- **Hand Augers:**
 - Hand auger borings are proposed to approximately 5 ft bgs or to practical refusal.
 - Auger refusal may occur in dense soils, shell layers, or cemented materials, and depths achieved may vary accordingly.
- **Production Rates and Delays:**
 - Production rates are based on typical site conditions; actual rates may vary depending on soil conditions, access, and weather.
 - ATI Geologica is not responsible for delays caused by factors beyond its reasonable control, including but not limited to adverse weather, site access limitations, or unforeseen subsurface conditions.
- **Additional Work / Change Orders:**
 - Any additional testing or services requested beyond the agreed scope will be subject to a change order.
 - Conditions requiring additional effort, such as repeated CPT refusal, relocation of test points, or extended time on site, may result in additional charges.

ATI Geologica

Proposal Acceptance Sheet

Project Name and Location: Harvest Ridge CDD, Pasco County, FL
ATI Geologica Proposal #: C2605001
Proposal Date: July, 23 2026
Description of Services: Geotechnical In-situ Testing services
Project Cost: See cost breakdown
Payment Terms: Payable within 30 days of receipt of invoice or Per MSA

CHARGE INVOICE TO THE ACCOUNT OF:

Client: Harvest Ridge CDD C/O Inframark
Address: 2205 North 20th Street, Tampa, FL 33605
Attention: Bryan Radcliffe

FOR APPROVAL OF CHARGES:

Firm: Harvest Ridge CDD C/O Inframark
Address: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Phone No.: (813) 873-7300 Ext 330 **Email.:** inframarkcms@payableslockbox.com
Attention: Bryan Radcliffe **Email.:** Bryan.Radcliffe@Inframark.com

Special Instructions and/or Mutually Agreed Upon Changes to the Proposal:

In witness thereof, the parties hereto have made and executed this Agreement.

Harvest Ridge CDD C/O Inframark

ATI Geologica, LLC

Signature:

Signature: 

Date:

Date: 07/23/2026

By:

By: Mr. Peter Christensen

Title:

Title: Principal

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: September 1, 2026

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and two (2) workshops per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;
- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting



Rizzetta & Company

MJJ 051424
4905-9036-2050, v. 2

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. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.

- iv. **Financial Services & Revenue Collection** - services include investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. Additionally, 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. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- vii. **Field Services** - services associated with inspections and reporting on the conditions of the District's landscaping, irrigation, amenities and assets.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

- II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:



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4905-9036-2050, v. 2

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including workshops);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. **TERM.** The District Manager's services as provided in this Contract shall commence on September 1, 2026. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.



Rizzetta & Company

MJJ 051424
4905-9036-2050, v. 2

VI. FEES AND EXPENSES; PAYMENT TERMS.**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These



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expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. RESPONSIBILITIES.**
 - A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be



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responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B.** By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C.** By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D.** Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the



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remaining provisions of the Contract which shall remain in full force and effect.

- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein



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shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. ANTI-HUMAN TRAFFICKING. Pursuant to Section 787.06, Florida Statutes, District Manager represents that in entering into this Agreement, the District Manager does not use coercion for labor or services as defined in the statute. The District Manager is required to provide an affidavit, signed by an officer or a representative of the District Manager with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

XVI. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.



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- iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVII. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVIII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract



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term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XIX. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Harvest Ridge Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 West Cleveland Street
Tampa, FL 33606
Attn: District Counsel
vbabbar@srvlegal.com

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

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



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

- XX. EFFECTIVE DATE.** This Contract shall become effective on September 1, 2026, and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XXI. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXII. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXIII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIV. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate



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this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXVI. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.

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

XXVIII. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes,

- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C.** If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.



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XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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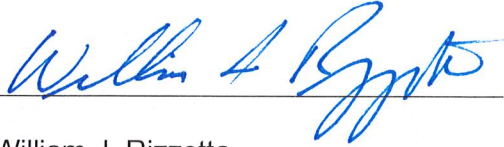
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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

August 4, 2026

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

- Exhibit A** – Scope of Services
- Exhibit B** – Schedule of Fees
- Exhibit C** – Municipal Advisor Disclaimer
- Exhibit D** – Public Records Request Policy
- Exhibit E** – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, FloridaCommerce each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to FloridaCommerce and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with FloridaCommerce and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with FloridaCommerce and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the FloridaCommerce and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bondholders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. 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.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.



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- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. 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.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.
 - c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions



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- e) Review and edit draft report
- f) Prepare year-end adjusting journal entries as required
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals
 - d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement



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(3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bondholders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL SERVICES AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bondholder and reporting agencies.



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B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Cash Management:

1. Investment administration of the District's general fund and debt service fund.
2. Provide periodic banking analyses and present to the Board, as deemed necessary.
3. Monitor cash balances and bring to the Board's attention any emerging balance issues and other matters related to effective cash management.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:
A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.



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- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

FIELD SERVICES:

- 1. Perform one (1) monthly inspection to ensure oversight of onsite landscape maintenance contractors and compliance with District's landscape and irrigation maintenance contracts. Inspection shall also include items other than landscape-related deficiencies, such as damages to playgrounds, fences, walls, signage, sidewalks, bike racks, street signage, etc.
- 2. Provide the District with one (1) monthly inspection report, which shall be included in the District agenda package and may contain, among other things, recommended action items.
- 3. Upon request of the District, attend up to six (6) District meetings in person or electronically, per fiscal year, to review inspection reports or discuss other maintenance-related issues. In person attendance will be billed on an hourly basis + mileage.
- 4. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District. Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- 5. Upon request, provide input for preparation of the annual budget.



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6. Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee entire bidding process.
7. Obtain additional competitive landscape maintenance proposals for incidental work as requested and following fee agreement by the District and provide them to the District Manager.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including workshops);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. 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
2. Bond Validation;
 - a) 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.
 - b) Provide expert testimony at bond validation hearing in circuit court.
3. Certifications and Closing Documents;
 - a) 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.

D. Electronic communications/e-blasts;



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- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,763.04	\$21,157
Administrative:	\$661.04	\$7,933
Accounting:	\$1,190.27	\$14,283
Financial Services & Revenue Collections:	\$220.48	\$2,646
Assessment Roll: ⁽¹⁾		\$1,900
Continuing Disclosure:	\$79.17	\$950
Website Management:	\$95.00	\$1,140
E-Mail Hosting Services:	\$95.00	\$1,140
Field Inspections:	\$1,250.00	\$15,000
Total Standard On-Going Services:	\$5,354.00	\$66,148

(1) Assessment Roll is to be billed in one lump-sum upon completion.

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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 200
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 200
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six–Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
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.



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EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



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6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.

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EXHIBIT E
Affidavit for Anti-Human Trafficking
Section 787.06(14), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

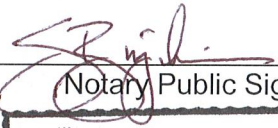
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Harvest Ridge Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

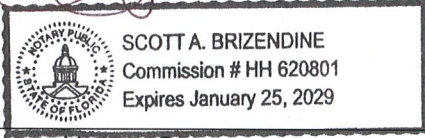
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 4, 2026


Notary Public Signature


Notary Stamp



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2026 LANDSCAPING MAINTENANCE PROPOSAL



LANDSCAPING MAINTENANCE
MAINTAIN | ENHANCE | COMMUNICATE

Harvest Ridge CDD

37024 Sunrise Tellin Drive, Zephyrhills, FL 33541

SUBMITTED TO

Michael Valle
Harvest Ridge CDD

SUBMITTED BY

Neil McFadyen
ASI Landscapes

DATE SUBMITTED

August 3, 2026

ASI Landscapes

9702 Harney Road, Thonotosassa FL 33592 · 813-948-3938 · neil.mcfadyen@yardnique.com

www.yardnique.com

August 3, 2026

Michael Valle

Harvest Ridge CDD

37024 Sunrise Tellin Drive, Zephyrhills, FL 33541

Dear Harvest Ridge CDD Board of Supervisors

On behalf of ASI Landscapes, thank you for the opportunity to present this landscape maintenance proposal for Harvest Ridge CDD. We understand the importance of maintaining a community that reflects pride of ownership and creates a welcoming environment for residents and visitors alike. Our proposal has been carefully developed with Harvest Ridge CDD in mind, placing special emphasis on your community entrances — both east and west — your amenity center, and the pond areas that contribute significantly to the overall aesthetic of the property.

The scope of services outlined in this proposal provides comprehensive coverage of all common area landscape needs. Our program includes regularly scheduled mowing and turf maintenance performed across 42 annual visits, along with dedicated bed detail and landscape maintenance to keep your plant beds clean, defined, and visually appealing. We have also incorporated a full agronomics program designed specifically for the St. Augustine turf and ornamental plant beds throughout the community's common areas. This fertilization and pest management program is structured to promote long-term turf health, color, and density while proactively addressing weed, insect, and disease pressures before they become costly concerns.

Additionally, our proposal includes a complete irrigation system management program that goes beyond basic monitoring. ASI Landscapes will conduct routine irrigation inspections, make necessary adjustments to ensure efficient system performance, and cover repairs under two inches as part of the program. This hands-on approach helps protect the community's landscape investment, conserves water, and minimizes unexpected repair expenses throughout the year.

The total investment for Year 1 is \$50,178.00, billed in convenient equal monthly installments. This pricing reflects the full scope of services described above, including all scheduled visits, the agronomics program, and the comprehensive irrigation management component. At ASI Landscapes, we take pride in our dedicated approach to CDD and HOA community management. Our field teams operate under consistent on-site supervision, and our account representatives maintain open, responsive communication with community managers and board members to ensure expectations are met and concerns are addressed promptly.

We would welcome the opportunity to walk the property with you to review the scope firsthand and answer any questions you may have. Please do not hesitate to reach out at your convenience — we are confident that ASI Landscapes is the right partner to help Harvest Ridge CDD shine. Thank you again for your consideration, and we look forward to the possibility of serving your community.

Respectfully submitted,

A handwritten signature in black ink that reads "Neil McFadyen". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Neil McFadyen

ASI Landscapes

727-610-1483

neil.mcfadyen@yardnique.com

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ANNUAL SERVICE PROPOSAL — HARVEST RIDGE CDD

Maintenance (42 svc/yr)	\$41,496.00
Fertilization Program	\$2,562.00
Irrigation Management	\$6,120.00
Estimated Annual Cost	\$50,178.00

ANNUAL CONTRACT PRICING

CONTRACT YEAR	ANNUAL TOTAL	MONTHLY PAYMENT
Year 1	\$50,178.00	\$4,182.00

Payment terms: Monthly. Pricing subject to executed contract terms and conditions.

SERVICE AGREEMENT — GENERAL TERMS & CONDITIONS

CLIENT Harvest Ridge CDD 37024 Sunrise Tellin Drive, Zephyrhills, FL 33541	CONTRACTOR ASI Landscapes	CONTRACT TERM 2026-10-01 to 2030-09-30
--	--	--

Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this "Agreement") is entered into as of October 1, 2026 between _____, a _____ (the "Contractor") and the Harvest Ridge Community Development District, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "District").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor's Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as Exhibit A (the "Work").
 - b. The Contractor agrees to have a representative present at the District's monthly meetings.
 - c. Relevant portions of Contractor's Proposal are attached hereto as Exhibit B.
 - d. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
- j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. Time of Commencement. The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.
8. Term and Renewal. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
9. Termination.
- a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
 - b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
 - c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
 - d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.
10. District Representatives and Inspections.
- a. The District hereby designates the District Manager, Landscape Specialist, and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
 - b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
 - c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
 - d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
 - e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.
11. Compensation
- a. As compensation for the Work performed each month the District agrees to pay Contractor \$_____/month.
 - b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
 - i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date
 - iv. an invoice number
 - v. a reference to a proposal number if applicable
 - vi. the location
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service
 - ix. the time frame within which the services were provided
 - x. the address or bank information to which payment is to be remitted.

- xi. the Contractor will issue a credit on invoices for service dates that are missed and that were not made up.
- c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.
- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. The District is considered a governmental agency under Section 713.01(27), Florida Statutes and as such its property cannot be liened pursuant to Florida law; Contractor acknowledges this and waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of

notice of termination.

e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.

f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

g. Monthly Maintenance Reports. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), any declining or diseased areas, and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

h. Environmental Activities. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. Indemnification.

a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

b. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.

c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.

i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.

- iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
- iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract

with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095, Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

22. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

23. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

24. Waivers. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

25. Governing Law and Venue. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

26. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate

levels against the non-prevailing party.

27. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

28. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

29. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

31. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

32. Notices. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

33. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit. The provisions in the Scope of Services shall control over the provisions in the relevant portions of Contractor's Proposal.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

SCOPE OF WORK

PART 1: MOWING

- a. Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance as needed depending on growing season and conditions.
- b. It is anticipated that mowing services shall be provided weekly during the growing season, and every other week during the non-growing season.
- c. At no time will the grass be allowed to grow beyond a maximum height of 5.5 inches for St Augustine turf, 3.5 inches for Bahia turf, and 2 inches for Bermuda.
- d. Mowers are to be equipped with a mulching type deck.
- e. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease.
- f. Pond banks and retention areas will be mowed to the water's edge or sod line (if water is not present) with care to avoid scalping that may cause erosion and to ensure clippings do not enter the water.
- g. Perimeters of all natural areas are to be maintained so the growth does not overtake the turf.

PART 2: TURF TRIMMING

- a. Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters.
- b. A continuous cutting height will be maintained to prevent scalping.

PART 3: EDGING/LINE TRIMMING

- a. Hard edged areas (curbs, sidewalks, trails, driveways, etc..) shall be maintained with every mowing.
- b. Soft edged areas (tree rings, shrub, bed areas etc...) shall be maintained every other mowing.
- c. Chemical edging is not permitted.

PART 4: PRUNING

All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:

- a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
- b. Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
- c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
- d. Ground covers and vines maintain a neat, uniform appearance.

PART 5: WEEDING

Weeds will be removed from all turf, plants, trees, shrubs, and flower beds as needed (at least 2x per month during the growing season and 1x per month during the non-growing season). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

PART 6: PEST CONTROL AND FERTILIZATION

- a. Contractor should use IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed.
- b. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year.
- c. Any infestations will be treated on an as needed basis.
- d. Application of Top Choice is not included.
- e. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
- f. Fertilization of irrigated turf shall be performed as needed.
- g. Shrubs and ground covers will be inspected 4x per year and fertilized at rates designed to address site-specific nutritional needs.
- h. Trees will be inspected 2x per year at rates designed to address site-specific nutritional needs.

PART 7: IRRIGATION SYSTEM INSPECTION AND MAINTENANCE

- a. All irrigation zones throughout the turf areas and planting beds shall be inspected 1x a month to ensure proper operation and the following maintenance activities are included.
 - i. Irrigation Controllers
 - 1. Program necessary timing changes based on site conditions
 - 2. Lubricate and adjust mechanical components
 - 3. Test back up programming support devices
 - ii. Water Sources
 - 1. Visual inspection of water source
 - 2. Clean above ground strainers and filters
 - 3. Weekly test each pump at design capacities.
 - 4. Weekly check that backflow preventers are on and operating properly.
 - 5. Test automatic protection devices
 - iii. Irrigation Systems
 - 1. Manual test and inspection of each irrigation zone
 - 2. Clean and raise heads as necessary
 - 3. Adjust arc pattern and distance for required coverage areas
 - 4. Clean out irrigation valve boxes
 - iv. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary.
 - v. Contractor shall inform District Manager of any problems immediately.
- b. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage.
- c. Upon being awarded the contract, Contractor shall have a period of 30 days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

- i. After the 30 day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies.
- d. Contractor shall perform all necessary services (including parts and labor) at no additional cost associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately.
- e. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system.
- f. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and delivered to the District Manager or his designee.
- g. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.
- h. It is the responsibility of the Contractor to insure the turf and plant material remains healthy.
- i. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance.
- i. Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of the county or any other governmental agencies.
- i. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

PART 8: CLEAN-UP

- a. No debris, glass clippings, trimmed weeds, turf, dirt, or vegetation are to be left on any surfaces for more than 2 hours.
- b. All non-turf areas will be cleaned with a backpack or street blower.
- c. All trash shall be picked up throughout the common areas (including within arm's reach of water's edge) before each mowing.
- d. Trash shall be disposed of offsite.

The contracted services and corresponding pricing for this agreement, as itemized from the associated proposal, are as follows:

Maintenance (42 svc/yr)	\$41,496.00
Fertilization Program	\$2,562.00
Irrigation Management	\$6,120.00
Year 1 Annual Total	\$50,178.00
Monthly Payment (Year 1)	\$4,182.00

CLIENT SIGNATURE

Authorized Signature & Title

Print Name

Date

CONTRACTOR SIGNATURE — ASI LANDSCAPES

Authorized Signature & Title

Print Name

Date

Local Accountability. Broader Bench Strength.

ASI Landscapes supports Harvest Ridge CDD with a local management team that knows the property, backed by a deeper bench of operational, irrigation, agronomic, and leadership resources across the broader organization. That structure gives Harvest Ridge CDD responsive day-to-day service, stronger specialty support, and the stability to sustain quality over the long term.

Local Accountability

"Dedicated local leaders and field managers stay close to Harvest Ridge CDD, service standards, and client communication."

Specialist Depth

"Irrigation, agronomics, production, and account-management expertise are available beyond the core crew when Harvest Ridge CDD needs added support."

Reliable Coverage

"ASI Landscapes's broader operating structure helps maintain continuity, response capacity, and consistent service delivery across changing conditions."

Financial Stability

"Scaled organizational backing and continued investment in people, equipment, and systems support long-term partnership confidence."

What this means for Harvest Ridge CDD

One team accountable

A named local leader owns the outcome on your property, start to finish.

Depth on call

Irrigation, agronomy, and enhancement specialists step in exactly when needed.

Built to last

The financial stability to invest in your property season after season.

WHAT THIS MEANS FOR

Harvest Ridge CDD

For Harvest Ridge CDD, that broader organizational strength translates into responsive local oversight, deeper specialty support, and the operational continuity needed to maintain quality across the full landscape program. It means faster access to the right resources, clearer accountability, and a service structure built to support both day-to-day expectations and long-term property goals.

Experienced Leadership

Backed by a deep management bench with expertise in operations, irrigation, agronomics, and HOA landscape service execution.

Property-Specific Oversight

A dedicated operations structure supports consistent quality control, site accountability, and faster follow-through on community priorities.

Proactive Communication

Clear reporting, scheduled reviews, and responsive follow-up help management and board members stay informed without chasing updates.

Stronger Irrigation Performance

Routine monitoring, inspections, and targeted corrective action support healthier turf, better plant performance, and reduced waste.

Reduced Service Friction

Structured work-order handling and a defined escalation path help resolve routine issues efficiently and reduce repeat concerns over time.

Long-Term Community Value

Consistent maintenance, enhancement planning, and data-informed site review help protect curb appeal and support resident satisfaction.

SERVICE PERFORMANCE COMMITMENTS

148

AVG. MONTHLY WORK ORDERS

Sustained volume handled over the last 17 months.

1 Day

WORK-ORDER ACKNOWLEDGMENT

Every request confirmed within one business day.

3–5 Days

ROUTINE RESOLUTION

Routine requests closed in three to five business days.

4 Hrs

MANAGER RESPONSE

Account-manager reply within four business hours.

ACCOUNTABILITY & IMPROVEMENT TARGETS

15%

YEAR-ONE REDUCTION GOAL

Fewer work orders by end of contract year one.

10%

YEAR-TWO REDUCTION GOAL

Additional reduction by end of year two.

Weekly

MANAGER CHECK-INS

Standing meetings with the community manager.

Monthly

COMMITTEE REPORTING

Grounds committee attendance and updates.

Submit

AS NEEDED

>

Acknowledge

1 BUSINESS DAY

>

Resolve

3–5 BUSINESS DAYS

>

Report

MONTHLY

>

Review

ANNUAL SUMMARY

PART OF THE YARDNIQUE FAMILY OF COMPANIES

Who We Are

Locally managed, hands-on service backed by the operational depth, specialist resources, and financial stability of a broader family of companies. That structure gives clients responsive day-to-day support, stronger continuity, and the confidence of a long-term landscape partner.

Local Accountability

A local branch team is on your property and answerable for results — not a distant call center.

Operational Depth

Field crews, irrigation technicians, and agronomic specialists share resources across the region, so your site is never dependent on a single person.

Financial Strength

The backing of a larger organization means stable staffing, modern equipment, and the ability to invest in your property for the long term.

Purchasing Power

Regional scale lowers material and equipment cost and speeds access to plants, mulch, and irrigation parts.

Shared Standards

Consistent training, safety, and quality standards are applied company-wide and audited locally.

Florida-Specific Expertise

Teams trained on Florida turf, palms, and ornamentals, and current on regional water restrictions, fertilizer ordinances, and storm-season demands.

OUR STORY

ASI Landscapes began as a local Florida landscaping company built on a simple promise: show up, do quality work, and stand behind it. Today we care for commercial properties and communities across Central and Gulf Coast Florida with that same hands-on attention — now strengthened by the resources and shared standards of the Yardnique family of companies. The result is a partner equipped to invest in your property for the long term, while the local people who know your site stay close by.

WHAT THIS MEANS FOR YOU

- Responsive local crews who know your property and own the outcome — answers come from people nearby, not a call queue.
- One partner for maintenance, irrigation, enhancements, and agronomy, so services stay coordinated as your site's needs change.
- A financially steady partner that keeps crews, equipment, and schedules consistent through every season.
- Regional buying power and proven processes that help hold down cost and reduce day-to-day risk.

Enhancing landscapes and lives across Central and Gulf Coast Florida.

KEY STAFFING & RESPONSIBILITIES

1

TEAM(S)

1

DAY(S)

24

HOURS

4-5

OF CREW
MEMBERS PER
TEAM

2

MANAGERS

2

TECHNICIANS

Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

Service hours, crew sizes, and weekly man-hours vary by season (summer vs. winter) and are set by site size, detail level, growth rates, and weather. ASI Landscapes may adjust crew composition, visit duration, and schedules to maintain the specified level of service — total contract value and scope of work remain unchanged.

SECTION – PERSONNEL & OPERATIONS

SAFETY TRAINING & CREW QUALIFICATION

Every new team member completes a mandatory safety orientation at our ASI Landscapes office before being assigned to a production crew. No employee operates powered equipment on your property until they have been trained on it, evaluated on it, and cleared by a supervisor.

Orientation covers company safety policy, personal protective equipment, jobsite and pedestrian awareness, vehicle and trailer safety, and heat illness prevention. Instruction is hands-on: each employee is walked through pre-operation inspection, starting and shutdown, safe operating position, and shutdown-before-service for every machine they will touch. The placards below summarize the operating standards taught for each equipment class.

EQUIPMENT OPERATING STANDARDS

HAND TOOLS & MANUAL EDGERS

- DO Inspect handles and heads for cracks before each use.
- DO Cut away from the body; maintain clear footing and spacing.
- NO Never carry tools blade-up or leave them on walkways.

STICK EDGERS & STRING TRIMMERS

- DO Wear eye and face protection plus hearing protection.
- DO Keep guards installed; edge with discharge away from traffic.
- NO Never trim against trunks, meters, or irrigation heads.

BACKPACK & HANDHELD BLOWERS

- DO Direct discharge away from people, vehicles, and open water.
- DO Blow debris to the interior of the site, then collect.
- NO Never blow clippings into streets, drains, or ponds.

WALK-BEHIND MOWERS

- DO Mow across slopes; keep both hands on the control bar.
- DO Stop the blade and kill the engine before clearing a deck.
- NO Never bypass the operator presence control.

RIDE-ON & ZERO-TURN MOWERS

- DO Complete a walk of the area for debris before the first pass.
- DO Reduce speed on turns, slopes, wet turf, and near curbs.
- NO Never operate on grades beyond the machine's rating.

FUELING & TRANSPORT

- DO Refuel on a cool engine, on level ground, off turf.
- DO Secure every machine with straps before the trailer moves.
- NO Never leave a ramp down or a machine unchocked.

