

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**AUGUST 12, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Harvest Ridge Community Development District

**Board of Supervisors:**

VACANCY, Chairman  
Michael Valle, Vice Chairman  
Eric Davidson, Assistant Secretary  
Jose Falcon, Assistant Secretary  
Dawson Ransome, Assistant Secretary

**Staff:**

Bryan Lamb, District Manager  
Bryan Radcliff, District Manager  
Vivek K. Babbar, District Counsel  
Tonja Stewart, District Engineer

## Public Hearing and Regular Meeting Agenda Tuesday, August 12, 2025 – 11:00 a.m.

The Public Hearing and Regular Meetings of Harvest Ridge Community Development District will be held at **SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run Land O' Lakes, FL 34638.**

Microsoft Teams meeting: [Join the meeting now](#)

**Meeting ID:** 251 274 191 772 2

**Call in:** +1 (646) 838-1601

**Passcode:** Ye9C4fu3

**Phone Conference ID:** 856 361 671#

- 1. Call to Order/Roll Call**
- 2. Public Comment Period**
- 3. Public Hearing on Adopting FY2026 Proposed Operations Budget**
  - A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2025-06; Adopting the FY2026 Budget
  - E. Close Public Hearing on Adopting FY2026 Proposed Budget
- 4. Public Hearing on Adopting Recreational Facilities Policies & Pool Rules**
  - A. Open Public Hearing on Adopting Recreational Facilities Policies & Pool Rules
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2025-07; Adopting Recreational Facilities Policies & Pool Rules
    1. Recreational Facilities Policies 2025-06-10

**District Office:**

Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

In person: 16615 Crosspointe Run Land O' Lakes, FL  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
Meeting ID: 251 274 191 772 2  
Passcode: Ye9C4fu3

- E. Close Public Hearing on Adopting Recreational Facilities Policies & Pool Rules

**5. Recess and Return to Regular Meeting**

**6. Business Items**

- A. Consideration of Resolution 2025-08, Levying O&M Assessments
- B. Blue Life Pool Service 08-2025 to 07-2026 Contract
- C. Spareem Enterprises, LLC Renewal of Janitorial Services Contract
- D. Acceptance of FY2024 Audit
- E. FY2026 Goals & Objectives
- F. Consideration of Board Resignations – Seat 4 and Seat 5
- G. Consideration of Resident Resumes for Open Vacancy Seats
  - 1. Paolo Aliaga Resume
  - 2. Gary L. Colglazier Resume
  - 3. Nestor Odukoya Resume
- H. Oath of Office
- I. Consideration of Resolution 2025-09; Re-Designating the Officers
- J. Consideration of Resolution 2025-10; Setting the FY2026 Meeting Schedule

**7. Consent Agenda Items**

- A. Approval of Meeting Minutes (*June 10, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials
  - 1. May 2025
  - 2. June 2025
- C. Acceptance of the Check Registers
  - 1. May 2025
  - 2. June 2025
- D. Consideration of Operations and Maintenance Invoices
  - 1. May 2025
  - 2. June 2025

**8. Staff Reports**

- A. District Counsel
- B. District Engineer

C. District Manager

1. Field Inspection Report
2. Cypress Creek Aquatics Service Report
3. Discussion of Pond Maintenance

**9. Other Business, Updates, and Supervisor Comments**

**10. Adjournment**

# **Third Order of Business**

**3D**

## RESOLUTION 2025-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget.**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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, 2025, and ending September 30, 2026, 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	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

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 2025-2026 Adopted Budget**



Harvest Ridge  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved FY2026 Proposed Operations Budget

Prepared by:



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Harvest Ridge  
Community Development District

**Operating Budget**

Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances  
General Fund  
Fiscal Year 2026 Budget**

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>April-</b>	<b>PROJECTED</b>	<b>BUDGET</b>
	<b>FY 2025</b>	<b>10/1/2025</b>	<b>FY 2025</b>	<b>FY 2026</b>
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 555	\$ -
Operations & Maintenance Assmts - On Roll	-	-	292,801	-
Special Assmnts- CDD Collected	297,475	-	28,107	355,150
Developer Contributions	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 297,475</b>	<b>\$ -</b>	<b>\$ 321,463</b>	<b>\$ 355,150</b>
<b>EXPENDITURES</b>				
<b>Financial and Administrative</b>				
Supervisor Fees	\$ 6,000	\$ 6,000	\$ 6,000	\$ 12,000
District Management	25,000	16,833	25,000	25,000
Field Management	4,500	4,500	4,500	12,000
Administration	4,500	2,942	4,500	4,500
Recording Secretary	2,400	1,600	2,400	2,400
Financial/Revenue Collections	1,200	600	1,200	1,200
Rental and Leases	600	483	600	600
Accounting Services	9,000	6,375	9,000	9,000
Website Admin Services	1,200	850	1,200	1,200
District Engineer	9,500	8,787	9,500	9,500
District Counsel	8,500	7,540	8,500	8,500
Postage, Phone, Faxes, Copies	500	500	500	500
Legal Advertising	3,500	3,500	3,500	3,500
Bank Fees	200	200	200	200
Dues, Licenses & Fees	175	-	175	175
Onsite Office Supplies	100	100	100	100
Website ADA Compliance	1,800	1,800	1,800	1,800
Meeting Expense	4,000	4,000	4,000	4,000
ProfServ - Info Technology	600	425	600	600
Misc Admin	250	250	250	250
Short Term Loan Repayment	100,000	100,000	100,000	-
Short Term Loan Admin/Interest	5,000	5,000	5,000	7,000
<b>Total Financial and Administrative</b>	<b>\$ 188,525</b>	<b>\$ 172,285</b>	<b>\$ 188,525</b>	<b>\$ 104,025</b>
<b>Insurance</b>				
General Liability	\$ 3,200	\$ 700	\$ 3,200	\$ 3,094
Public Officials Insurance	2,500	-	2,500	\$ 2,531
Property & Casualty Insurance	12,500	12,500	12,500	\$ 15,000
<b>Total Insurance</b>	<b>\$ 18,200</b>	<b>\$ 13,200</b>	<b>\$ 18,200</b>	<b>\$ 20,625</b>
<b>Utility Services</b>				
Electric Utility Services	\$ 5,000	\$ 13	\$ 5,000	\$ 12,000
Street Lights	40,000	33,365	40,000	20,000
Amenity Internet	750	750	750	750
Water/Waste	5,000	-	8,965	15,000
<b>Total Utility Services</b>	<b>\$ 50,750</b>	<b>\$ 34,128</b>	<b>\$ 54,715</b>	<b>\$ 47,750</b>

<b>Amenity</b>					
Pool Monitor	\$	-	\$	-	\$ -
Janitorial - Supplies/Other		8,250		6,810	8,250 \$ 5,000
Garbage Dumpster - Rental/Collection		1,500		1,500	1,500 \$ 1,500
Amenity R&M		5,000		5,000	5,000 \$ 5,000
Stormwater System R&M		8,500		8,500	8,500 \$ 8,500
Annual Stormwater Report		3,500		3,500	3,500 \$ 3,500
Entrance Monuments, Gates, Walls R&M		1,500		-	30,530 \$ 10,000
Pool Maintenance - Contract		12,000		12,000	12,000 \$ 12,000
Pool Treatments & Other R&M		500		500	500 \$ 500
MISC		1,150		718	1,150 \$ 1,150
Contracts - HVAC		600		600	600 \$ 600
Playground Equipment		500		500	500 \$ 500
<b>Total Amenity</b>	<b>\$</b>	<b>43,000</b>	<b>\$</b>	<b>39,628</b>	<b>\$ 72,030 \$ 48,250</b>
<b>Landscape and Pond Maintenance</b>					
Landscape Maintenance - Contract	\$	70,000	\$	34,100	\$ 70,000 \$ 55,000
Landscaping - R&M		1,000		1,000	1,000 \$ 1,000
Landscaping - Mulch		2,500		2,500	2,500 \$ 2,500
Landscaping - Annuals		2,500		2,500	2,500 \$ 2,500
Irrigation Maintenance		6,000		4,915	6,000 \$ 6,000
Aquatics - Plant Replacement		5,000		5,000	5,000 \$ -
R&M Drainage		1,000		1,000	1,000 \$ 1,000
Wetland Maintenance		6,500		4,050	6,500 \$ 6,500
Contingency Reserve		2,500		2,500	2,500 \$ 60,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$</b>	<b>97,000</b>	<b>\$</b>	<b>57,565</b>	<b>\$ 97,000 \$ 134,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>397,475</b>	<b>\$</b>	<b>316,806</b>	<b>\$ 430,470 \$ 355,150</b>
Excess (deficiency) of revenues	\$	(100,000)	\$	(316,806)	\$ (109,007) \$ -
<b>Other Financing Sources/(Uses)</b>					
Operating Loan	\$	-	\$	-	\$ 100,000 -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 100,000 \$ -</b>
Net change in fund balance	\$	(100,000)	\$	(316,806)	\$ (9,007) \$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$</b>	<b>(8,557)</b>	<b>\$</b>	<b>299,242</b>	<b>\$ (8,557) \$ (17,564)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$</b>	<b>(108,557)</b>	<b>\$</b>	<b>(17,564)</b>	<b>\$ (17,564) \$ (17,564)</b>

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

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

**Onsite Staff**

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

**District Management**

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

**Field Management**

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

**Administration**

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

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

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

**Financial/Revenue Collections**

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

**Rentals and Leases**

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

**Data Storage**

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

**Accounting Services**

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

**Dissemination Agent/Reporting**

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

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Financial and Administrative** (continued)

**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

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

**Mailings**

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

**Professional Services – Arbitrage Rebate**

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

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

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

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.



**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

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

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

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

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

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

**Gas**

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

**Facility A/C & Heating R&M**

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

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

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

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

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

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

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

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

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

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

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

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

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

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

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

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
---------------------

**Contingency/Reserves**

**Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Harvest Ridge  
Community Development District

**Debt Service Budgets**

Fiscal Year 2026

Harvest Ridge  
Community Development District

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Series 2024 Bonds  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2025	3/31/2025	10/1/2025	FY 2025	FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- CDD Collected	-	-	-	-	301,500
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 301,500</b>
<b>EXPENDITURES</b>					
Principal Debt Retirement	-	-	-	-	70,000
Interest Expense	-	-	-	-	228,244
<b>Total Debt Service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,244</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,244</b>
Excess (deficiency) of revenues					
Over (under) expenditures	\$ -	\$ -	\$ -	\$ -	\$ 3,256
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 3,256
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,256</b>
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ 6,513
<b>FUND BALANCE, BEGINNING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,513</b>

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

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

**Interest Expense**

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

Harvest Ridge  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2026



**Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION										
Assessment Area One										
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 40'	239	\$ 1,253.13	\$ 1,049.63	\$ 203.50	\$ 1,063.83	\$ 1,063.83	\$ -	\$ 2,316.96	\$ 2,113.46	\$ 203.50
Single Family 50'	50	\$ 1,566.41	\$ 1,312.03	\$ 254.38	\$ 1,329.79	\$ 1,329.79	\$ -	\$ 2,896.20	\$ 2,641.82	\$ 254.38
	<b>289</b>									

# **Fourth Order of Business**

**4D**

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATIONAL FACILITIES POLICIES; PROVIDING FOR CONFLICTS; 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 created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District owns, maintains, and operates recreational facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and adopt rate and fee schedules for its recreational facilities;

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed “**Recreational Facilities Policies**” should be adopted.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Adoption**. The Board hereby adopts the Recreational Facilities Policies and the rate and fee schedules included therein, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

**Passed and adopted on August 12, 2025.**

**Attest:**

**Harvest Ridge  
Community Development District**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

# **Harvest Ridge**

## **Community Development District**

### **Recreational Facilities Policies**

*Proposed June 10, 2025*

# Recreational Facilities Policies

## Table of Contents

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## **Recreational Facilities Policies**

### **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.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. 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.
3. Board of Supervisors – The Board of Supervisors of the Harvest Ridge Community Development District.
4. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
5. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
6. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, picnic area, playground, restrooms, and dog park.
14. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
15. Resident – A homeowner living within the District's boundaries.
16. Policies – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Policies.

### **Conduct Code**

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

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

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

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

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

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

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

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

### **Lease Procedures and Transfer of Privileges**

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



### Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Hours for the Community Facilities are from dawn to dusk. Hillsborough 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 basketball court, dog park, picknick area, or playground.
  - 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 playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
  - n. Community Facilities shall be used only for the purpose for which they are designed.
  - o. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Call 911 in the event of an emergency and inform the District Manager.

### **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.

### **Dog Park Rules (the "Dog Park")**

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per adult dog handler.

7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area without Adult supervision.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a “No Smoking” area.

### **Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

### **Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open from dawn until dusk.
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Policies**

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Policies established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Community Facilities;
  - b. Exhibiting unsatisfactory behavior or appearance;
  - c. Failing to pay amounts owed to the District in a proper and timely manner;
  - d. Failing to abide by any District Policies contained herein;
  - e. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;

- f. Damaging or destroying District property; or
  - g. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
  3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
  4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

# **Sixth Order of Business**

**6A**



**RESOLUTION 2025-08**

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than April 1, 2026

- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

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 2025-2026 Budget**

# **Sixth Order of Business**

**6B**

## **AUGUST 2025 – JULY 2026 CONTRACT**

### **BLUE LIFE POOL SERVICE**

Thank you for considering us to be your pool care professionals.

**HARVEST RIDGE, CDD**  
32278 SHARKS EYE  
ZEPHYRHILLS FL 33541

Either party may cancel this contract, with a 30-day written notice of termination

#### **Our weekly Responsibilities:**

1. Check equipment
2. Backwash or rinse filter as needed
3. Brush pool tile as needed
4. Skim leaves and debris from water surface
5. Clean all skimmers and pump baskets
6. Test pH, chlorine and total alkalinity level
7. Vacuum pool as needed
8. Brush pool/spa walls, steps and floor as needed
9. Maintain proper water level
10. Maintain a weekly maintenance log for your review
11. 3 Visits a week
12. Chemicals included (CYA and Phosphate remover are not included in this contract).

**NOTE:** \*Chemical such as stain removers, acid wash are not included

\*Emergency: we treat all fecal accidents (former stool, diarrhea in the pool) are not included.

\*The following service is required by the State of Florida Department of Health:

Replace all broken equipment (Pumps, valves, Motors, Main Drain Grate, Skimmers and Pump baskets, Lighting pool/spa area, Life hook with pole, Life ring with rope, Rules posted and more)

Although is required by the Department of Health is not included with this contract

### **Customer's responsibilities:**

1. Keep all pool and Spa equipment in good running condition
2. Keep all vegetation around the pool, trimmed and clean
3. Have water hose available on property
4. A Payment of **\$800** is required monthly for a pool.
5. We charge a \$60 extra fee for CYA every 4 months per pool.
6. Late fee. Payments made 10 days after the due date will be subject to a 10% late fee.

### **DOES NOT INCLUDE**

1. Changing cartridge filters, DE filters grids
2. Sand changes, salt replacement when applies
3. Draining of the pool or spa

**NOTE:** Unless an emergency repair is needed, and you are unreachable all necessary repairs will be brought to your attention prior to any repairs being made. Blue life is not and will not take responsibility for the plaster or any characteristics, such as but not limited to: peeling, chipping, etching, mottled, rust, staining, fertilizer staining, or any streaked appearance.

**POOL LEAK NOTE:** In the event we notice a possible leak issue we will notify you immediately, if after 15 days no action is taken, we will be forced to charge an extra fee to cover for the additional chemicals needed to maintain a good pool condition, such fee will be removed once the problem is fixed.

***CPO # 217663***

***NSPF # 331986***

***LIC # 200489***

***REALPAGE VENDOR ID #614530, OPS TECHNOLOGY VENDOR  
APPROVED  
VENDOR CAFÉ VENDOR APPROVED***

Please send the checks to the follow address:

**BLUE LIFE POOL SERVICE  
PO Box 1628  
Land o lakes fl, 34639  
Phone: 813 597-5009**

***Client Name (Please Print Clearly) \_\_\_\_\_ Date 08/01//2025***

***Customer Signature \_\_\_\_\_***

***Blue Life Pools: Giovanni Silva, General Manager AUGUST 01 /2025***



# **Sixth Order of Business**

**6C**

*Spearem Enterprises, LLC*  
[Spearem.jmb@gmail.com](mailto:Spearem.jmb@gmail.com)  
7842 Land O Lakes Blvd. #335  
Land O lakes, FL 34638

Contract agreement made between Harvest Ridge and Spearem Enterprises, LLC .

Recitals:

Spearem Enterprises, LLC agrees to perform cleaning services for Harvest Ridge, Clubhouse and Two Restrooms under the terms and conditions set forth in this contract and in consideration of the mutual promises set forth in this contract, it is agreed by Harvest Ridge and Spearem Enterprises, LLC.

This agreement, made and entered into this \_\_\_\_\_10\_\_\_\_\_ day of \_\_\_\_\_6\_\_\_\_\_, 2024 between Harvest Ridge and Spearem Enterprises, LLC.

### SECTION ONE

Description Of Work To Be Performed Two Times Per Week.

All paper goods Restocked upon each visit or as needed. Hand soap to be re-filled as needed and will be monitored so that it does not run out.

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain
- Pick up all trash and debris on Clubhouse grounds

### SECTION TWO

Description Of Work To Be Performed One Time Per Week:

- Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed

### SECTION THREE

Description Of Work To Be Performed TO BE PERFORMED ON AS NEEDED/REQUESTED BASIS AT ADDITIONAL CHARGES:

- Pressure Rinse Pool Deck, and Pool Furniture

WEEKLY SERVICES WILL BE COMPLETED ON: To be determined upon approval.  
SERVICES WILL NEED TO GO TO THREE DAYS PER WEEK DURING PEAK SEASON.

**EQUIPMENT & SUPPLIES:**

- Cleaning Equipment and Standard cleaning solutions to be provided by Spearem Enterprises, LLC at no charge to customer.
- Toilet Paper, Paper Towels, Hand Soap, Trash Bags, Light Bulbs and other Specialty Supplies to be provided by Spearem Enterprises, LLC and invoiced back to customer.

*MONTHLY SERVICE CHARGE: \$465.00 Based on 4 weeks*

Spearem Enterprises will invoice Harvest Ridge on a monthly basis for services provided each week. Additionally, during weekly inspections Spearem Enterprises, LLC will notify the appropriate personnel of any damage, vandalism, or items he/she may need to address with photo documentation.