PERSONAL PROTECTIVE EQUIPMENT

- DO Eye protection, hearing protection, gloves, and high-visibility shirts are issued at hire and replaced at no cost to the employee.
- DO Steel-toe or composite-toe footwear required for all mowing and equipment operation.
- NO Never operate without required PPE, regardless of task duration.

JOBSITE & PEDESTRIAN AWARENESS

- DO Stop equipment when residents, children, or pets enter the work zone.
- DO Stage trucks and trailers clear of drive aisles, hydrants, and mail kiosks.
- NO Never back a truck or trailer without a spotter when the view is obstructed.

HEAT ILLNESS & HYDRATION

- DO Water and shade access maintained on every truck throughout the Florida season.
- DO Acclimatize new employees over their first week; schedule heavy work earlier in the day.
- NO Never work through symptoms – cramping, dizziness, or nausea stops the task immediately.

IRRIGATION & UTILITY AWARENESS

- DO Confirm locates before any excavation; hand-dig within the tolerance zone.
- DO De-energize and lock out controllers and pumps before servicing.
- NO Never trench or auger near marked utilities, sleeves, or low-voltage lighting runs.

CHEMICAL HANDLING, MIXING, STORAGE & APPLICATION

- DO Read and follow the label; the label is the law. Confirm site, rate, and re-entry interval before mixing.
- DO Wear label-specified PPE; mix over containment; keep Safety Data Sheets accessible on the truck.
- DO Post notification where required and record every application in the branch log.
- NO Never apply ahead of forecast rain, in wind exceeding label limits, or near open water without an approved buffer.
- NO Never transfer product to an unlabeled container or apply without licensed supervision.

All applications are performed by or under the direct supervision of a licensed applicator in accordance with Florida Department of Agriculture and Consumer Services (FDACS) requirements.

CREW ASSIGNMENT BY DEMONSTRATED COMPETENCY

Team members are assigned to crew positions based on comprehension, demonstrated skill, and prior experience — not on availability. Employees advance to higher-risk equipment only after a supervisor verifies competency in the field. Progression is tracked per employee, per machine.

STAGE 01

Orientation

Classroom and yard instruction at ASI Landscapes. Policy, PPE, hand tools, blowers.

STAGE 02

Supervised Field

Trimming and edging under a crew leader. Technique and site awareness observed.

STAGE 03

Verified Operator

Walk-behind, then ride-on mowing after documented sign-off by the supervisor.

STAGE 04

Specialty & Lead

Chemical application support, irrigation, and crew leadership under license.

ORIENTATION CURRICULUM

Instruction is delivered in the classroom and in the equipment yard at the ASI Landscapes facility, in English and Spanish, before any field assignment is made.

MODULE	CONTENT DELIVERED
Company Safety Policy	Responsibilities of the employee, crew leader, and branch; stop-work authority; disciplinary standards for safety violations.
PPE & Hazard Recognition	Required protection by task, inspection and replacement of gear, and identification of common site hazards before work begins.
Equipment Operation	Hands-on instruction and evaluation on each machine class, including inspection, safe operating position, and shutdown before service.
Vehicle, Trailer & Towing	Load securement, ramp and chock discipline, backing and spotting procedure, and daily pre-trip inspection.
Chemical Safety	Label comprehension, Safety Data Sheet access, mixing and containment, spill response, and posting and re-entry requirements.
Heat Illness Prevention	Hydration and shade practice, acclimatization of new hires, recognition of symptoms, and emergency response steps.
Incident Response	First aid and emergency contacts, injury and near-miss reporting, and property damage documentation procedure.

SITE-SPECIFIC HAZARD PROTOCOLS

Before the first service visit, the Account Manager documents property-specific hazards and reviews them with the assigned crew. Conditions common to community association and district properties are addressed as follows.

PONDS, LAKES & WET AREAS DO Maintain approved buffers on all bank mowing and applications. NO Never operate ride-on equipment on saturated or undercut banks.	ROADWAYS & DRIVE AISLES DO High-visibility apparel and cones for any work adjacent to live traffic. NO Never discharge clippings or debris toward moving vehicles.	AMENITY & PLAY AREAS DO Schedule around peak resident use; clear surfaces before leaving the zone. NO Never apply product in these areas without posting and re-entry compliance.	GATES, FENCING & ACCESS DO Close and secure every gate behind the crew; confirm pet containment. NO Never prop access points open or share gate codes outside the crew.
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DOCUMENTATION & ONGOING REINFORCEMENT

ITEM	PRACTICE
Training records	Signed orientation and equipment sign-off records are retained at the ASI Landscapes office and available to the District upon request.
Tailgate safety meetings	Conducted at the branch on a recurring schedule, with topics tied to seasonal conditions and recent field observations.
Daily jobsite briefing	Crew leaders review site hazards, pedestrian traffic, and the day's scope before work begins.
Equipment inspection	Pre-trip and pre-operation checks performed daily; damaged or unguarded equipment is removed from service.
Incident reporting	All incidents and near-misses are reported same-day to branch management and reviewed for corrective action.
Licensing	Applicator licenses and continuing education units are maintained current and verified by the branch.

COMMUNICATION & WORK ORDERS

Work orders for Harvest Ridge CDD are tracked through a simple, mobile-friendly system designed for fast submission, timely follow-through, and clear visibility for Michael Valle and board leadership. Routine requests are acknowledged within one business day, tracked through completion, and supported by regular reporting so Harvest Ridge CDD stays informed on response times, status, and service trends.

SERVICE COMMITMENTS

Dedicated Contact

A dedicated Account Manager serves as the Association's primary day-to-day contact for service coordination, follow-up, and issue resolution.

Proactive Site-Inspections

The Account Manager walks the property on a recurring schedule, logging deficiencies directly into Aspire as work orders before they are reported. Findings and corrective actions are documented with georeferenced photos and included in the monthly report to management.

Rapid Response

All calls and emails are responded to within 4 business hours during normal business hours, with after-hours emergency contact available for urgent property issues.

Internal Work Order System

All service requests are logged and tracked in the Aspire Work Order system — one time-stamped record from submission to close. Acknowledged within 1 business day, routine work in 3–5, paid-service quotes within 4.

Optional Call Center

Dedicated live line for residents and board members to report issues by phone, with each call logged directly as an Aspire work order so nothing slips through email.

Work Order Acknowledgment

Resident and management work orders are acknowledged within 1 business day, with status tracking maintained through completion.

Routine Resolution

Routine in-scope service requests are targeted for resolution within 3–5 business days, weather permitting and subject to site conditions.

Reporting & Review

Management receives recurring service updates, monthly work-order reporting, and scheduled agronomic and irrigation reviews to support informed board oversight.

WORK-ORDER WORKFLOW

1

Request Submitted

Resident, manager, or board representative submits a request through the work-order system with address, issue details, and photos when needed.

2

Reviewed & Assigned

The request is reviewed by the Account Manager and routed to the appropriate field, irrigation, or agronomic team based on scope and priority.

3

Scheduled for Service

The issue is scheduled within the appropriate service window, with priority escalation applied for irrigation failures, safety concerns, or high-visibility landscape issues.

4

Completed & Documented

Work is completed by the responsible team and documented with notes, status updates, and photos when appropriate for management review.

5

Reported & Closed

Completed work is tracked in the monthly reporting log, allowing management and board leadership to monitor trends, response times, and recurring property needs.

REPORTING CADENCE

Weekly service confirmation

Monthly site scorecard with photo log

Quarterly agronomic & irrigation review

WHY OUR STRUCTURE BENEFITS YOUR PROPERTY

A coordinated support structure, not a chain of command: one accountable point of communication backed by dedicated field leadership, irrigation expertise, agronomic oversight, and clear escalation when the property needs added attention.

WHO SUPPORTS YOUR PROPERTY



DAILY COMMUNICATION

Johannes Maceira

Account Manager/ BMP, FNGLA

6 years experience

Owns your relationship, coordinates every service, and is your single point of contact.

Johannes built his career from the ground up after graduating from school. His hands-on operational background provides him with a strong understanding of field execution, crew workflow, and property-level service requirements. This practical foundation allows Johannes to effectively manage client expectations, maintain service consistency, and deliver high-quality landscape results across the properties under his care.



FIELD EXECUTION

Benji Jimenez

Production Manager/ BMP, FNGLA

20 years experience

Directs the crews on your property and holds the line on quality and schedule.

Having grown through the industry with a strong operational foundation, Benjamin oversees daily field execution, crew performance, scheduling, and quality control across multiple properties. His leadership ensures that scopes of work are delivered efficiently, safely, and consistently, while maintaining high standards of workmanship and presentation.



IRRIGATION

Johnny Rodriguez

Irrigation Manager

25 years experience

Monitors, inspects, and corrects your system to protect turf and control water cost.

Johnny oversees irrigation technicians across ASI's client portfolio. He brings more than 25 years of experience in the landscape industry, having advanced from an irrigation laborer to assistant and ultimately into a leadership role through hands-on field experience and technical expertise. Johnny is proficient in servicing all major irrigation system brands and remains actively engaged in continuing education to stay current with evolving technologies, efficiency standards, and regulatory requirements.



AGRONOMY

Robert Tabone

Agronomics Manager / CPO

40 years experience

Guides fertilization, pest, and soil-health decisions for long-term plant performance.

Bob's background spans both field operations and specialized agronomic services, allowing him to bridge practical landscape maintenance with science-based turf and ornamental care. Bob holds the required licenses and certifications for his role and remains actively engaged in Best Management Practices (BMP) and advanced agronomy education.

Every role converges on one outcome — a well-run Harvest Ridge CDD.

START-UP OPERATIONAL PLAN & IMPLEMENTATION TIMELINE

Our companies recognize the importance of delivering consistent, high-quality landscape maintenance services. In alignment with the client-provided Scope of Work and documented Understanding of Project Scope, our start-up operational plan is designed to systematically implement targeted horticultural, agronomic, and curb appeal improvements. These services and enhancements will be introduced and completed within the following outlined timeframes.

1

PHASE 1

Pre-Start — Contract Award

PRE

- ✓ Finalize staffing, equipment, and crew structure
- ✓ Conduct pre-start meetings with client representatives
- ✓ Review and adjust color-coded service maps, crew assignments, and path-of-motion plans
- ✓ Perform property walkthrough to identify priority maintenance issues and deferred enhancements
- ✓ Establish agronomic baselines including turf evaluation and soil sampling (if required)

2

PHASE 2

Weeks 1–4 (First Month)

30

- ✓ Weekly maintenance begins on Day 1 per approved service maps
- ✓ Enhanced management oversight to ensure crews are fully aligned with scope and service areas
- ✓ Adjustments to crew structure, routes, or leadership documented and approved as needed
- ✓ Complete full irrigation audit of controllers, zones, and components
- ✓ Deliver written irrigation report with repair and improvement recommendations
- ✓ Initiate preseason fertilization and early weed control to prepare turf for growing season

3

PHASE 3

Months 2–3

60

- ✓ Maintenance operations stabilized and operating efficiently
- ✓ Identify and propose non-contractual enhancement needs (mulching, seasonal color, palm & tree pruning, shrub bed corrections)
- ✓ Address critical enhancements concurrently with routine maintenance
- ✓ Coordinate seasonal color or holiday features when requested

4

PHASE 4

Month 3 — Review

90

- ✓ Staffing and production processes fully optimized
- ✓ Formal review meeting with client representative to assess performance and communication
- ✓ Continued focus on turf color, weed eradication, and shrub bed detailing
- ✓ Conduct soil sampling (if authorized) and tailor agronomic program accordingly
- ✓ Ongoing detail enhancements and selective pruning as needed

5

PHASE 5

Months 4–6 — Stabilization

120+

- ✓ Maintenance operations fully stabilized and performing at peak efficiency
- ✓ Seasonal transition plans implemented for fall conditions and debris management
- ✓ Staffing levels proactively adjusted to maintain service continuity through off-season cycles
- ✓ Continued refinement of turf health, irrigation performance, and agronomic inputs
- ✓ Long-term enhancement opportunities identified and prioritized with client input
- ✓ Ongoing quality audits conducted to ensure consistency across all service areas

Upon award and prior to commencement of services, working collaboratively with the client, we will finalize and provide a comprehensive, color-coded service map identifying each crew and their designated areas of responsibility by service type. These maps will include project-specific Path of Motion routing for each crew, organized by service day and weekly schedule. The following map provides the property boundaries and takeoff measurements for the property:

PROPERTY TAKEOFF MAP

COMPANY SERVICES

"From routine maintenance to irrigation, agronomy, enhancements, horticulture, arbor care, and reporting support, our services are structured to give the property one coordinated partner across the full landscape program."