SPEAREM ENTERPRISES, LLC Sherwood/Brookside

Signed: *James Butler* Signed:

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Title: *Office Manager* Title:

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Date: 10-6-2024 Date:

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# **Sixth Order of Business**

**6D**

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Harvest Ridge Community Development District  
Pasco County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of Harvest Ridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 21, 2025



## MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of Harvest Ridge Community Development District, Pasco County, Florida (“District”) provides a narrative overview of the District’s financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 23-09 of Pasco County, Florida enacted on March 21, 2023, effective on March 23, 2023 and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2023 are for less than a twelve month period and are unaudited.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of \$35,969.
- The change in the District’s total net position in comparison with the prior fiscal year was \$44,191, an increase. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District’s governmental funds reported combined ending fund balances of \$35,969, an increase of \$44,191 in comparison with the prior fiscal year. Total fund balance is non-spendable for prepaid items and deposits, and the remaining amount is unrestricted.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District’s basic financial statements. The District’s basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is considered a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2024	2023 (Unaudited)
Assets, excluding capital assets	\$ 46,498	\$ 7,117
Total assets	<u>46,498</u>	<u>7,117</u>
Current liabilities	10,529	15,339
Total liabilities	<u>10,529</u>	<u>15,339</u>
Net Position		
Unrestricted	35,969	(8,222)
Total net position	<u>\$ 35,969</u>	<u>\$ (8,222)</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2024	2023 (Unaudited)*
Revenues:		
Program revenues		
Charges for services	\$ 158,573	\$ 12,571
Operating grants and contributions	-	33,712
Total revenues	<u>158,573</u>	<u>46,283</u>
Expenses:		
General government	35,169	31,678
Maintenance and operations	79,213	22,827
Total expenses	<u>114,382</u>	<u>54,505</u>
Change in net position	<u>44,191</u>	<u>(8,222)</u>
Net position - beginning	<u>(8,222)</u>	<u>-</u>
Net position - ending	<u>\$ 35,969</u>	<u>\$ (8,222)</u>

\*For the period from inception March 23, 2023 to September 30, 2023

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was \$114,382. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments. In total, expenses increased over the prior year primarily as a result of an increase in maintenance expenses.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

Subsequent to fiscal year end, the District issued \$4,510,000 Series 2024 Bonds consisting of multiple term bonds with due dates ranging from May 1, 2031, to May 1, 2054, and fixed interest rates ranging from 4.375% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Harvest Ridge Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 20,825
Prepaid items	25,673
Total assets	46,498
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	10,529
Total liabilities	10,529
 <b>NET POSITION</b>	
Unrestricted	35,969
Total net position	\$ 35,969

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues	Charges for Services	Net (Expense) Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 35,169	\$ 158,573		\$ 123,404
Maintenance and operations	79,213	-		(79,213)
Total governmental activities	114,382	158,573		44,191
				44,191
				(8,222)
				\$ 35,969

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Fund	Total
	General	Governmental Funds
<b>ASSETS</b>		
Cash	\$ 20,825	\$ 20,825
Prepaid items and deposits	25,673	25,673
Total assets	\$ 46,498	\$ 46,498
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable and accrued expenses	\$ 10,529	\$ 10,529
Total liabilities	10,529	10,529
 Fund balances:		
Nonspendable:		
Prepaid items and deposits	25,673	25,673
Unassigned	10,296	10,296
Total fund balances	35,969	35,969
 Total liabilities and fund balances	\$ 46,498	\$ 46,498

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Fund	Total
	General	Governmental Funds
<b>REVENUES</b>		
Assessments	\$ 158,573	\$ 158,573
Total revenues	158,573	158,573
<b>EXPENDITURES</b>		
Current:		
General government	35,169	35,169
Maintenance and operations	79,213	79,213
Total expenditures	114,382	114,382
Excess (deficiency) of revenues over (under) expenditures	44,191	44,191
Fund balances - beginning	(8,222)	(8,222)
Fund balances - ending	\$ 35,969	\$ 35,969

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Harvest Ridge Community Development District ("District") was created on March 24, 2023, by Ordinance 23-09 of the Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with New Strategy Holdings, LLC and affiliates ("Developers").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## **NOTE 5 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

## **NOTE 6 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

#### **NOTE 7 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

#### **NOTE 8 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

#### **NOTE 9 – SUBSEQUENT EVENTS**

Subsequent to fiscal year end, the District issued \$4,510,000 Series 2024 Bonds consisting of multiple term bonds with due dates ranging from May 1, 2031, to May 1, 2054, and fixed interest rates ranging from 4.375% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 297,475	\$ 158,573	\$ (138,902)
Total revenues	297,475	158,573	(138,902)
<b>EXPENDITURES</b>			
Current:			
General government	81,525	35,169	46,356
Maintenance and operations	215,950	79,213	136,737
Total expenditures	297,475	114,382	183,093
Excess (deficiency) of revenues over (under) expenditures	\$ -	44,191	\$ 44,191
Fund balance - beginning		(8,222)	
Fund balance - ending		\$ 35,969	

See notes to required supplementary information

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$26,770
Construction projects to begin on or after October 1; (\$65K)	
Series 2024 - Amenity Center, Roads, Stormwater, Utilites, Landscape and Hardscape	\$4,123,011
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$986.65 - \$1,233.31 Debt service - N/A
Special assessments collected	\$158,573
Outstanding Bonds:	Not applicable





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Harvest Ridge Community Development District  
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Harvest Ridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 21, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 21, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Harvest Ridge Community Development District  
Pasco County, Florida

We have examined Harvest Ridge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Harvest Ridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 21, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Harvest Ridge Community Development District  
Pasco County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Harvest Ridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 21, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 21, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Harvest Ridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Harvest Ridge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 21, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A – No Audit Required

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

NA – No Audit Required

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 18.

# **Sixth Order of Business**

**6E**

## Memorandum

**To:** Board of Supervisors

**From:** District Management

**Date:** August 12, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form



**Harvest Ridge Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field

manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

**Standard:** District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

**Achieved:** Yes  No

**SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Harvest Ridge Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Harvest Ridge Community Development District

# **Sixth Order of Business**

**6G**

**Paolo Aliaga**  
33541

37301 Angel Wings Ave, Zephyrhills, FL

8622371633

paolo.a.aliaga@gmail.com

**Dedicated and highly trained security professional with extensive experience as a Correctional Officer and Police Officer, complemented by a bachelor's degree in Homeland Security. Proven track record in maintaining order, enforcing laws, and ensuring the safety and security of individuals and facilities. Skilled in emergency response, crisis management, and security operations, with a strong foundation in risk assessment, counterterrorism, and intelligence analysis. Adept at collaborating with law enforcement agencies and utilizing security technologies to protect critical infrastructure and enhance public safety.**

### **Professional Experience**

#### **Deputy Sheriff**

*Hillsborough County Sheriff, Tampa, Florida*

*October 2020 - Present*

Enforce rules and maintain order within correctional facilities to ensure the safety and security of inmates and staff.

Document and report incidents, inmate behavior, and facility conditions in compliance with departmental policies and legal requirements.

Respond quickly and effectively to emergencies, disturbances, and altercations, employing de-escalation techniques and physical restraint when necessary.

Collaborate with law enforcement, medical personnel, and other professionals to maintain a secure and rehabilitative environment.

#### **Military Police**

*United States Army, Saint Petersburg, Florida*

*December 2020 - Present*

Enforced military laws and regulations to maintain order and discipline within military installations.

Investigated criminal activities, collected evidence, and prepared detailed reports for command and legal proceedings.

Arrested and detained suspects, ensuring adherence to legal procedures and the rights of individuals.

Supervised and trained junior personnel in law enforcement techniques, military protocol, and crisis response.

Assisted in the planning and execution of security measures for large-scale events and military operations.

### **Correctional Police Officer**

*Essex County Department of Corrections*

*December 2019 - June 2020*

*Newark, New Jersey*

Conduct regular inspections and searches of inmates, cells, and facilities to prevent contraband and ensure compliance with regulations.

### **Correctional Police Officer**

*New Jersey Department of Corrections*

*July 2017 - December 2019*

*Newark, New Jersey*

Monitor and control inmate movements within the facility, including during transfers, medical appointments, and court appearances.

Conduct regular inspections and searches of inmates, cells, and facilities to prevent contraband and ensure compliance with regulations.

### **Education**

**Bachelor of Science in Homeland Security**

*August 2016 - December 2020*

**Thomas Edison State University at Trenton, New Jersey**

Gained comprehensive knowledge of counterterrorism, intelligence analysis, and border security operations.

Studied the principles of cybersecurity and information protection to safeguard critical infrastructure from digital threats.

Developed skills in crisis management and response planning through coursework and practical simulations.

Analyzed domestic and international security policies, understanding their implications on national and global scales.

**Associates of Science in Criminal Law  
Bergen Community College at Paramus, New Jersey**

September 2012 - June 2015

Enhanced understanding of legal and ethical considerations in homeland security operations and decision-making processes.

Acquired proficiency in using security technologies and software for surveillance, data analysis, and communication in emergency situations.

Conducted research projects on emerging security threats, presenting findings and recommendations to peers and faculty.

**Key Skills**

- **Bilingual in Spanish and English**

Gary L. Colglazier  
37116 Sharks Eye Lane  
Zephyrhills, Florida 33541  
812-569-8779

[gcolglazier@frontier.com](mailto:gcolglazier@frontier.com)

Detailed oriented in management with 50 plus years of experience. I'm retired and willing to offer my experience of leadership and budgets. My work experience includes mechanical, electrical and carpenter skills.

#### WORK

Dan's Cycle Sales (family business) 1965 to 2020

Seymour Indiana Community Schools (bus driver) 1985 to 2022

#### CIVIC WORK

Jackson County Indiana Democrat Precinct Board 1986 to 2022

City of Seymour Indiana Freeman Field Airport Board 2003 to 2005

City of Seymour Indiana Park & Recreation Board President 1997 to 2021

City of Seymour Indiana Planning Commission Board 2000 to 2023

# Nestor Odukoya

**Website:**  
[NestorOdukoya.com/resume](https://NestorOdukoya.com/resume)

**Phone:**  
(813) 447-3543

**Email:**  
nodukoya@hotmail.com

## Summary

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Accomplished IT professional seeking an opportunity to advance my career as a Manager in a dynamic organization that values innovation and growth. With over 15 years of experience, I bring a wealth of technical expertise, a collaborative approach, and a passion for continuous improvement. Ready to drive organizational success and empower teams to excel.

## Skill Highlights

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- 15+ Years IT Experience
- Precise Communication
- Complex Problem Solver
- People Developer
- Mentor
- Budget Management



## Education

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Hillsborough Community College (HCC) | 2011 - 2012

Daytona State College | 2012 - 2013

## Certifications

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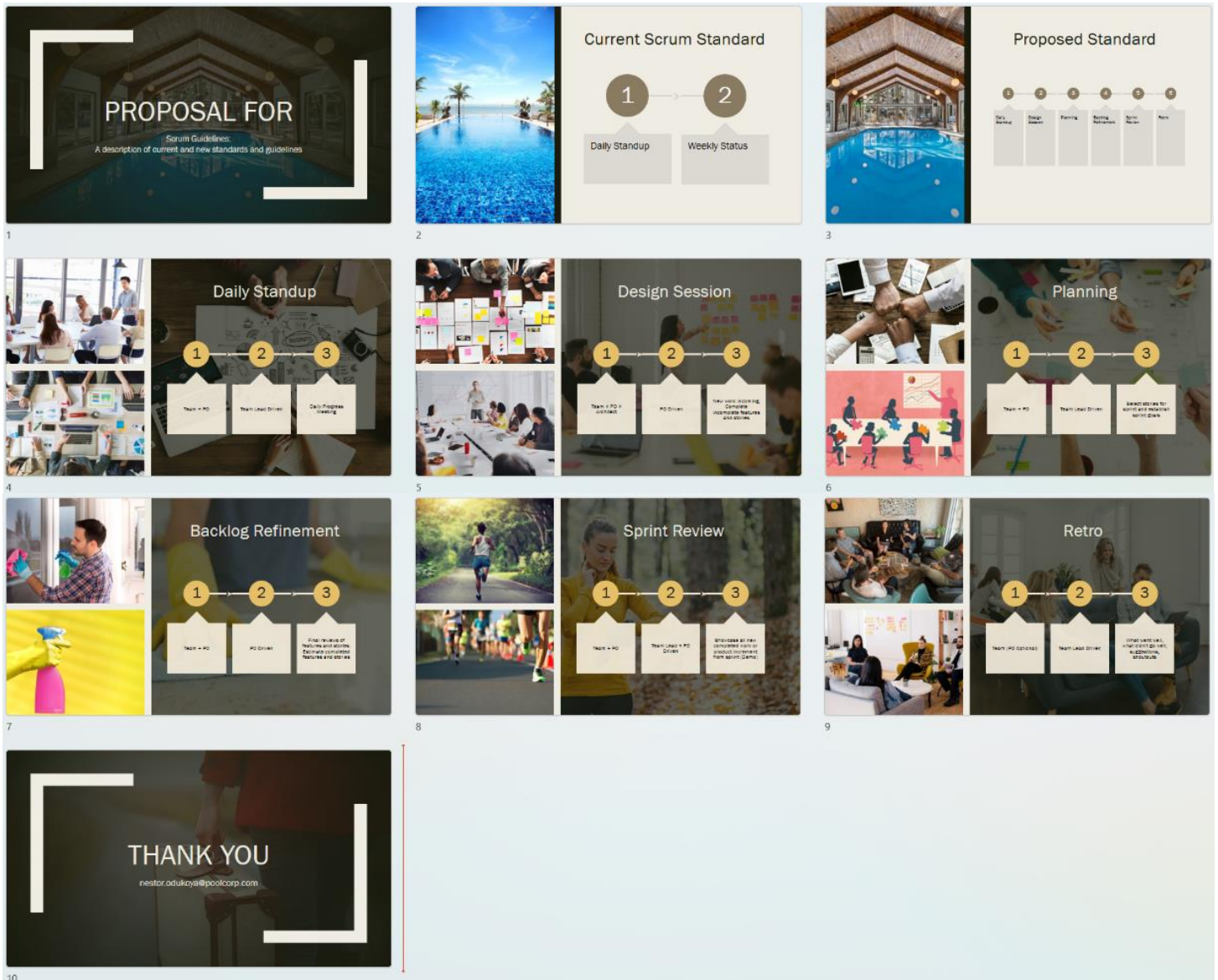
- Diversity, Equity and Inclusion in the Workplace Certificate
- AWS Certified Cloud Practitioner
- Microsoft 70-480 – Programming in HTML5 with JavaScript and CSS3
- Sitecore XP 7 Website Development for .NET Developers Certification
- Website .NET Developer Certification for Sitecore CMS 7.0
- SetFocus .NET Master's Program



**Lead Software Engineer - 10/2022 - Current**  
**Pool Corp, New Orleans, LA \*Remote\***

- Led the charge in maintaining exceptional code quality by instituting rigorous quality assurance processes, conducting in-depth code reviews, and fostering a culture of excellence within the development team.
- Worked in close collaboration with leadership to drive backlog maintenance and refinement through agile practices, such as backlog grooming sessions, design sessions, and sprint planning, promoting effective prioritization and ensuring successful project execution. **\*1A**
- Developed and maintained a cutting-edge mobile application using C# Xamarin and .NET MAUI, leveraging Azure DevOps for streamlined project management, version control, and continuous integration/continuous deployment (CI/CD).
- Employed NUnit framework to design and implement effective unit tests, verifying code integrity, and promoting code quality by identifying and rectifying bugs, ensuring the delivery of highly maintainable and robust logic.

**IMAGE 1A:** Presentation to optimize the company's Scrum ceremonies and driving continuous improvement. **More details can be found on [NestorOdukoya.com/resume](https://NestorOdukoya.com/resume)**



### **Sr Software Engineer - 06/2020 – 11/2022**

Rocket Mortgage (FKA: Quicken Loans), Detroit, MI \*Remote\*

- Mentored and guided all junior software engineers, providing valuable technical insights, best practices, and constructive feedback to enhance their skill set and professional growth.
- Actively embraced the team building activities and company-wide events organized within the company, leveraging them as opportunities to strengthen relationships and foster a positive work culture.
- Played a key role in all agile ceremonies, employing my in-depth understanding of agile principles and practices to facilitate effective collaboration, prioritize work items, and drive the delivery of high-quality software solutions within the team.
- Successfully engineered and managed RocketMortgage.com, a .NET C# website, combining Angular, TypeScript, CSS, and JSON to deliver an intuitive user interface and enhanced user experience. Leveraged the power of AWS, incorporating Lambda functions and Amazon S3 for serverless computing and scalable storage.

**More details can be found on [NestorOdukoya.com/resume](https://NestorOdukoya.com/resume)**

### **Lead Developer - 11/2015 – 06/2020**

Ashley Furniture Industries, Tampa, FL

- Demonstrated strong leadership by serving as Team Lead, assisting colleagues in their professional development through regular one-on-one sessions, code reviews, and collaborative problem-solving discussions.
- Spearheaded the comprehensive documentation efforts by expanding and enhancing the company's wiki, providing in-depth technical documentation for developers, and creating high-level overviews of applications and processes for business users, resulting in improved knowledge sharing and streamlined communication across teams.
- Contributed significantly to the major overhaul of AshleyFurniture.com by utilizing Sitecore CMS as the foundation. Developed a feature-rich website using ASP.NET, MVC, CSS3, JavaScript, jQuery, C#, and SQL, enabling the business to effortlessly manage and personalize content with no coding experience.

**More details can be found on [NestorOdukoya.com/resume](https://NestorOdukoya.com/resume)**

### **Developer - 09/2015 – 11/2015 (Short Term Contract)**

Geographic Solutions, Palm Harbor, FL

- Actively contributed in the maintenance and enhancement of the EmployFlorida.com website, utilizing Visual Basic and SQL to support ongoing improvements. Actively participated in tasks such as bug resolution, performance optimization, and feature implementation, ensuring the website's effectiveness in facilitating job search and recruitment processes.

### **Lead Programmer Analyst - 04/2012 – 08/2015**

NASCAR (FKA: International Speedway Corporation), Daytona Beach, FL

- Served as a team lead overseeing the development and maintenance of all International Speedway Corporation (ISC) racetrack websites, providing guidance, mentorship, and technical expertise to a cross-functional team.
- Collaborated closely with executives and leadership to identify and adopt cutting-edge technologies, ensuring ISC's racetrack websites remained at the forefront of the industry and maintained a competitive edge.
- Successfully re-architected the Sitecore CMS infrastructure for all 16 racetrack websites of the International Speedway Corporation (ISC), streamlining operations and improving efficiency.
- Led the redesign of [DaytonaInternationalSpeedway.com](http://DaytonaInternationalSpeedway.com) on three occasions, utilizing C#, HTML5, jQuery, CSS3, and media queries to deliver visually stunning and responsive web experiences, enhancing user engagement and driving increased online traffic.

**More details can be found on [NestorOdukoya.com/resume](http://NestorOdukoya.com/resume)**

### **Web Scraper/Software Developer - 03/2012 – 04/2012 (Short Term Contract)**

HD Supply, Orlando, FL

- Employed Mozenda to develop a customized automated script, enabling the extraction and transfer of company images and files from a legacy application. Created a comprehensive workflow that automated the data migration process, leveraging Mozenda's advanced features to ensure the integrity and reliability of the extracted data, expediting the migration and minimizing manual effort.

### **Application Developer - 11/2011 – 01/2012**

Acquirgy, St. Petersburg, FL

- Developed a series of static product marketing sites for Hoover Vacuum and Keurig coffee, utilizing HTML, CSS, and JavaScript to craft visually stunning and informative web experiences. Collaborated closely with cross-functional teams to gather requirements and translate marketing objectives into engaging website designs, effectively promoting the respective product lines and driving customer interest.

### **Associate Developer - 09/2011 – 11/2011**

Mercury New Media, Tampa, FL

- Collaborated with a team of developers within a consulting firm, responsible for maintaining a diverse range of client websites. Utilized .NET 4, Visual Studio 2010, and LINQ to develop dynamic user controls including grids, pie charts, and spreadsheets, empowering clients with interactive data visualization and efficient data management capabilities.
- Designed databases, implemented stored procedures, and utilized ADO.NET and ASP.NET 3 to facilitate efficient data communication between the application and SQL databases.

### **Software Developer - 08/2010 – 08/2011**

One Touch Direct, Tampa, FL

- Proactively engaged with executives and business analysts in ongoing meetings to evaluate call center statistics and application performance data. Leveraged these discussions to identify opportunities for efficiency gains and initiate improvement initiatives. Through this collaborative approach, we successfully implemented enhancements that optimized the application's performance, improved call center productivity, and ultimately exceeded customer expectations.
- Contributed to the creation of a comprehensive customer call management system, utilizing SQL Server 2005 as the database backend. Developed and optimized stored procedures for seamless data handling, utilized C# for business logic implementation, integrated web services for data exchange, and implemented secure file transfer capabilities using an SFTP server, resulting in a highly efficient and secure solution for managing customer calls, leads, and conversations.