Landscape Maintenance Routine mowing, edging, detailing, debris removal, and presentation-focused care delivered on a seasonally adjusted service schedule.	Irrigation System monitoring, inspection, troubleshooting, repair coordination, and audit-driven recommendations to improve performance and water efficiency.
Agronomy Fertilization, pest and disease management, soil-informed treatment planning, and long-term turf and plant health support.	Enhancements Seasonal color, mulch replenishment, sod replacement, pressure washing, and property-improvement services quoted and managed as needed.
Horticulture Ornamental bed care, shrub pruning, weed management, plant health observation, and appearance-focused detailing across common areas and amenities.	Arbor Care Palm and tree trimming, canopy management, clearance maintenance, and related recommendations for safety, visibility, and overall site appearance.
Storm & Emergency Response Priority response for wind events, freeze, and drought restrictions, with crews mobilized for debris clearing and safety hazards ahead of routine schedules.	Reporting & Support Dedicated account management, work-order coordination, recurring reporting, site reviews, and board-ready communication to support informed decision-making.

PROGRAM AT A GLANCE

1 SERVICE ZONES	42 MOW WEEKS / YEAR	6 TURF/SHRUB FERTILIZATION	72 Hours NON-EMERGENCY ISSUE RESPONSE
12 IRRIGATION INSPECTIONS			

SERVICE CADENCE

WEEKLY Maintenance	MONTHLY Irrigation inspections	BI-MONTHLY Agronomic / IPM review	ANNUAL Planning & reporting	MONTHLY Property Detail
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YOUR SUPPORT STRUCTURE & LINE OF ACCOUNTABILITY

Our leadership structure gives the District a direct line to seasoned executives, leaders and managers who own results at every level of the program. Each role is assigned to a specific leader with clear accountability for communication, field execution, irrigation performance, agronomics, and escalation when the property needs added attention.



PRESIDENT/FOUNDER

Brian DuMont

President/Founder



SENIOR VICE PRESIDENT

Joe Chiellini

Senior Vice President



CHIEF OPERATING OFFICER

Bill Davoli

Chief Operating Officer



VICE PRESIDENT BUSINESS DEVELOPMENT

Alan Anders

Vice President Business Development



REGIONAL DIRECTOR OF BUSINESS DEVELOPMENT

Dominick Portoghese

Regional Director of Business Development



DISTRICT DIRECTOR BUSINESS DEVELOPMENT - FL GULF COAST

Neil McFadyen

District Director Business Development - FL Gulf Coast



REGIONAL OPERATIONS MANAGER / BMP, FNGLA, CPO

Joe Amarosa

Regional Operations Manager / BMP, FNGLA, CPO



BRANCH LEADERSHIP

Jonathan Maceira

Regional Branch Manager / BMP, FNGLA



PRIMARY CONTACT

Johannes Maceira

Account Manager/ BMP, FNGLA



IRRIGATION SUPPORT

Johnny Rodriguez

Irrigation Manager



AGRONOMIC SUPPORT

Robert Tabone

Agronomics Manager / CPO



OPERATIONS ESCALATION

Benji Jimenez

Production Manager/ BMP, FNGLA

COMMUNICATION & REPORTING

Clear accountability

Consistent reporting

Rapid escalation

Ownership Involvement

OTS

LOCAL COVERAGE & REGIONAL DEPTH

SERVICE COVERAGE FOR CENTRAL FLORIDA

Your property is supported through our Central Florida operating network, with day-to-day accountability led from Orlando, and additional support resources available throughout the region. This keeps local leadership close to the property while providing access to regional irrigation, agronomic, enhancement, and operations support.

BRANCH NETWORK

PRIMARY HUB

ASI Landscapes

9702 Harney Road, Thonotosassa
FL 33592

Primary service hub — operated by ASI Landscapes for routine maintenance, inspections, and day-to-day scheduling.

PHONE

813-948-3938

SUPPORT BRANCH

ASI Haines City

212 12th St. N. Haines City, FL
33844

SUPPORT BRANCH

ASI Landscapes Orlando

574 Fairvilla Road, Orlando FL
32808

SUPPORT BRANCH

Creative

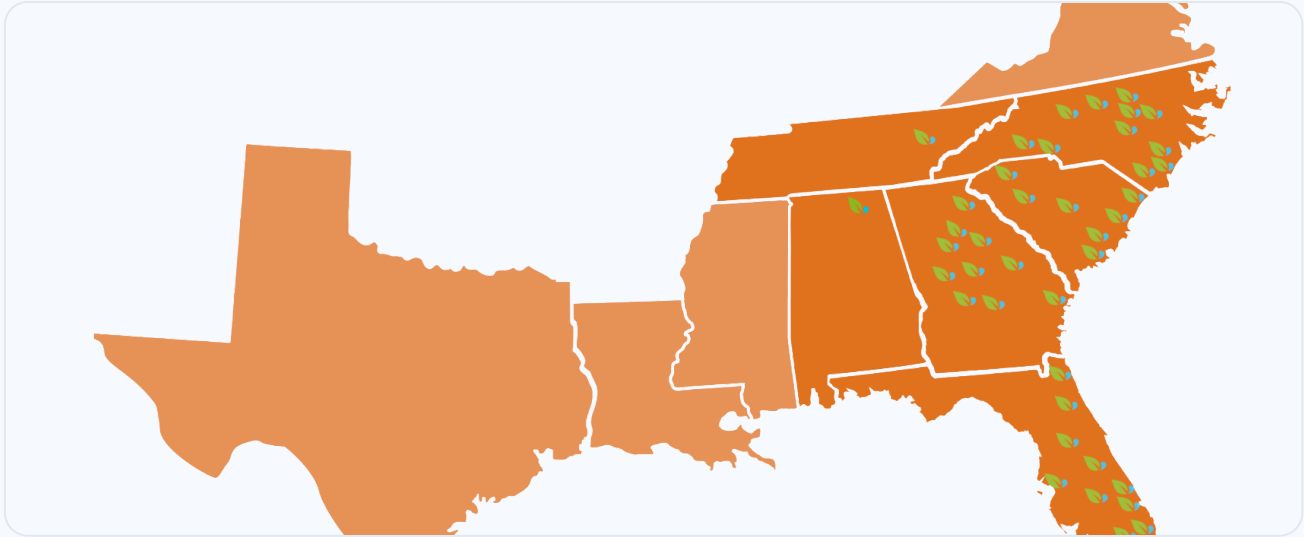
7080 57th Street, Vero Beach, FL
32967

SUPPORT BRANCH

Precision

9450 Old Dixie Hwy. Lake Park, FL
33403

CENTRAL FLORIDA COVERAGE MAP



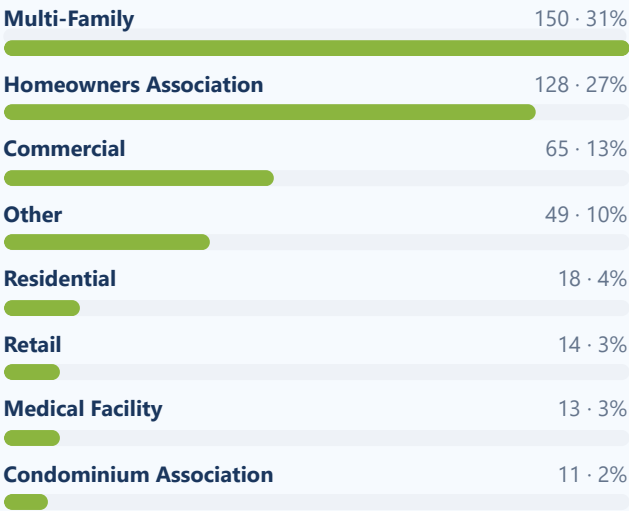
PROOF OF PERFORMANCE

CLIENT PORTFOLIO

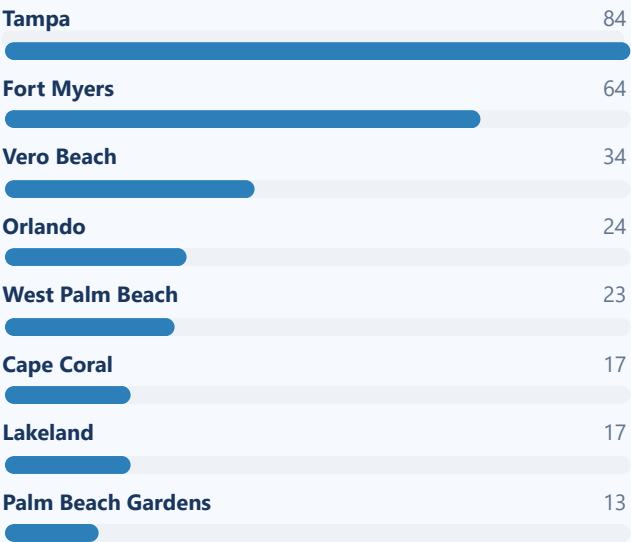
ASI Landscapes actively supports 483 communities across our broader service network, spanning 89 markets and 16 property types, including 284 multi-site accounts. Our deepest concentration is in Tampa (84 active accounts), with multi-family communities forming the largest share of the book. The accounts below reflect broader network experience relevant to this scope.



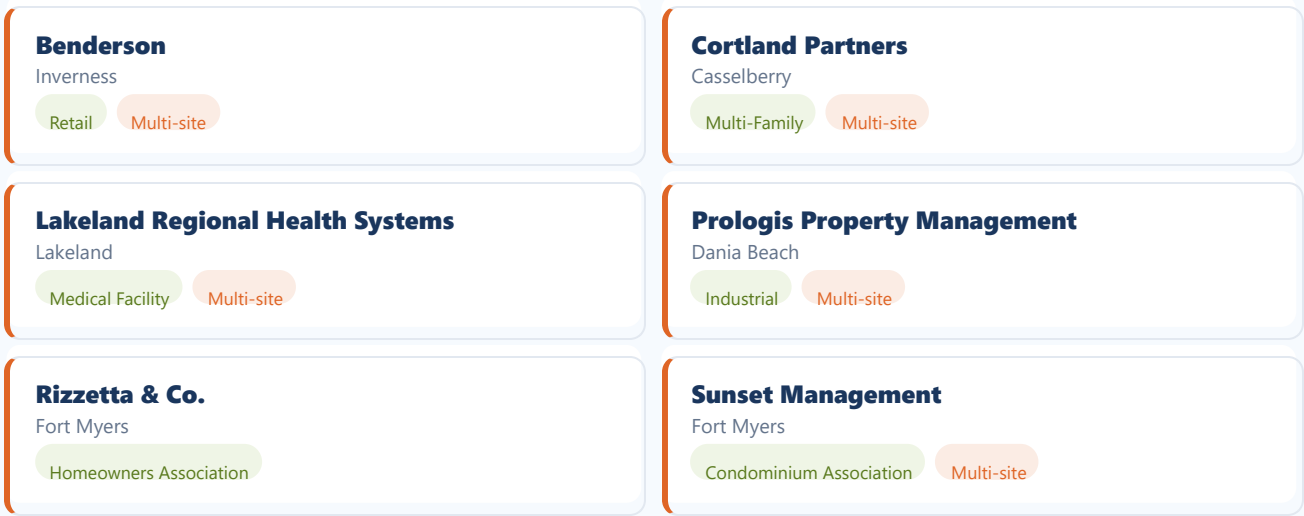
PROPERTY-TYPE MIX



TERRITORY CONCENTRATION



FEATURED ACCOUNTS



CURRENT CLIENT REFERENCES

Fishhawk Ranch CDD**\$1.4M+**

Lithia, FL · 2024 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, ponds, and trails.