### **Programmer - 11/2008 – 05/2010**

Patty Express Inc., Bronx, NY

- Assumed a pivotal role in the day-to-day operations of a family-owned franchise of the Golden Crust brand. Collaborated with family members to oversee key aspects of restaurant management, including staff training, order processing, and maintaining health and safety standards to deliver exceptional service and experiences to customers.
- Managed a static website dedicated to highlighting the different locations of the family-owned Golden Crust franchise. Utilized HTML, CSS, and JavaScript to create an appealing and interactive online presence, featuring detailed information about each restaurant's menu, services, and amenities.

## **Programming Languages / Frameworks / Tools / Skills**

---

**C#, .Net Core, Visual Studio, Blazor, .NET MAUI, Angular, TypeScript, JavaScript, HTML5, OOP, JQuery, CSS, SQL, MySQL, DynamoDB, JSON, XML, ASP.Net, MVC, LINQ, Xamarin, Amazon Web Services (AWS), Lambda, WordPress, Sitecore, S3, IAM, Simple Queue Service (SQS), Simple Notification Service (SNS), Web API, Azure DevOps, GitHub, BitBucket, Postman, Linq, InDesign, NUnit, xUnit**

# **Sixth Order of Business**

**6H**

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of \_\_\_\_\_

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

\_\_\_\_\_  
(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

\_\_\_\_\_  
*Signature*

Sworn to and subscribed before me by means of \_\_\_ physical presence or  
\_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*Signature of Officer Administering Oath or of Notary Public*

\_\_\_\_\_  
*Print, Type, or Stamp Commissioned Name of Notary Public*

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

---

## ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address:      Home      Office

\_\_\_\_\_  
Street or Post Office Box

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
**Signature**

# **Sixth Order of Business**

**61**

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 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 the County of Pasco; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2025.**

**ATTEST:**

**HARVEST RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



# **Sixth Order of Business**

**6J**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, 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; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

**Section 1.** The annual public meeting schedule of the Board for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “FY 2026”) attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Florida Commerce.

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

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2025.**

**ATTEST:**

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**EXHIBIT A**

**Notice of Meetings  
FISCAL YEAR 2025/2026  
HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harvest Ridge Community Development District shall be held at 1:00 p.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638. The meeting dates are as follows:

<b>October 14, 2025</b>	<b>11:00 a.m.*</b>
<b>November 11, 2025</b>	<b>11:00 a.m.*</b>
<b>December 9, 2025</b>	<b>11:00 a.m.</b>
<b>January 13, 2026</b>	<b>11:00 a.m.</b>
<b>February 10, 2026</b>	<b>11:00 a.m.</b>
<b>March 10, 2026</b>	<b>11:00 a.m.</b>
<b>April 14, 2026</b>	<b>11:00 a.m.</b>
<b>May 12, 2026</b>	<b>11:00 a.m.</b>
<b>June 9, 2026</b>	<b>11:00 a.m.</b>
<b>July 14, 2026</b>	<b>11:00 a.m.</b>
<b>August 11, 2026</b>	<b>11:00 a.m.</b>
<b>September 8, 2026</b>	<b>11:00 a.m.</b>

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark, District Management

*Publish:* \_\_\_\_\_ - \_\_\_\_\_, 2025

**\*Meeting date is subject to change due to the holiday.**

# **Seventh Order of Business**

**7A**

**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 10, 2025, at 11:03 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carla Tabshe	Chairperson
Eric Davidson	Assistant Secretary
Dawson Ransome	Assistant Secretary

Also, present were:

Bryan Radcliff	District Manager
Vivek Babbar	District Counsel ( <i>via phone</i> )

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**  
Mr. Radcliff called the meeting to order and called the roll.

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

**THIRD ORDER OF BUSINESS** **Business Items**  
**A. Consideration of Resolution 2025-05; Supplemental Assessment Resolution Final Terms of 2024 Bonds**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2025-05; Supplemental Assessment Resolution Final Terms of 2024 Bonds, was adopted. 3-0
--

**THIRD ORDER OF BUSINESS** **Business Items (CONTINUED)**  
**E. Consideration of the Harvest Ridge Proposed FY2026 Budget**  
Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board. A conversation ensued between the Board and Staff.

**F. Consideration of Resolution 2025-04; Approving Proposed FY2026 Budget and Setting Public Hearing**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2025-04; Approving Proposed Fiscal Year 2026 Budget and Setting Public Hearing for Tuesday August 12, 2025 at 11:00am at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 3-0
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**G. Consideration of the Recreational Facilities Policies & Pool Rules**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Recreational Facilities Policies & Pool Rules, was approved. 3-0

**H. Consideration of Registered Voter Count**

Mr. Radcliff announced to the Board that as of April 15, 2025 the District has two hundred and twenty (220) registered voters.

**I. Ratification Street Depression Proposals**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Street Depression Proposal #18340525 in the amount of \$15,844 from ACPLM, was ratified. 3-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Meeting Minutes (March 11, 2025 Regular Meeting)**
- B. Acceptance of Financials (April 2025)**
- C. Acceptance of the Check Registers (April 2025)**
- D. Consideration of Operations and Maintenance Report (April 2025)**

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

**THIRD ORDER OF BUSINESS**

**Business Items (CONTINUED)**

**B. Consideration of Board Resignations**

The Board Accepted the resignation of Jack Tabshe from Seat 3 of the Board of Supervisors of Harvest Ridge CDD.

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the resignation of Jack Tabshe, was accepted. 3-0

**C. Consideration of Resident Resumes for Open Vacancy Seats**

- 1. Paolo Aliaga**
- 2. Gary L. Colglazier**
- 3. José Falcón**
- 4. Félix B. Leno**
- 5. Néstor Odukoya**
- 6. Michael Valle**
- 7. Roy W. Wright**

The Board appointed José Falcón to Seat 3 of the Board of Supervisors of Harvest Ridge. Mr. Radcliff a commissioned Notary Public for the State of Florida administered the Oath of Office to José Falcón. Mr. Falcón accepted compensation.

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the appointment of José Falcón to Seat 3, was approved. 3-0

The Board accepted the resignation of Tony Tabshe from Seat 2 of the Board of Supervisors of Harvest Ridge.

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the resignation of Tony Tabshe, was accepted. 3-0

The Board appointed Michael Valle to Seat 2 of the Board of Supervisors of Harvest Ridge. Mr. Valle accepted compensation. Mr. Radcliff a commissioned Notary Public for the State of Florida administered the Oath of Office to Michael Valle. Mr. Valle accepted compensation.

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the appointment of Michael Valle to Seat 2, was approved. 3-0

The Board accepted the resignation of Carla Tabshe from Seat 1 of the Board of Supervisors for Harvest Ridge.

On MOTION by Ms. Ransome seconded by Mr. Davidson, with all in favor, the resignation of Carla Tabshe, was accepted. 3-0

The Board appointed Felix Leno to Seat 1 of the Board of Supervisors of Harvest Ridge. Mr. Leno was not present. The Oath of Office will be administered at the next scheduled meeting.

On MOTION by Ms. Ransome seconded by Mr. Davidson, with all in favor, the assignment of Felix Leno to Seat 1, was approved. 3-0

**D. Consideration of Resolution 2025-03; Re-Designating the Officers**  
This item was TABLED by the Board to the next scheduled meeting.



**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being none, the next item followed.

- 1. Field Inspection Report**
- 2. Cypress Creek Aquatics Environmental Services**

These items were not discussed.

**SIXTH ORDER OF BUSINESS**

**Other Business, Updates and Supervisors' Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjourned**

There being no further business,

On MOTION by Ms. Ransome seconded by Mr. Davidson, with all in favor, meeting adjourned at 11:39 am. 3-0

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Brian Radcliff  
District Manager

---

Chairperson/Vice-Chairperson/Assistant Secretary

# **Seventh Order of Business**

**7B**

# Harvest Ridge Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

Prepared by:



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

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 59,855	\$ -	\$ -	\$ -	\$ 59,855
Cash In Bank	221,613	-	-	-	221,613
Cash in Transit	2,078	-	-	-	2,078
Due From Other Funds	-	2,078	-	-	2,078
Investments:					
Acquisition & Construction Account	-	-	5,911	-	5,911
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	120,876	-	-	120,876
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
<b>TOTAL ASSETS</b>	<b>\$ 309,219</b>	<b>\$ 198,362</b>	<b>\$ 5,911</b>	<b>\$ 4,440,000</b>	<b>\$ 4,953,492</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 17,309	\$ -	\$ -	\$ -	\$ 17,309
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	2,078	-	-	-	2,078
<b>TOTAL LIABILITIES</b>	<b>19,387</b>	<b>-</b>	<b>-</b>	<b>4,440,000</b>	<b>4,459,387</b>
<b><u>FUND BALANCES</u></b>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	198,362	-	-	198,362
Capital Projects	-	-	5,911	-	5,911
Unassigned:	264,159	-	-	-	264,159
<b>TOTAL FUND BALANCES</b>	<b>289,832</b>	<b>198,362</b>	<b>5,911</b>	<b>-</b>	<b>494,105</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 309,219</b>	<b>\$ 198,362</b>	<b>\$ 5,911</b>	<b>\$ 4,440,000</b>	<b>\$ 4,953,492</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,023	\$ 3,023	0.00%
Interest - Tax Collector	-	2,581	2,581	0.00%
Special Assmnts- Tax Collector	-	297,926	297,926	0.00%
Special Assmnts- CDD Collected	297,475	28,107	(269,368)	9.45%
Sales Tax Revenue	-	1,204	1,204	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>332,841</b>	<b>35,366</b>	<b>111.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	375	225	62.50%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
Field Services	4,500	-	4,500	0.00%
District Counsel	8,500	2,290	6,210	26.94%
District Engineer	9,500	2,995	6,505	31.53%
Administrative Services	4,500	3,189	1,311	70.87%
District Manager	25,000	14,208	10,792	56.83%
Accounting Services	9,000	9,438	(438)	104.87%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	36	464	7.20%
Rentals & Leases	600	480	120	80.00%
Insurance - General Liability	3,200	2,500	700	78.13%
Public Officials Insurance	2,500	2,500	-	100.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Legal Advertising	3,500	(1,866)	5,366	-53.31%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,000	200	83.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	750	450	62.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Loan Expense	100,000	1,128	98,872	1.13%
Interest Expense	5,000	-	5,000	0.00%
<b>Total Administration</b>	<b>206,725</b>	<b>42,448</b>	<b>164,277</b>	<b>20.53%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	40,000	7,798	32,202	19.50%
Utility - Electric	5,000	3,172	1,828	63.44%
<b>Total Electric Utility Services</b>	<b>45,000</b>	<b>10,970</b>	<b>34,030</b>	<b>24.38%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	12,076	(7,076)	241.52%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>12,076</b>	<b>(7,076)</b>	<b>241.52%</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	8,500	7,500	1,000	88.24%
Wetland Maintenance	6,500	2,940	3,560	45.23%
Annual Stormwater Report	3,500	-	3,500	0.00%
<b>Total Stormwater Control</b>	<b>18,500</b>	<b>10,440</b>	<b>8,060</b>	<b>56.43%</b>
<b><u>Landscape Services</u></b>				
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,500	31,430	(29,930)	2095.33%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	70,000	53,145	16,855	75.92%
Plant Replacement Program	5,000	2,960	2,040	59.20%
Irrigation Maintenance	6,000	1,154	4,846	19.23%
<b>Total Landscape Services</b>	<b>88,500</b>	<b>88,689</b>	<b>(189)</b>	<b>100.21%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Contracts-Pools	12,000	5,660	6,340	47.17%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	8,250	1,905	6,345	23.09%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	95	405	19.00%
Miscellaneous Services	1,150	432	718	37.57%
Playground Equipment and Maintenance	500	-	500	0.00%
<b>Total Parks and Recreation</b>	<b>28,750</b>	<b>8,092</b>	<b>20,658</b>	<b>28.15%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,475</b>	<b>172,715</b>	<b>224,760</b>	<b>43.45%</b>
Excess (deficiency) of revenues Over (under) expenditures	(100,000)	160,126	260,126	-160.13%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>100,000</b>	<b>93,737</b>	<b>(6,263)</b>	<b>93.74%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 253,863</u>	<u>\$ 253,863</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>35,969</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 289,832</u></b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,645	\$ 4,645	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>305,492</b>	<b>305,492</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Interest Expense	-	112,538	(112,538)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	122,954	122,954	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>75,408</b>	<b>75,408</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 198,362</u>	<u>\$ 198,362</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 198,362</u></b>		



**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,954	\$ 5,954	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,954</b>	<b>5,954</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>194,200</b>	<b>(194,200)</b>	<b>0.00%</b>
<b><u>Water Utility Services</u></b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
<b>Total Water Utility Services</b>	<b>-</b>	<b>3,500</b>	<b>(3,500)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,123,011</b>	<b>(4,123,011)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,320,711</b>	<b>(4,320,711)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,314,757)	(4,314,757)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,320,668</b>	<b>4,320,668</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,911	\$ 5,911	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,911</b>		

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303  
**Statement No.** 05-25

**Statement Date** 05/31/2025

<b>G/L Account No. 101002 Balance</b>	221,612.89	<b>Statement Balance</b>	228,740.09
		<b>Outstanding Deposits</b>	10,276.75
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	221,612.89	<b>Subtotal</b>	239,016.84
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-17,403.95
<b>Ending G/L Balance</b>	221,612.89	<b>Ending Balance</b>	221,612.89

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
05/28/2025	Payment	BD00013	Legal Advertising	Deposit No. BD00013	1,865.50	1,865.50	0.00
05/31/2025		JE000184	Interest - Investments	Intear earned for the month of 04/25	848.49	848.49	0.00
<b>Total Deposits</b>					2,713.99	2,713.99	0.00
<b>Checks</b>							
04/04/2025	Payment	1046	INFRAMARK LLC	Check for Vendor V00003	-3,708.33	-3,708.33	0.00
04/24/2025	Payment	1051	INFRAMARK LLC	Check for Vendor V00003	-9.09	-9.09	0.00
04/24/2025	Payment	1053	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-2,282.50	-2,282.50	0.00
04/30/2025	Payment	1055	ADA SITE COMPLIANCE LLC	Check for Vendor V00006	-1,500.00	-1,500.00	0.00
04/30/2025	Payment	1056	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-5,660.00	-5,660.00	0.00
04/30/2025	Payment	1057	DUKE ENERGY (ACH)	Check for Vendor V00010	-1,163.19	-1,163.19	0.00
04/30/2025	Payment	1058	MIKE WELLS	Check for Vendor V00020	-150.00	-150.00	0.00
04/30/2025	Payment	1059	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-7,215.00	-7,215.00	0.00
05/08/2025	Payment	1060	DUKE ENERGY (ACH)	Check for Vendor V00010	-177.11	-177.11	0.00
05/21/2025	Payment	1062	GRAU AND ASSOCIATES	Check for Vendor V00037	-3,500.00	-3,500.00	0.00
05/21/2025	Payment	1064	STRALEY ROBIN VERICKER	Check for Vendor V00005	-712.50	-712.50	0.00
05/19/2025	Payment	DD101	VALLEY NATIONAL BANK	Payment of Invoice 000366	-1,128.47	-1,128.47	0.00
05/28/2025	Payment	DD102	DUKE ENERGY (ACH)	Payment of Invoice 000360	-215.74	-215.74	0.00
05/28/2025	Payment	DD103	DUKE ENERGY (ACH)	Payment of Invoice 000362	-18.59	-18.59	0.00
05/28/2025	Payment	DD104	DUKE ENERGY (ACH)	Payment of Invoice 000363	-18.59	-18.59	0.00
05/02/2025		JE000199	Electricity - Streetlights	Bank rec adj JE for Duke dubble payment of Invoice	-1,163.19	-1,163.19	0.00

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303  
**Statement No.** 05-25

**Statement Date** 05/31/2025

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<b>Total Checks</b>	-28,622.30	-28,622.30	0.00
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**Adjustments**

**Total Adjustments**

**Outstanding Checks**

03/11/2025		JE000131		Valley National Bank	-4,093.54
05/08/2025	Payment	1061	INFRAMARK LLC	Check for Vendor V00003	-3,708.33
05/21/2025	Payment	1063	INFRAMARK LLC	Check for Vendor V00003	-3,708.33
05/28/2025	Payment	1065	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-95.00
05/28/2025	Payment	1066	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,628.77
04/09/2025		JE000169	Special Assmnts-Tax Collector	Reverse Bank Deposit - Made in Truist	-4,134.87
05/13/2025		JE000183		Valley National Bank	-22.25
05/30/2025	Payment	DD105	DUKE ENERGY (ACH)	Payment of Invoice 000359	-12.86
<b>Total Outstanding Checks</b>					<b>-17,403.95</b>

**Outstanding Deposits**

02/07/2025	Payment	BD00008		Deposit No. BD00008	2,026.09
03/11/2025	Payment	BD00010		Deposit No. BD00010	4,093.54
04/09/2025	Payment	BD00011		Deposit No. BD00011	4,134.87
05/13/2025	Payment	BD00014		Deposit No. BD00014	22.25
<b>Total Outstanding Deposits</b>					<b>10,276.75</b>

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 7262  
**Statement No.** 05-25

**Statement Date** 05/31/2025

<b>G/L Account No. 101001 Balance</b>	59,855.03	<b>Statement Balance</b>	59,855.03
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	59,855.03	<b>Subtotal</b>	59,855.03
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	59,855.03	<b>Ending Balance</b>	59,855.03

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
05/13/2025		JE000183		Truist Bank	22.25	22.25	0.00
<b>Total Deposits</b>					22.25	22.25	0.00
<b>Checks</b>							
<b>Total Checks</b>							0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							0.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Harvest Ridge Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2025

Prepared by:



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

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 59,855	\$ -	\$ -	\$ -	\$ 59,855
Cash In Bank	168,804	-	-	-	168,804
Investments:					
Acquisition & Construction Account	-	-	5,931	-	5,931
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	123,606	-	-	123,606
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
<b>TOTAL ASSETS</b>	<b>\$ 254,332</b>	<b>\$ 199,014</b>	<b>\$ 5,931</b>	<b>\$ 4,440,000</b>	<b>\$ 4,899,277</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 10,080	\$ -	\$ -	\$ -	\$ 10,080
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
<b>TOTAL LIABILITIES</b>	<b>10,080</b>	<b>-</b>	<b>-</b>	<b>4,440,000</b>	<b>4,450,080</b>
<b><u>FUND BALANCES</u></b>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	199,014	-	-	199,014
Capital Projects	-	-	5,931	-	5,931
Unassigned:	218,579	-	-	-	218,579
<b>TOTAL FUND BALANCES</b>	<b>244,252</b>	<b>199,014</b>	<b>5,931</b>	<b>-</b>	<b>449,197</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 254,332</b>	<b>\$ 199,014</b>	<b>\$ 5,931</b>	<b>\$ 4,440,000</b>	<b>\$ 4,899,277</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3,729	\$ 3,729	0.00%
Interest - Tax Collector	-	2,581	2,581	0.00%
Special Assmnts- Tax Collector	-	297,926	297,926	0.00%
Special Assmnts- CDD Collected	297,475	28,107	(269,368)	9.45%
Sales Tax Revenue	-	1,204	1,204	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>333,547</b>	<b>36,072</b>	<b>112.13%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	425	175	70.83%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
Field Services	4,500	-	4,500	0.00%
District Counsel	8,500	3,063	5,437	36.04%
District Engineer	9,500	3,514	5,986	36.99%
Administrative Services	4,500	3,564	936	79.20%
District Manager	25,000	16,292	8,708	65.17%
Accounting Services	9,000	10,188	(1,188)	113.20%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	49	451	9.80%
Rentals & Leases	600	693	(93)	115.50%
Insurance - General Liability	3,200	2,500	700	78.13%
Public Officials Insurance	2,500	2,500	-	100.00%
Insurance -Property & Casualty	12,500	5,907	6,593	47.26%
Legal Advertising	3,500	(1,866)	5,366	-53.31%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,192	8	99.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	850	350	70.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Loan Expense	100,000	1,128	98,872	1.13%
Interest Expense	5,000	-	5,000	0.00%
<b>Total Administration</b>	<b>206,725</b>	<b>53,624</b>	<b>153,101</b>	<b>25.94%</b>