Mr. Eric Dailey

District Manager

Halifax Solutions, Inc

(813) 575-1955 · edailey@halifax-solutions.com

Spring Lake CDD**\$225K+**

Riverview, FL · 2023 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds.

Mr. Eric Dailey

District Manager

Halifax Solutions, Inc

(813) 575-1955 · edailey@halifax-solutions.com

Epperson North CDD**\$567K**

Wesley Chapel, FL · 2025 – Ongoing

Full-service landscape maintenance services to community common area roads, parks, sub associations.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

Panther Trace II CDD**\$268K**

Riverview, FL · 2026 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, ponds, and trails.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

TPost 6 CDD**\$105K**

Tampa · 2026 - Current

Comprehensive landscape maintenance services

Mark Vega

Inframark

(813) 991-1140 · mark.vega@inframark.com

Lexington Oaks CDD**\$210K**

Tampa · 2026 - Current

Comprehensive landscape maintenance services

Mark Vega

District Manager

Inframark

(813) 991-1140 · mark.vega@inframark.com

MAINTENANCE SERVICES

SPECIAL SERVICES, MAINTENANCE SERVICE RATES AND SCHEDULES

Recommended Standards

Mowing & Turf Care

TURF TYPE	MOWING HEIGHT	GROWING SEASON	DORMANT / OFF-SEASON FREQUENCY
St. Augustine Turf	3.5" - 4.5"	(Apr 1 - Oct 31)	(Nov 1 - Mar 31)
Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Mar)
Non-Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Apr)
Zoysia Turf	Seasonal	Weekly (Mar - Nov)	(Dec - Feb)
Bermuda Turf	1" - 1.5"	Twice Weekly*	Bi-weekly
Field / Athletic Turf	As Required	Per Use Schedule	Per Use Schedule

Edging & Detail Trimming

SERVICE AREA	METHOD	FREQUENCY (APRIL - OCT)	FREQUENCY (OCT - MARCH)	STANDARD
Driveways / Sidewalks / Curbs	Mechanical hard edging	Weekly	Bi-weekly	Vertical blade only; no bevel
Roadways & Pathways	Mechanical hard edging	Weekly	Bi-weekly	Clean, straight edge
Planting Beds (Soft Edge)	Ghost edging	Every mow	Every mow	Crisp bed line; no grass runners
Trees & Plant Material	Mechanical edging	Every mow	Every mow	No trunk or root damage
Valve Boxes / Grounds Vaults	Trim & edge	Every mow	Every mow	Fully exposed and accessible
Turf Line Trimming	String trimming	As needed	As needed	Match mowing height

Trash & Debris Removal

TASK	FREQUENCY	STANDARD
Site Policing (Pre-Mowing)	Every service	Entire site checked
Maintenance Debris Removal	Prior to lunch & end of day	No debris left onsite
Amenity & Entry Area Inspection	Weekly	Trash-free
Road Gutter Silt Removal	Monthly	Clear drainage paths

Blowing & Site Cleanliness

AREA	METHOD	FREQUENCY	STANDARD
Hard Surfaces (Sidewalks, Curbs, Roads)	Forced air	Twice daily	Clean and debris-free
Parking Areas & Entrances	Forced air	Every service	No clippings or debris
Amenity Areas	Forced air	Every service	Clean and presentable
Residential Driveways & Walkways	Forced air	Every service	Debris blown away from structures
Storm Drain Interfaces	Controlled airflow	Every service	No debris blown into drains

Neglect, Damage & Vandalism

Responsibility Standards

DAMAGE CAUSED BY OPERATIONS OR NEGLIGENCE	RESPONSIBILITY	RESULTS TIMELINE
Turf, shrubs, trees, or plants damaged by operations or chemicals	Contractor	Immediate replacement
Damage caused by conditions beyond our control (weather, site conditions, third parties)	Client	As authorized
Damage caused by unknown or third-party sources	Reported by Contractor	Upon discovery
Theft or vandalism not attributable to operations	Reported by Contractor	Upon authorization

Detailing of Planted Areas - Standards of Scope

SERVICE COMPONENT	METHOD	FREQUENCY	STANDARD
Shrub, Groundcover & Vine Pruning	Hand or power shears	Every 4- 5 weeks (year-round)	Maintain shape, fullness & health

Detailing of Planted Areas - Standards of Scope

SERVICE COMPONENT	METHOD	FREQUENCY	STANDARD
Flowering Shrubs	Selective pruning	Per bloom cycle	No pruning until flowering completes*
Renewal Pruning	Structural cutback	Annually (Feb 1 - Mar 30)	Up to 1/2" of plant mass if required
Weeding (Beds & Mulch)	Manual or approved chemical	Bi-weekly minimum	Essentially weed free
Turf Runners into Beds	Manual removal / edging	Every service	Clean bed definition
Tree Suckers	Manual removal	As needed	Trunk and root flare protected
Signs, Lighting & Sightlines	Vegetation clearance	Every service	Fully visible at all times
Buffer Zones (Natural Areas)	Mechanical cutback	As needed	Minimum 3' buffer maintained

Ornamental Insect & Disease Control

SERVICE DESCRIPTION	METHOD	TARGET	RATE PER APPLICATION
Contact Insecticide Spray	Foliar Spray	Aphids, whitefly, scale	
Systemic Insecticide Treatment	Drench / Foliar	Scale, mites, mealy bug	
Fungicide Application	Foliar Spray	Powdery mildew, leaf spot	
Horticultural Oil Application	Foliar Spray	Scale, mites, psyllids	
Emergency Pest Treatment	As Needed	Active infestation	

Turf Care Specifications

Annual Turf Fertilization & Pest Management Program

APPLICATION WINDOW	APPLICATION TYPE	SERVICE DESCRIPTION	MATERIAL / NOTES
February	Granular	Early-season fertilization with pre-emergent weed control	24-0-10 fertilizer, 75% slow-release nitrogen + pre-emergent
April	Granular	Fertilization with chinch bug prevention	21-0-10 fertilizer, 75% slow-release nitrogen + insecticide
June	Liquid	Liquid fertilization with chinch bug control (as needed)	High manganese formulation (fl oz rate) + insecticide

Annual Turf Fertilization & Pest Management Program

APPLICATION WINDOW	APPLICATION TYPE	SERVICE DESCRIPTION	MATERIAL / NOTES
September	Granular	Fall fertilization with micronutrients	10-0-20 fertilizer, 50% slow-release nitrogen + micros
October	Liquid	Targeted chinch bug treatment (as needed)	Arena# 50 WP
November	Granular	Late-season fertilization with micronutrients	24-0-11 fertilizer, 50% slow-release nitrogen + micros

Pre-Emergent Weed Control Schedule

APPLICATION	TIMING	TARGET WEEDS
Spring Pre-Emergent	January – February	Summer annuals, crabgrass
Fall Pre-Emergent	September – October	Winter annuals, Poa annua

Turf Disease Control

APPLICATION	TIMING	DISEASE TARGET
Preventive Fungicide — Spring	March – April	Brown patch, gray leaf spot
Curative Fungicide Application	As Needed	Active disease identification
Take-All Root Rot Treatment	Spring / Fall	Gaeumannomyces sp.
Pythium / Root Rot Treatment	Wet Season	Pythium aphanidermatum

Ornamental Treatment

APPLICATION WINDOW	TYPE	SERVICE DESCRIPTION	MATERIAL
March	Granular	Ornamental bed fertilization (50% slow-release)	13-0-13 + Micros*
April - June	Liquid	Pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
September	Liquid	Fall pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
October - November	Granular	Fall ornamental bed fertilization	13-0-13 + Micros*

Lawn Insect Control Program

APPLICATION	TIMING	TARGET PESTS
Spring Application	April – May	Chinch bugs, sod webworm, armyworm
Summer Application	June – July	Chinch bugs, fire ants
Late Summer Application	August – September	Armyworm, grubs, chinch bugs
Fall Application	October – November	Overwintering insects
Emergency / Spot Treatment	As Needed	Active infestation response

Post-Emergent Weed Control

SERVICE DESCRIPTION	APPLICATION METHOD	TARGET
Broadleaf Weed Control — Turf	Broadcast Spray	Clover, dollarweed, spurge
Sedge Control — Turf	Spot Treatment	Nutsedge, kyllinga
Spot Weed Control — Beds	Directed Spray	Mixed broadleaf & grassy weeds
Total Vegetation Control	Directed Spray	Bare ground / edging areas

Soil Amendment & pH Management

SERVICE DESCRIPTION	UNIT	NOTES
Soil pH Test	Per Sample	Lab submission
Lime Application	Per 1,000 SF	Raises pH
Sulfur Application	Per 1,000 SF	Lowers pH
Organic Compost Top-Dress	Per 1,000 SF	1/4 inch application
Liquid Soil Conditioner	Per 1,000 SF	Humic / fulvic acid
Topdressing — Silica Sand	Per 1,000 SF	Thatch management

IPM Matrix - Routine Inspections (As-Needed Applications)

IPM COMPONENT	PURPOSE	PRIMARY ACTIONS	EXAMPLES / APPLICATION	BENEFIT TO PROPERTY
Monitoring & Scouting	Early detection of pests, disease	Routine inspections by trained personnel	Weekly site walk-throughs to identify chinch bug activity	Reduces need for broad-spectrum chemicals

IPM Matrix - Routine Inspections (As-Needed Applications)

IPM COMPONENT	PURPOSE	PRIMARY ACTIONS	EXAMPLES / APPLICATION	BENEFIT TO PROPERTY
Accurate Pest Identification	Ensure correct treatment method	Identify pest species and damage source prior to treatment	Differentiating insect damage from disease or nutrient deficiency	Prevents ineffective treatments
Action Thresholds	Avoid unnecessary treatments	Treatment initiated only when pest levels exceed UF/IFAS thresholds	Spot treatment rather than blanket applications	Environmentally responsible control
Cultural Controls	Promote plant health to naturally resist pests	Proper mowing heights, irrigation management, soil-based fertilization	Adjusting irrigation to reduce fungal pressure	Stronger turf and ornamentals
Targeted Chemical Controls	Precise control when other methods are insufficient	Spot or limited-area applications following label and UF/IFAS guidelines	Targeted chinch bug treatment	Effective control with minimal environmental impact
Documentation & Reporting	Transparency and compliance	Inspection reports, application logs, and treatment summaries	Monthly IPM reports submitted to property	Clear communication, regulatory compliance

Time & Materials

1) COMMON REPAIR KITS (INSTALLED)	TYPE	UNIT/NOTES	PRICE
12" Pop-Up Spray Head Installed	Kit	w/labor	\$34
12" Rotor Replacement	Kit	w/labor	\$99
2" Valve Replacement	Kit	w/labor	\$402
2" Irrigation Line Repair	Kit	w/labor	\$426
GA - 12" Pop Up Spray Head Replacement MP	Kit	w/labor	\$83
GA 1" Mainline Repair	Kit	w/labor	\$176
GA 1" Valve Replacement	Kit	w/labor	\$179
GA 1.5" Mainline Repair	Kit	w/labor	\$288
GA 6" Pop Up Spray Head Replacement	Kit	w/labor	\$24
GA Lateral Line Repair	Kit	w/labor	\$107
GA Zone not Responding	Kit	w/labor	\$222

Time & Materials

1) COMMON REPAIR KITS (INSTALLED)

	TYPE	UNIT/NOTES	PRICE
Rain Sensor Replacement	Kit	-	\$161
Small Backflow Replacement	Kit	-	\$689

Common Parts

2) SPRAY HEADS, NOZZLES & ROTORS (COMMON ITEMS)