**Electric Utility Services**

Electricity - Streetlights	40,000	10,143	29,857	25.36%
Utility - Electric	5,000	3,562	1,438	71.24%
<b>Total Electric Utility Services</b>	<b>45,000</b>	<b>13,705</b>	<b>31,295</b>	<b>30.46%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	12,076	(7,076)	241.52%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>12,076</b>	<b>(7,076)</b>	<b>241.52%</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	8,500	7,500	1,000	88.24%
Wetland Maintenance	6,500	3,920	2,580	60.31%
Annual Stormwater Report	3,500	-	3,500	0.00%
<b>Total Stormwater Control</b>	<b>18,500</b>	<b>11,420</b>	<b>7,080</b>	<b>61.73%</b>
<b><u>Landscape Services</u></b>				
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,500	31,430	(29,930)	2095.33%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	70,000	79,019	(9,019)	112.88%
Plant Replacement Program	5,000	5,460	(460)	109.20%
Irrigation Maintenance	6,000	3,710	2,290	61.83%
<b>Total Landscape Services</b>	<b>88,500</b>	<b>119,619</b>	<b>(31,119)</b>	<b>135.16%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Contracts-Pools	12,000	5,660	6,340	47.17%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	8,250	2,370	5,880	28.73%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	95	405	19.00%
Miscellaneous Services	1,150	432	718	37.57%
Playground Equipment and Maintenance	500	-	500	0.00%
<b>Total Parks and Recreation</b>	<b>28,750</b>	<b>8,557</b>	<b>20,193</b>	<b>29.76%</b>



**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,475</b>	<b>219,001</b>	<b>178,474</b>	<b>55.10%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	114,546	214,546	-114.55%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>100,000</b>	<b>93,737</b>	<b>(6,263)</b>	<b>93.74%</b>
Net change in fund balance	\$ -	\$ 208,283	\$ 208,283	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>35,969</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 244,252</b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,297	\$ 5,297	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>306,144</b>	<b>306,144</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Interest Expense	-	112,538	(112,538)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	123,606	123,606	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>75,408</b>	<b>75,408</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 199,014</u>	<u>\$ 199,014</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 199,014</u></b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,974	\$ 5,974	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,974</b>	<b>5,974</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>197,700</b>	<b>(197,700)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,123,011</b>	<b>(4,123,011)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,320,711</b>	<b>(4,320,711)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,314,737)	(4,314,737)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,320,668</b>	<b>4,320,668</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,931	\$ 5,931	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,931</b>		

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303  
**Statement No.** 06-25

**Statement Date** 06/30/2025

<b>G/L Account No. 101002 Balance</b>	168,803.74	<b>Statement Balance</b>	184,439.41
		<b>Outstanding Deposits</b>	10,276.75
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	168,803.74	<b>Subtotal</b>	194,716.16
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-25,912.42
<b>Ending G/L Balance</b>	168,803.74	<b>Ending Balance</b>	168,803.74

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
04/09/2025	Payment	BD00015		Deposit No. BD00015	4,134.87	4,134.87	0.00
06/30/2025		JE000220	Interest - Investments	Intear earned for the month of 05/25	705.14	705.14	0.00
06/01/2025		JE000223	Utility - Electric	0.10 Cents Discount JE for	0.10	0.10	0.00
<b>Total Deposits</b>					4,840.11	4,840.11	0.00
<b>Checks</b>							
05/08/2025	Payment	1061	INFRAMARK LLC	Check for Vendor V00003	-3,708.33	-3,708.33	0.00
05/21/2025	Payment	1063	INFRAMARK LLC	Check for Vendor V00003	-3,708.33	-3,708.33	0.00
05/28/2025	Payment	1065	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-95.00	-95.00	0.00
05/28/2025	Payment	1066	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,628.77	-1,628.77	0.00
06/04/2025	Payment	1067	ADAM B'S TREE SERVICE	Check for Vendor V00036	-2,500.00	-2,500.00	0.00
06/04/2025	Payment	1068	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-490.00	-490.00	0.00
06/04/2025	Payment	1069	Harvest Ridge CDD	Check for Vendor V00027	-2,077.60	-2,077.60	0.00
06/04/2025	Payment	1071	SPEAREM ENTERPRISES	Check for Vendor V00008	-8,400.00	-8,400.00	0.00
06/04/2025	Payment	1072	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-518.50	-518.50	0.00
06/04/2025	Payment	1073	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
06/12/2025	Payment	1074	ACPLM, INC.	Check for Vendor V00039	-15,844.00	-15,844.00	0.00
06/12/2025	Payment	1075	MICHAEL G VALLE	Check for Vendor V00041	-200.00	-200.00	0.00
05/30/2025	Payment	DD105	DUKE ENERGY (ACH)	Payment of Invoice 000359	-12.86	-12.86	0.00
06/19/2025	Payment	1076	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-490.00	-490.00	0.00
06/19/2025	Payment	1077	Mike Fasano, Pasco County Tax Collector	Check for Vendor V00016	-92.31	-92.31	0.00
04/09/2025	Payment	BD00015		Deposit No. BD00015	-4,134.87	-4,134.87	0.00

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303  
**Statement No.** 06-25

**Statement Date** 06/30/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
06/30/2025	Payment	DD108	DUKE ENERGY (ACH)	Payment of Invoice 000379	-188.03	-188.03	0.00
06/30/2025	Payment	DD109	DUKE ENERGY (ACH)	Payment of Invoice 000380	-18.58	-18.58	0.00
06/30/2025	Payment	DD110	DUKE ENERGY (ACH)	Payment of Invoice 000381	-18.61	-18.61	0.00
<b>Total Checks</b>					-49,140.79	-49,140.79	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

03/11/2025		JE000131		Valley National Bank			-4,093.54
04/09/2025		JE000169	Special Assmnts- Tax Collector	Reverse Bank Deposit - Made in Truist			-4,134.87
06/04/2025	Payment	1070	INFRAMARK LLC	Check for Vendor V00003			-3,871.51
05/13/2025		JE000183		Valley National Bank			-22.25
06/25/2025	Payment	1078	INFRAMARK LLC	Check for Vendor V00003			-176.44
06/25/2025	Payment	1079	PASCO COUNTY UTILITIES	Check for Vendor V00018			-1,169.27
06/25/2025	Payment	1080	STRALEY ROBIN VERICKER	Check for Vendor V00005			-572.50
06/25/2025	Payment	1081	YELLOWSTONE LANDSCAPE	Check for Vendor V00013			-2,960.00
06/25/2025	Payment	1082	YELLOWSTONE LANDSCAPE	Check for Vendor V00013			-7,571.08
06/30/2025	Payment	DD107	DUKE ENERGY (ACH)	Payment of Invoice 000378			-164.91
06/30/2025	Payment	DD111	DUKE ENERGY (ACH)	Payment of Invoice 000386			-1,176.05
<b>Total Outstanding Checks</b>							-25,912.42

### Outstanding Deposits

02/07/2025	Payment	BD00008		Deposit No. BD00008			2,026.09
03/11/2025	Payment	BD00010		Deposit No. BD00010			4,093.54
04/09/2025	Payment	BD00011		Deposit No. BD00011			4,134.87
05/13/2025	Payment	BD00014		Deposit No. BD00014			22.25
<b>Total Outstanding Deposits</b>							10,276.75

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 7262

**Statement No.** 06-25

**Statement Date** 06/30/25

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<b>G/L Account No. 101001 Balance at 06/30/25</b>	59,855.03	<b>Statement Balance</b>	59,855.03
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	59,855.03	<b>Subtotal</b>	59,855.03
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	59,855.03	<b>Ending Balance</b>	59,855.03

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

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
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# **Seventh Order of Business**

**7C**

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1060	05/08/25	DUKE ENERGY (ACH)	043025 6693	ELECTRIC 03/28/25-04/28/25	SERVICE 01/10/25 - 02/10/25	543041-53100	\$177.11
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Accounting Services - March 25	532001-51301	\$750.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Administrative - March 25	531148-51301	\$375.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	District Management - March 25	531150-51301	\$2,083.33
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Financial & Rev Collections - March 25	549150-51301	\$100.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Recording Secretary - March 25	531036-51301	\$200.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Rentals/Leases - March 25	544025-51301	\$50.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Tech/Data Storage - March 25	531020-51301	\$50.00
001	1061	05/08/25	INFRAMARK LLC	148101	Inframark Management Invoice - March 25	Website Maintenance - March 25	549936-51301	\$100.00
001	1062	05/21/25	GRAU AND ASSOCIATES	27458	AUDIT FY3 09.30.2024	Auditing Services - FYE 09/30/24	532002-51301	\$3,500.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Accounting Services - May 25	532001-51301	\$750.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Administrative Services - May 25	531148-51301	\$375.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	District Management May 25	531150-51301	\$2,083.33
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Financial & Revenue Collection - May 25	549150-51301	\$100.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Recording Secretary - May 25	531036-51301	\$200.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Rentals & Leases - May 25	544025-51301	\$50.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Technology / Data Storage - May 25	531020-51301	\$50.00
001	1063	05/21/25	INFRAMARK LLC	149116	Inframark Management Inv - May 25	Website Maintenance / Admin - May 25	549936-51301	\$100.00
001	1064	05/21/25	STRALEY ROBIN VERICKER	26582	legal - through 04/30/25	District Counsel	531146-51401	\$712.50
001	1065	05/28/25	BLUE LIFE POOL SERVICE	18356	Rules Sign Purchase	pool sign installation	546074-57201	\$95.00
001	1066	05/28/25	PASCO COUNTY UTILITIES	22412127	SERVICE 04/10/25 - 05/09/25	Utility - Water	543018-53600	\$1,628.77
001	DD101	05/19/25	VALLEY NATIONAL BANK	041525 0001	Loan Payment	Bridge Loan Payment - Interest	572001-51301	\$1,128.47
001	DD102	05/28/25	DUKE ENERGY (ACH)	050725 5047	ELECTRIC 04/04/25-05/05/25	SERVICE 04/04-05/05	543041-53100	\$215.74
001	DD103	05/28/25	DUKE ENERGY (ACH)	050725 4743	ELECTRIC 04/04/25-05/05/25	SERVICE 04/04/25-05/05/25	543041-53100	\$18.59
001	DD104	05/28/25	DUKE ENERGY (ACH)	050725 8604	ELECTRIC 04/04 - 05/05	SERVICE 04/04-05/05	543041-53100	\$18.59
001	DD105	05/30/25	DUKE ENERGY (ACH)	050925 1750	ELECTRIC 04/09/25-05/08/25	SERVICE 04/09-05/08	543041-53100	\$12.86
<b>Fund Total</b>								<b>\$14,924.29</b>