	TYPE	UNIT/NOTES	PRICE
12" Pop-Up Spray Head Installed	Kit	w/labor	\$34
Hunter Pro-Spray 6 in. Pop Up with Check Valve	Material	EA	\$12
Hunter Pro-Spray 6 in. Pop Up with PRS30 Pressure Regulator and Check Valve	Material	EA	\$20
Hunter Pro-Spray 12 in. Pop Up with Check Valve	Material	EA	\$17
Hunter Pro-Spray 12 in. Pop Up with PRS30 Pressure Regulator with Check Valve	Material	EA	\$24
Hunter MP Rotator Nozzle	Material	EA	\$8
Hunter I-20 Adjustable Rotor 6 in. Riser with Check Valve and Pressure Regulated Body	Material	EA	\$34
Hunter PGP Adjustable Reclaim Rotor 4 riser with 2.5 nozzle	Material	EA	\$16
Rainbird Nozzle 10 ft. Radius Full Circle	Material	EA	\$1
Hunter PRO Nozzle 5 ft. Radius Quarter Circle 5 ft. 90 Degree	Material	EA	\$1

Major Parts - Electronics

4) CONTROLLERS, MODULES, DECODERS & SENSORS

	TYPE	UNIT/NOTES	PRICE
Hunter Controller Pro-C Fixed Indoor 6 Station	Material	EA	\$189
Hunter Controller X-Core Fixed Indoor 6 Station	Material	EA	\$108
Hunter Controller X-Core Fixed Outdoor 4 Station	Material	EA	\$131
Hunter DUAL Decoder Output Module 48 Station for I-Core Controllers	Material	EA	\$648
Hunter ACC2 Expansion Module 6 Station	Material	EA	\$370
Hunter Freeze Sensor Wired	Material	EA	\$52
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall	Material	EA	\$32
Hunter Rain/Freeze Clik Sensor Wireless	Material	EA	\$109

Containment/Hardware Accessories

5) VALVE BOXES, LIDS & HARDWARE	TYPE	UNIT/NOTES	PRICE
NDS 10 in. Round SureFit Universal Valve Box Lid	Material	EA	\$17
NDS 6 in. Round SureFit Universal Valve Box Lid	Material	EA	\$11
NDS Jumbo Pro Spec Valve Box	Material	EA	\$148
NDS Jumbo Valve Box Standard Black Box/Purple Lid Overlapping 13x20x12 in.	Material	EA	\$182
NDS Residential Valve Box Round 6 in. Black Box/Green Lid ICV	Material	EA	\$8
Grounding Rod 5/8 in. x 10 ft.	Material	EA	\$114
Sidewalk Sleever 1 in. x 8 ft.	Material	EA	\$200
Sidewalk Sleever 2 in. x 5 ft.	Material	EA	\$220

Landscape Maintenance - Additional Services

SERVICE CATEGORY	DESCRIPTION	UNIT OF MEASURE	RATE RANGE*
Mulch Installation	Supply and install approved organic mulch, including bed preparation and edging	Per cubic yard (installed)	\$65 - \$75 / CY
Annual Color Change-Out	Removal of existing material, bed prep, and installation of seasonal annuals	Per plant	\$3.00 - \$4.50
Annual Bed Renovation	Complete bed renovation including cultivation, soil amendment, grading, and prep	Per labor hour	\$75 / hour
Shrub Replacement	Removal and replacement of shrubs (1-gal through large containers)	Per shrub	\$25 - \$225
Tree Replacement	Removal and replacement of trees up to 6" caliper	Per tree	\$350 - \$1,200
Palm Installation	Supply and install palms (container or field-grown)	Per palm	Priced per size
Enhanced Bed Weeding	Intensive hand-weeding beyond routine maintenance	Per labor hour	\$55 - \$75
Sod Replacement	Removal and replacement of damaged turf areas	Per sq. ft.	\$2.50 - \$4.50

SPECIAL SERVICES

Palm & Tree Trimming

Annual Scheduled Service

Palms and trees are trimmed to the proper cut point for healthy regrowth and a clean, storm-ready canopy — dead, crossing, and hazardous limbs removed and hauled with every service.

SERVICE STANDARDS

- ✓ Sabal palm trimming: 9–3 o'clock dead fronds only
- ✓ Phoenix and Washingtonia palms trimmed to a full hurricane cut
- ✓ Tree canopy thinning to reduce wind resistance and improve structure
- ✓ Dead and hazardous limb removal at each trimming
- ✓ Site cleanup and debris removal with every service

Annual SCHEDULED SERVICE	10 & 2 RECOMMENDED CUT	Hauled Off DEBRIS AND CLEANUP
PRE-SEASON Storm-readiness trim	ANNUAL Full canopy service	AS NEEDED Hazard limb removal

SPECIAL SERVICES

Annual Color Rotation

Seasonal Flowering Plant Installations

Seasonal color keeps entries and amenities vibrant year-round — variety matched to season and sun, beds fully prepped, planted, and watered in, with selections approved by the board.

SERVICE STANDARDS

✓ Spring/Summer: heat-tolerant selections (pentas, vinca, marigolds, lantana)

✓ Fall/Winter: cool-season varieties (petunias, snapdragons, pansies, dianthus)

✓ Full bed preparation and soil amendment before each rotation

✓ Standard 9-inch spacing for full coverage and impact

✓ Variety and color selections subject to board approval

4x

ROTATIONS / YEAR

9"

PLANT SPACING

**Seasoned
Matched**

VARIETY AND COLOR

SPRING

Warm-season install

FALL

Cool-season install

EACH ROTATION

Bed prep + water-in

SPECIAL SERVICES

Mulch Replenishment

Annual Top-Dress Application

An annual top-dress holds a 2–3" mulch depth across all beds — locking in moisture, suppressing weeds, and sharpening curb appeal, with borders re-edged and the site cleaned up.

SERVICE STANDARDS

✓ Premium shredded hardwood or pine bark mulch (board-approved)

✓ Beds fully edged and cleared before each application

✓ Applied to maintain 2–3 inch depth across all beds

✓ Held 2–3 inches clear of tree trunks and shrub crowns

✓ Delivery, installation, and complete site cleanup included

2–3" MAINTAINED DEPTH	Annual TOP-DRESS	Defined BORDERS AND EDGE
ANNUAL Full top-dress application	EACH APPLICATION Re-edge & clear beds	AS NEEDED Touch-up in high-visibility areas

SPECIAL SERVICES

Integrated Pest & Disease Management

Licensed Applicator Program

Prevention-first IPM keeps the landscape healthy with less pesticide — monthly scouting, targeted spot treatments, and rapid response to pests and disease, all by licensed applicators and documented.

SERVICE STANDARDS

✓ Monthly scouting for pest pressure, disease, and turf stress	✓ Targeted spot treatments between scheduled rounds
✓ Chinch bug, sod webworm, and armyworm monitoring & rapid response	✓ Fungal disease identification and curative treatments
✓ Licensed-applicator documentation on request	✓ Grub and soil-pest programs available as needed

Monthly SCOUTING	Targeted SPOT TREATMENTS	Licensed APPLICATORS	
1 Scout Monthly monitoring for pest pressure, disease, and turf stress.	2 Identify Confirm the pest or pathogen and the affected areas.	3 Treat Targeted, threshold-based spot treatment — least product needed.	4 Document Licensed-applicator records for compliance and board review.



TERRALENS

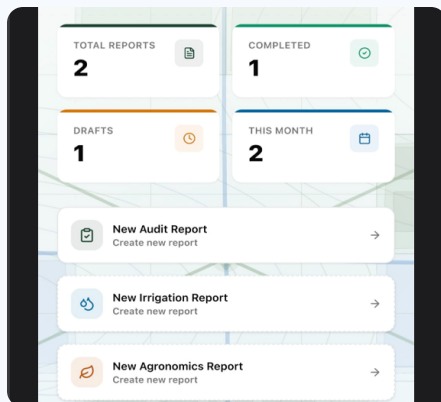
FIELD MANAGER

OUR SERVICES & TECHNOLOGY

Terra-Lens Field Management

Real-Time Property Intelligence & Digital Reporting

Our team utilizes TerraLens Field Manager — a proprietary, cloud-based field management platform — to document every service visit with GPS-verified timestamps, comprehensive photo documentation, and real-time condition reporting. Board members and property managers receive transparent, accessible records of all work performed. TerraLens transforms traditional service logs into a living digital record of your property's landscape history — enabling data-driven decisions about maintenance programs, capital budgets, and enhancement priorities.



- GPS-verified service documentation for every visit
- Photo-documented site audits with annotated condition reports
- Real-time irrigation inspection and deficiency tracking
- Agronomic and turf health assessment reporting
- Digital signature capture for work order authorization
- Accessible by board members and property managers 24/7



OUR SERVICES & TECHNOLOGY

Landscape Design & Enhancement Services

Protecting Property Values Through Purposeful Design

Our in-house design team delivers comprehensive landscape design and enhancement services to help communities elevate curb appeal and protect long-term property values. From entry feature renovations and monument enhancements to full community-wide landscape master plans, we combine creative vision with deep horticultural expertise.

Every design recommendation is grounded in local plant knowledge, Florida-Friendly landscaping principles, and an understanding of the unique character of each community we serve.



- Conceptual design and plant palette consultation
- Entry feature and monument area renovations
- Community-wide landscape master planning
- Irrigation system design and upgrade management
- Architectural lighting design for safety and aesthetics
- Hardscape integration and contractor coordination



Justin Fuller

Owner

5450 Bruce B Downs Blvd. #387

Wesley Chapel, FL 33544

(813) 521-4300

Attention: CDD Board

August 4, 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	8/1/2026
DUE DATE	1st

Harvest Ridge CDD

DESCRIPTION / INCLUDED		PRICE
Lawn Maintenance - All Common Areas along front entryway spanning the fence line, outside fence line on north/south/east side of community, all pond banks, and community center - Mow, edge, blow (includes up to 38 cuts per year *weather permitting*) - Growing Season (May-October) - Weekly Service - Non-growing Season (November-April) - Bi-weekly Service Landscape Maintenance - All common Landscape bed areas entrance ways, community center and fence line - Clean up trash each visit - Monthly (12x) Trimming of shrubs and trees *includes all shrubs and trees (up to 10') - 2x per month (Landscape Beds Only) Weed Treatment *growing season - 1x per month (Landscape Beds Only) Weed Treatment *non-growing season		\$44,300.00
Mulching - - Install Pine Bark mulch 1x in all common landscape beds *includes all labor and materials to install 1 cubic yard of mulch		\$63/yard
Annuals - *Includes all labor and materials for installation of one 4" annual		\$2.25/per
Pest Control & Fertilization - - As needed mound treatment of bahai turf areas for ants - Quarterly Treatment of Landscape plants		\$2,200.00
Irrigation Inspections - - Monthly Inspections of all zones with reports. *Minor Repairs included with a \$300 monthly limit.		\$4,740.00
	Annual	\$51,240.00
	Monthly	\$4,270.00

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 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!

Exhibit A

Scope of Services for Landscaping and Irrigation Services

1. Mowing:

- a. Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance as needed depending on growing season and conditions.
- b. It is anticipated that mowing services shall be provided weekly during the growing season, and every other week during the non-growing season.
- c. At no time will the grass be allowed to grow beyond a maximum height of 5.5 inches for St Augustine turf, 3.5 inches for Bahia turf, and 2 inches for Bermuda.
- d. Mowers are to be equipped with a mulching type deck.
- e. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease.
- f. Pond banks and retention areas will be mowed to the water's edge or sod line (if water is not present) with care to avoid scalping that may cause erosion and to ensure clippings do not enter the water.
- g. Perimeters of all natural areas are to be maintained so the growth does not overtake the turf.

2. Turf Trimming:

- a. Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters.
- b. A continuous cutting height will be maintained to prevent scalping.

3. Edging/Line Trimming:

- a. Hard edged areas (curbs, sidewalks, trails, driveways, etc..) shall be maintained with every mowing.
- b. Soft edged areas (tree rings, shrub, bed areas etc...) shall be maintained every other mowing.
- c. Chemical edging is not permitted.

4. Pruning: All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:

- a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
- b. Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
- c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
- d. Ground covers and vines maintain a neat, uniform appearance.

5. Weeding: Weeds will be removed from all turf, plants, trees, shrubs, and flower beds as needed (at least 2x per month during the growing season and 1x per month during the non-growing season). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

6. Pest Control and Fertilization:

- a. Contractor should use IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed.
- b. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year.

Exhibit A

Scope of Services for Landscaping and Irrigation Services

- c. Any infestations will be treated on an as needed basis.
- d. Application of Top Choice is not included.
- e. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
- f. Fertilization of irrigated turf shall be performed as needed.
- g. Shrubs and ground covers will be inspected 4x per year and fertilized at rates designed to address site-specific nutritional needs.
- h. Trees will be inspected 2x per year at rates designed to address site-specific nutritional needs.

7. **Irrigation System Inspection and Maintenance:**

- a. All irrigation zones throughout the turf areas and planting beds shall be inspected 1x a month to ensure proper operation and the following maintenance activities are included.
 - i. Irrigation Controllers
 - 1. Program necessary timing changes based on site conditions
 - 2. Lubricate and adjust mechanical components
 - 3. Test back up programming support devices
 - ii. Water Sources
 - 1. Visual inspection of water source
 - 2. Clean above ground strainers and filters
 - 3. Weekly test each pump at design capacities.
 - 4. Weekly check that backflow preventers are on and operating properly.
 - 5. Test automatic protection devices
 - iii. Irrigation Systems
 - 1. Manual test and inspection of each irrigation zone
 - 2. Clean and raise heads as necessary
 - 3. Adjust arc pattern and distance for required coverage areas
 - 4. Clean out irrigation valve boxes
 - iv. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary.
 - v. Contractor shall inform District Manager of any problems immediately.
- b. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage.
- c. **Upon being awarded the contract, Contractor shall have a period of 30 days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.**
 - i. **After the 30 day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies.**
- d. **Contractor shall perform all necessary services (including parts and labor) at no additional cost associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately.**

Exhibit A

Scope of Services for Landscaping and Irrigation Services

- e. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system.
- f. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and delivered to the District Manager or his designee.
- g. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.
- h. It is the responsibility of the Contractor to insure the turf and plant material remains healthy.
 - i. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance.
- i. Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of the county or any other governmental agencies.
 - i. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

8. Clean-Up:

- a. No debris, glass clippings, trimmed weeds, turf, dirt, or vegetation are to be left on any surfaces for more than 2 hours.
- b. All non-turf areas will be cleaned with a backpack or street blower.
- c. All trash shall be picked up throughout the common areas (including within arm's reach of water's edge) before each mowing.
- d. Trash shall be disposed of offsite.



HARVEST RIDGE CDD

LANDSCAPE MAINTENANCE

PROPOSAL

PREPARED BY QUALITY OUTDOOR SOLUTIONS

Where quality meets your outdoor needs.

JOSHUA MOLINA | OWNER

(813) 334-5862

QualityOutdoorSolutions24@gmail.com

QualityOutdoorSolution.com

SERVICE PLAN & COMMITMENT

A clear maintenance schedule backed by proactive property oversight

Scope of Services

TURF MAINTENANCE	LANDSCAPE MAINTENANCE
Up to 38 scheduled visits annually	Weed control
Weekly - Spring & Summer	Shrub trimming
Bi-weekly - Fall & Winter	Bed maintenance
Edging & string trimming	Trash & debris removal
Blowing	Monthly irrigation inspections
Monthly fertilization	Monthly pest control
Mulch installation - as requested	Annual flower installation - as requested
Tree & palm trimming - as requested	Landscape enhancements - as requested

OUR COMMITMENT TO HARVEST RIDGE

Reliable scheduling, proactive communication, professional workmanship, and consistent attention to the appearance and value of the community. We approach every visit as a long-term partner to the District.

PROPERTY INSPECTION PROGRAM

During service visits, our team remains alert for irrigation leaks, broken heads, drainage concerns, hazardous limbs, declining plants, trip hazards, standing water, vandalism, and other visible maintenance concerns. Items outside scope are reported to management.

STORM RESPONSE, COMMUNICATION & QUALITY ASSURANCE

A structured plan for preparation, response, recovery and accountability

01 PRE-STORM PREPARATION

- Monitor weather forecasts and National Hurricane Center updates.
- Coordinate expectations and communication with District management.
- Prepare crews, equipment, fuel, trailers, and debris-removal tools for rapid deployment.

02 INITIAL RESPONSE - WITHIN 24 HOURS WHEN SAFE

- Conduct a complete inspection of the community's common areas.
- Clear fallen limbs and debris from entrances, sidewalks, roadways, mail kiosks, and amenity areas to restore safe access.
- Identify hazardous hanging limbs, damaged trees, irrigation damage, and other safety concerns.
- Photograph significant storm damage and communicate findings to management.

03 RECOVERY PHASE

- Prioritize high-traffic areas first, followed by secondary common areas.
- Coordinate additional manpower and equipment if necessary to accelerate cleanup.
- Provide regular progress updates until contracted areas are restored.
- Recommend additional repairs or enhancement work that falls outside the maintenance agreement.

COMMUNICATION STANDARDS

Prompt responses, advance notice of weather delays, routine service updates, immediate notification of significant safety concerns, and a dedicated point of contact throughout the contract.

QUALITY ASSURANCE GUARANTEE

Every visit is held to consistent commercial standards. If management identifies an issue related to our work, we will respond promptly, inspect the concern, and work diligently to resolve it.

INVESTMENT PROPOSAL

Straightforward pricing with clearly identified enhancement services

Quality Outdoor Solutions proposes the following investment for landscape maintenance services at Harvest Ridge CDD.

ANNUAL LANDSCAPE MAINTENANCE

\$42,000

Monthly billing: \$3,500

Additional / As-Requested Services

Mulch Installation	\$80 / Yard
Annual Flowers	As Requested
Tree & Palm Trimming	As Requested
Landscape Enhancements	As Requested

THANK YOU FOR THE OPPORTUNITY

We appreciate the opportunity to earn the trust of Harvest Ridge CDD. Our commitment is to provide dependable service, proactive communication, and consistent landscape care that reflects positively on the community.

Joshua Molina | (813) 334-5862 | QualityOutdoorSolutions24@gmail.com

ESTIMATE**Finn Outdoor LLC**

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075

**Bill to**

Harvest Ridge CDD

Ship to

Harvest Ridge CDD

Estimate details

Estimate no.: 2551

Estimate date: 07/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Installation	Pool Area -- Install approximately 215 linear feet of French drain with up to 3 surface inlets (also used as cleanouts) and approximately 125 linear feet of solid pipe to connect to existing drainage at the NE corner of pool area. French drain to be approximately 18" by 18" trench backfilled with 1-1.5" granite gravel and 6" perforated piping, all surrounded by Mirafi 160 N nonwoven geotextile on four sides. Grade and sod to match surroundings.	1	\$38,925.00	\$38,925.00
2.		Drainage Installation	Vacant Lot between 37214 Angel Wings and 4535 Sand Dollar -- Install approximately 165 linear feet of French drain with up to 3 surface inlets (also used as cleanouts) connecting to existing manhole before FES to the South. French drain to be approximately 18" by 18" trench backfilled with 1-1.5" granite gravel and 6" perforated piping, all surrounded by Mirafi 160 N nonwoven geotextile on four sides. Grade and sod to match surroundings.	1	\$17,745.00	\$17,745.00

Total**\$56,670.00****Note to customer**

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date**Accepted by**

Harvest Ridge Community Development District

Recreational Facilities Policies

Adopted August 12, 2025

Revised: _____

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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 Manager/District Management:** 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 CDD Board Members may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the Board of Supervisors.
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 Board Members have 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 Board has 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 Board Member(s) 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 the Board 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 report it directly to the Board of Supervisors (CDD Board Members). Members are discouraged from trying to enforce the Policies on their own.

Members and Guests are to be treated in a courteous and considerate manner. No member of the Board of Supervisors shall be reprimanded or harassed in any way by a Resident, Tenant, Annual Passholder, or Guest. All complaints regarding conduct in the Community Facilities must be made directly to the Board of Supervisors.

Residents, Tenants, and Annual Passholders shall not attempt to direct, control, or interfere with the Board of Supervisors in the performance of their duties.

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 privileges to a Tenant, one of the two (2) Access Credentials issued to the household is assigned to the Tenant for their use. The homeowner retains the remaining credential unless they give up the right to use the amenities. The homeowner and Tenant may each use only their assigned credential and may not share access. When the tenant transfer is terminated, the homeowner must notify the Board to restore full use of both credentials.

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.** Residents, Tenants, Annual Passholders, and their Guests must enter through authorized entrances using a valid Access Credential. The Board of Supervisors 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 unauthorized persons is prohibited. Vendor and contractor access is arranged separately through the Board of Supervisors/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. The Board 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 the Board. 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.
 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 Board/District has the right to close any Community Facility. Any Community Facility closed by the Board/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 Board, 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 Board.

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

Authority

The Board may remove any person from one or all Community Facilities for conduct described in this section and may suspend, restrict, or terminate any person's privileges for cause for any period, ranging from seven (7) days up to one (1) year or indefinite termination of privileges. The Board 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 Board 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 and may request to be heard at a meeting of the Board. All appeals must be in writing and delivered to the Board 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.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositories; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BankUnited, is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

A. Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

B. Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

SECTION 5. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 6. This Resolution shall take effect on September 1, 2026.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2026.

ATTEST:

**HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary / Assistant Secretary

Name: _____
Title: Chairperson, Board of Supervisors

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **DESIGNATION OF REGISTERED AGENT.** William J. Rizzetta is hereby designated as the Registered Agent for Harvest Ridge Community Development District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 3434 Colwell Avenue, Suite 200, Tampa, FL. 33614.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this resolution with Pasco County and FloridaCommerce.
4. **EFFECTIVE DATE.** This Resolution shall become effective on September 1, 2026.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2026.

ATTEST:

**HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Michael Valle is appointed Chairman.

Section 2. Gary L. Colglazier is appointed Vice Chairman.

Section 3. Felix Leno is appointed Assistant Secretary.

Jose Falcon is appointed Assistant Secretary.

Alondra Degroat is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Scott Brizendine is appointed Secretary.

Scott Brizendine is appointed Treasurer.

Susan Garcia is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective September 1, 2026.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2026.

ATTEST:

**HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary / Assistant Secretary

Name _____
Title: Chairman, Board of Supervisors

RESOLUTION 2026-11

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to redesignate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Records Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at: Rizzetta & Company, Incorporated, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of Rizzetta & Company, Incorporated located at: 5844 Old Pasco Road, Suite 200, Wesley Chapel, FL 33544.

SECTION 3. This Resolution shall take effect on September 1, 2026.

[SIGNATURES TO FOLLOW]

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2026.

ATTEST:

**HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Name: _____
Title: Chairman, Board of Supervisors

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; APPOINTING A FINANCIAL DISCLOSURE COORDINATOR; APPOINTING AN ASSESSMENT CONSULTANT; APPOINTING A DESIGNATED INVESTMENT REPRESENTATIVE TO ADMINISTER INVESTMENT DIRECTION WITH REGARD TO DISTRICT FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE;

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) must employ and fix compensation of a “**District Manager**,”

WHEREAS, the Board desires to appoint a “**Financial Disclosure Coordinator**” to create, maintain, and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, the Board and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District;

WHEREAS, the Board desires to appoint an “**Assessment Consultant**” to advise the District regarding the proposed issuance of special assessment bonds and other financing methods for District improvements; and

WHEREAS, the Board desires to appoint an “**Investment Representative**” to implement the District’s investment policies and assist on the investment of District funds, including, but not limited to, directing the assigned Trustee to invest District funds consistent with any and all Indentures and to maximize return to the extent permitted by law;

WHEREAS, the Board desires to designate a “**Dissemination Agent**” for continuing disclosure services associated with all current special assessment bonds;

WHEREAS, the Board has determined that the appointment of a District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative, and Dissemination Agent is necessary, appropriate, and in the District’s best interests; and

WHEREAS, the Board desires to appoint a new District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative, and Dissemination Agent, and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVAL OF MANAGEMENT AGREEMENT. Rizzetta & Company, Incorporated (“**Rizzetta**”) is appointed as District Manager, Financial Disclosure Coordinator, Assessment Consultant, Investment Representative, and Dissemination Agent, all in accordance with the terms in the contract attached hereto as **Exhibit A**, between the District and Rizzetta, dated September 7, 2026 (the “**Contract**”) and Rizzetta shall be compensated for such services in accordance with the terms of the Contract. In the event of any conflict between the terms in this Resolution with the terms of the Contract, the terms in the Contract shall prevail.

2. EFFECTIVE DATE. This Resolution shall become effective September 1, 2026.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2026.

ATTEST:

**HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary / Assistant Secretary

Name: _____
Title: Chairperson, Board of Supervisors

Exhibit A: District Manager Fee Agreement

**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

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

**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, July 8, 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 <i>(via phone)</i>
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
Mark Vega	District Manager, Inframark
Vivek Babbar	District Counsel, SRV Legal <i>(via phone)</i>
Tyson Waag	District Engineer, Stantec <i>(via phone)</i>
Paul Young	Field Manager, Inframark
Josh Hamilton	Landscape, Yellowstone
Nancy Hix	Accountant, Inframark
Representative	Rizzetta
Representative	Gator Landscaping
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. Graffius called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the motion to approve the July 8, 2026, 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 and requested management contact the vendor regarding the algae in Pond 4.

B. Field Inspection Report

Mr. Young presented his Field Inspection Report to the Board. There were questions regarding the fence issues and staining and the Board requested a follow-up on these items.

C. District Counsel

Mr. Babbar provided the Board with an update on the Frontier access agreement and stated he would not recommend approving it with the current language indemnifying Frontier from liability for damages. This item was tabled.

Mr. Babbar reported no other issues.

D. District Engineer

Mr. Waag provided the Board with an update on the ongoing inspection of Pond 1. Due to the change of the meeting date resulting in the meeting being one week earlier, Mr. Waag did not have proposals available for this meeting. Mr. Waag stated his colleague Ms. Stewart has reached out to DR Horton regarding the resident lot drainage and sidewalk issue. The HOA will email a list of addresses needing review.

Mr. Babbar suggested Mr. Waag reach out to the county and get Swift Mud involved in the grading and water issues caused by county road grading at the community's property boundary. Mr. Waag will provide the Board with a proposal to correct drainage issues at the vacant lots by pool.

E. District Manager

Mr. Graffius provided the Board with a physical copy of the budget for review and reminded them the final budget and hearing are scheduled for the August 12, 2026, meeting. He requested

that they provide any questions or suggested updates for the August 12, 2026, meeting for finalization. The budget may only remain or decrease. Budget line items may be adjusted.

Mr. Graffius updated the Board on the legal update with Greenlee Law. The Letter of engagement has been signed, and a retainer is being sent for payment before review and the demand letter can be created. Mr. Vega reminded the Board they have 6 years to file a claim of defect, and the community was established in 2023.

Mr. Babbar mentioned that the August meeting was changed from August 11th to August 12th.

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to approve changing the resolution to adopt the FY2027 Budget from August 11, 2026, to August 12, 2026, carried. 4-0

Mr. Graffius mentioned Mr. Valle requested to review all current district contracts. Mr. Graffius stated that Inframark was in the process of merging with a new company, Azuria, and reviewing our current contract to provide areas where cost savings could be passed onto their clients. Mr. Graffius provided an amendment to the contract to reflect the cost savings resulting in an annual revised contract for services in the amount of \$67,695.96. While Mr. Graffius uploaded the amendment for review the Board proceeded with the new business items.

i. Discussion of Strongroom View-Only Access for Board Members

This agenda item was not discussed at this meeting.

FIFTH ORDER OF BUSINESS

Business Items

A. Contract Review

Mr. Valle started reviewing the contracts.

Mr. Graffius provided the Board with a worksheet containing all current contracts and pricing.

Mr. Valle had reached out to contractors for Aquatics, landscaping and management services.

Mr. Graffius reminded the Board that the standard industry practice is to create and distribute a formal Request for Proposal to provide companies with notice of bid requests in order to obtain multiple bids.

Remson Aquatics provided a proposal for services for \$675 a month.

On MOTION by Mr. Valle, seconded by Ms. De Groat, with all in favor, the motion to direct District Counsel to provide a notice of contract cancellation to Cross Creek effective August 31, 2026, carried. 4-0

Mr. Valle introduced Gator Landscaping and presented their proposal in the amount of \$39,000.

Discussion ensued with questions posed to both Gator and Yellowstone to clarify coverages and responsibilities. Mr. Hamilton, with Yellowstone, stated they were not provided with enough time to review the contract pricing and felt there may be some ability for adjustment. But they would need time to review.

Mr. Graffius reiterated typical procedure is to supply an RFP with scope of services, so proposers are bidding based on the same criteria. Mr. Graffius noted that Yellowstone provides irrigation repairs up to a certain size per the contract and Gator did not have such language indicating the same kind of coverage.

Mr. Graffius also mentioned Gator's proposal was not clear on pest control and fertilization.

The Gator representative stated a third party would be used. Mr. Graffius mentioned a revision would be required as District agreements don't allow third party without notification and proper insurance.

Mr. Hamilton requested the decision be tabled until the August 12, 2026, meeting to allow Yellowstone the time to review their pricing and present any possible pricing adjustment.

Mr. Valle directed Mr. Babbar to contact Gator and get an agreement established for review at the August 12, 2026, meeting.

Mr. Valle introduced the Rizzetta representative and presented their management proposal. Representatives were asked follow up questions by the Board. The Rizzetta representative mentioned that there could be additional cost savings if the HOA became part of Rizzetta's management group.

Mr. Vega again apologized for not having the revised amendment on district management services reduction and informed the Board they have 6 years from the start of the community to file for any latent defects.

Mr. Graffius mentioned Inframark also has an HOA management division and could have provided discounted services.

Mr. Vega stated if the Board approved the amendment for management services with Inframark they would provide one-month free services.

On MOTION by Mr. Falcon, seconded by Ms. De Groat, with Mr. Leno opposed, the motion to approve the Rizzetta management services contract and provide a notice of contract cancellation to Inframark with an effective date of September 7, 2026, carried. 3-1

B. Recreational Facilities Policy Review

The Board reviewed the Recreational Facilities policy changes. Mr. Falcon stated he had areas of concern and possible revisions. Mr. Graffius will obtain any suggested revisions and send them to Ms. De Groat to incorporate. The final revised document will be made available for review on the August 12, 2026, agenda.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Meeting Minutes of June 9, 2026

B. Acceptance of Financials for the Month of May 2026

The Business Administration section was not addressed at this meeting. Both the June 9, 2026, meeting minutes and the May 2026 financials will be added to the August 12, 2026, agenda.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comments

A resident inquired about the lack of sidewalks at the empty lot and utilities still sticking above ground.

Mr. Graffius advised that the builder stated these items were not part of their responsibility and it would have to be part of the demand letter from legal counsel.

158 A resident noted 5-8 dead trees, and the Board gave permission for Yellowstone to remove the
159 dead trees.

160 Discussion ensued regarding orange staining on the vinyl fencing and Mr. Young advised this
161 was due to a relief valve hitting the fence and causing mineral staining.

162

163 **NINTH ORDER OF BUSINESS**

Adjournment

164 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the
165 meeting adjourned at 8:00 p.m. 4-0

166

167

168

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170 _____
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
<u>ASSETS</u>					
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
<u>LIABILITIES</u>					
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
<u>FUND BALANCES</u>					
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>		

Bank Account No. 1303

Statement No. 26-05

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 STANTEC	Check for Vendor V00060			-21.50
05/29/2026	Payment	1250	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

Harvest Ridge Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash In Bank	\$ 213,250	\$ -	\$ -	\$ -	\$ 213,250
Due From Other Funds	25,914	-	-	-	25,914
Investments:					
Acquisition & Construction Account	-	-	6,146	-	6,146
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	159,321	-	-	159,321
Amount To Be Provided	-	-	-	4,540,000	4,540,000
TOTAL ASSETS	\$ 239,164	\$ 234,686	\$ 6,146	\$ 4,540,000	\$ 5,019,996
<u>LIABILITIES</u>					
Accounts Payable	\$ 5,770	\$ -	\$ -	\$ -	\$ 5,770
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	5,770	25,895	19	4,540,000	4,571,684
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	208,791	-	-	208,791
Capital Projects	-	-	6,127	-	6,127
Unassigned:	233,394	-	-	-	233,394
TOTAL FUND BALANCES	233,394	208,791	6,127	-	448,312
TOTAL LIABILITIES & FUND BALANCES	\$ 239,164	\$ 234,686	\$ 6,146	\$ 4,540,000	\$ 5,019,996

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,048	\$ 7,048	0.00%
Interest - Tax Collector	-	505	505	0.00%
Special Assmnts- Tax Collector	-	360,491	360,491	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	368,044	12,894	103.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,200	3,800	68.33%
ProfServ-Dissemination Agent	-	7,250	(7,250)	0.00%
ProfServ - Info Technology	600	1,902	(1,302)	317.00%
Recording Secretary	2,400	3,375	(975)	140.63%
ProfServ-Trustee Fees	-	4,256	(4,256)	0.00%
Field Management	12,000	13,500	(1,500)	112.50%
Assessment Roll	-	3,750	(3,750)	0.00%
District Counsel	8,500	10,374	(1,874)	122.05%
District Engineer	9,500	17,051	(7,551)	179.48%
Administration	4,500	4,125	375	91.67%
District Management	25,000	19,400	5,600	77.60%
Accounting Services	9,000	9,163	(163)	101.81%
Auditing Services	-	5,000	(5,000)	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	288	212	57.60%
Rentals and Leases	600	2,594	(1,994)	432.33%
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	228	3,272	6.51%
MISC	-	1,110	(1,110)	0.00%
Misc-Non Ad Valorem Taxes	-	201	(201)	0.00%
Bank Fees	200	402	(202)	201.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Payroll Services	-	69	(69)	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	1,800	(600)	150.00%
Misc Admin	250	3,069	(2,819)	1227.60%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	1,048	(873)	598.86%
Short Term Loan Admin/Interest	7,000	6,250	750	89.29%
Total Administration	124,650	143,964	(19,314)	115.49%
<u>Electric Utility Services</u>				
Amenity Internet	750	1,011	(261)	134.80%
Street Lights	20,000	10,514	9,486	52.57%
Water/Waste	15,000	5,822	9,178	38.81%
Electric Utility Services	12,000	2,731	9,269	22.76%
Total Electric Utility Services	47,750	20,078	27,672	42.05%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Water/Waste	-	262	(262)	0.00%
Total Water-Sewer Comb Services	-	262	(262)	0.00%
<u>Landscape Services</u>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	765	235	76.50%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	51,104	3,896	92.92%
Wetland Maintenance	6,500	5,345	1,155	82.23%
Irrigation Maintenance	6,000	2,834	3,166	47.23%
Contingency Reserve	60,000	31,604	28,396	52.67%
Total Landscape Services	134,500	91,652	42,848	68.14%
<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	6,520	5,480	54.33%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	3,720	1,280	74.40%
Amenity R&M	5,000	5,881	(881)	117.62%
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	2,734	7,266	27.34%
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	21,865	26,385	45.32%
TOTAL EXPENDITURES	355,150	279,811	75,339	78.79%
Excess (deficiency) of revenues				
Over (under) expenditures	-	88,233	88,233	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,161		
FUND BALANCE, ENDING		\$ 233,394		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,410	\$ 7,410	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	307,570	6,070	102.01%
<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	7,795	4,539	239.40%
<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	\$ 3,256	\$ 7,795	\$ (1,973)	239.40%
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		\$ 208,791		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 157	\$ 157	0.00%
TOTAL REVENUES	-	157	157	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	157	157	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		\$ 6,127		

Harvest Ridge CDD

Statement Date 06/30/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/10/2026	Payment	1255	CENTRAL PEST CONTROL	Check for Vendor V00064			-125.00
06/22/2026	Payment	300068	DUKE ENERGY	Inv: 060926-1750-ACH			-1,157.86
06/17/2026	Payment	300069	ADP, INC	Inv: 060526-2991870-ACH			-23.00
06/24/2026	Payment	1263	MICHAEL G. VALLE-REIMB	Payment of Invoice 000705			-137.95
06/30/2026	Payment	300070	CHARTER COMMUNICATION S	Inv: 1936376061226-ACH			-129.34
Total Outstanding Checks							-1,573.15