<b>Total Checks Paid</b>	<b>\$14,924.29</b>
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**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1067	06/04/25	ADAM B'S TREE SERVICE	EAST22003	Tree Removal	R&M-Other Landscape	546036-53908	\$2,500.00
001	1068	06/04/25	CYPRESS CREEK AQUATICS	1432	pond maintenance - June 25	Waterway Management	531085-57201	\$490.00
001	1069	06/04/25	Harvest Ridge CDD	04092025 - 01	FY25 TAX DIST ID 03.31.2025	SERIES 2024 FY25 TAX DIST ID 03.31.2025	103200	\$2,077.60
001	1070	06/04/25	INFRAMARK LLC	150096	Meeting Room Rental / Domain Renewal	Meeting room rental cost	544025-51301	\$163.18
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Accounting Services - June 25	532001-51301	\$750.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Admin Serv June 25	531148-51301	\$375.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	District Management June 25	531150-51301	\$2,083.33
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Financial / Rev Collections June 25	549150-51301	\$100.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Recording Secretary - June 25	531036-51301	\$200.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Rentals / Leases - June 25	544025-51301	\$50.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Tech / Data Storage - June 25	531020-51301	\$50.00
001	1070	06/04/25	INFRAMARK LLC	150857	Inframark Management Inv - June 25	Website Admin - June 25	549936-51301	\$100.00
001	1071	06/04/25	SPEAREM ENTERPRISES	6220	Pond Erosion Repairs	Pond Erosion repair on 3 ponds	546036-53908	\$7,500.00
001	1071	06/04/25	SPEAREM ENTERPRISES	6221	fence repair	R&M-Monument, Entrance & Wall	546227-51301	\$900.00
001	1072	06/04/25	STANTEC CONSULTING SERVICES INC	2400901	District Engineering - Period Ending 05/09	District Engineer - Period Ending 05/09	531147-51301	\$518.50
001	1073	06/04/25	YELLOWSTONE LANDSCAPE	923027	landscape Maintenance - June 25	LANDSCAPE MAINT. June 25	534346-53908	\$5,015.00
001	1074	06/12/25	ACPLM, INC.	2025825	Street Repairs	R&M-Other Landscape	546036-53908	\$15,844.00
001	1075	06/12/25	MICHAEL G VALLE	MV-061025	BOARD 6/10/25	District Counsel	531146-51401	\$200.00
001	1076	06/19/25	CYPRESS CREEK AQUATICS	1425	May 25 - Pond Maintenance	Waterway Management	531085-57201	\$490.00
001	1077	06/19/25	Mike Fasano, Pasco County Tax Collector	061625-	06/16 - Postage Assessment Fee	Postage Assessment Fee	549150-51301	\$92.31
001	1078	06/25/25	INFRAMARK LLC	151846	Inframark Management Inv - May 25	May 25 - Postage / Copies	541024-51301	\$13.26
001	1078	06/25/25	INFRAMARK LLC	151846	Inframark Management Inv - May 25	May 25 - Conference Room Rental	544025-51301	\$163.18
001	1079	06/25/25	PASCO COUNTY UTILITIES	22578990	05/09-06/09 - Electric	Amenity Electric	543041-53100	\$1,169.27
001	1080	06/25/25	STRALEY ROBIN VERICKER	26751	05/31 - Legal Services	Legal Services through 05/31	531146-51301	\$572.50
001	1081	06/25/25	YELLOWSTONE LANDSCAPE	897470	PLANT REPLACEMENTS	R&M-Other Landscape	546036-53908	\$2,960.00
001	1082	06/25/25	YELLOWSTONE LANDSCAPE	938465	July 25 - Landscape Maintenance	LANDSCAPE MAINT. JUL 2025	534346-53908	\$5,015.00
001	1082	06/25/25	YELLOWSTONE LANDSCAPE	938438	06/12/25 - Irrigation Repairs	Irrigation Repairs	546930-53908	\$1,305.00
001	1082	06/25/25	YELLOWSTONE LANDSCAPE	938437	05/19/25 - Irrigation Repairs	Irrigation Repairs	546930-53908	\$910.00
001	1082	06/25/25	YELLOWSTONE LANDSCAPE	938436	03/05/25 - Irrigation Repairs	Irrigation Repairs	546930-53908	\$341.08
<b>Fund Total</b>								<b>\$51,948.21</b>

<b>Total Checks Paid</b>	<b>\$51,948.21</b>
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# **Seventh Order of Business**

**7D**

<b>HARVEST RIDGE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	4/24/2025	148101	\$750.00		Accounting Services - March 25
INFRAMARK LLC	4/24/2025	148101	\$375.00		Administrative - March 25
INFRAMARK LLC	4/24/2025	148101	\$2,083.33		District Management - March 25
INFRAMARK LLC	4/24/2025	148101	\$100.00		Financial & Rev Collections - March 25
INFRAMARK LLC	4/24/2025	148101	\$200.00		Recording Secretary - March 25
INFRAMARK LLC	4/24/2025	148101	\$50.00		Rentals/Leases - March 25
INFRAMARK LLC	4/24/2025	148101	\$50.00		Tech/Data Storage - March 25
INFRAMARK LLC	4/24/2025	148101	\$100.00	\$3,708.33	Website Maintenance - March 25
INFRAMARK LLC	5/2/2025	149116	\$750.00		Accounting Services - May 25
INFRAMARK LLC	5/2/2025	149116	\$375.00		Administrative Services - May 25
INFRAMARK LLC	5/2/2025	149116	\$2,083.33		District Management May 25
INFRAMARK LLC	5/2/2025	149116	\$100.00		Financial & Revenue Collection - May 25
INFRAMARK LLC	5/2/2025	149116	\$200.00		Recording Secretary - May 25
INFRAMARK LLC	5/2/2025	149116	\$50.00		Rentals & Leases - May 25
INFRAMARK LLC	5/2/2025	149116	\$50.00		Technology / Data Storage - May 25
INFRAMARK LLC	5/2/2025	149116	\$100.00	\$3,708.33	Website Maintenance / Admin - May 25
<b>Monthly Contract Subtotal</b>			<b>\$7,416.66</b>	<b>\$7,416.66</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	5/16/2025	26582	\$712.50	\$712.50	Legal - Through 04/30/25
VALLEY NATIONAL BANK	4/15/2025	041525 0001	\$1,128.47	\$1,128.47	Bridge Loan Payment - Interest
<b>Variable Contract Subtotal</b>			<b>\$1,840.97</b>	<b>\$1,840.97</b>	
<b>Utilities</b>					
DUKE ENERGY (ACH)	4/30/2025	043025 6693	\$177.11	\$177.11	SERVICE 01/10/25 - 02/10/25

<b>HARVEST RIDGE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DUKE ENERGY (ACH)	5/9/2025	050925 1750	\$12.86	\$12.86	SERVICE 04/09-05/08
DUKE ENERGY (ACH)	5/7/2025	050725 5047	\$215.74	\$215.74	SERVICE 04/04-05/05
DUKE ENERGY (ACH)	5/7/2025	050725 4743	\$18.59	\$18.59	SERVICE 04/04/25-05/05/25
DUKE ENERGY (ACH)	5/7/2025	050725 8604	\$18.59	\$18.59	SERVICE 04/04-05/05
PASCO COUNTY UTILITIES	5/21/2025	22412127	\$1,628.77	\$1,628.77	SERVICE 04/10/25 - 05/09/25
<b>Utilities Subtotal</b>			<b>\$2,071.66</b>	<b>\$2,071.66</b>	
<b>Regular Services</b>					
GRAU AND ASSOCIATES	5/1/2025	27458	\$3,500.00	\$3,500.00	Auditing Services - FYE 09/30/24
<b>Regular Services Subtotal</b>			<b>\$3,500.00</b>	<b>\$3,500.00</b>	
<b>Additional Services</b>					
BLUE LIFE POOL SERVICE	5/20/2025	18356	\$95.00	\$95.00	pool sign installation
Harvest Ridge CDD	4/9/2025	04092025 - 01	\$2,077.60	\$2,077.60	SERIES 2024 FY25 TAX DIST ID 03.31.2025
INFRAMARK LLC	5/28/2025	150096	\$163.18	\$163.18	Meeting room rental cost
<b>Additional Services Subtotal</b>			<b>\$2,335.78</b>	<b>\$2,335.78</b>	
<b>TOTAL</b>			<b>\$17,165.07</b>	<b>\$17,165.07</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

148101

**DATE**

4/24/2025

**BILL TO**

Harvest Ridge Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C3190

**NET TERMS**

Net 30

**PO#****DUE DATE**

5/24/2025

**Services provided for the Month of: April 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services (Retrobilling March 2025)	1	Ea	750.00		750.00
Administration (Retrobilling March 2025)	1	Ea	375.00		375.00
District Management (Retrobilling March 2025)	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection (Retrobilling March 2025)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling March 2025)	1	Ea	200.00		200.00
Rental & Leases (Retrobilling March 2025)	1	Ea	50.00		50.00
Technology/Data Storage (Retrobilling March 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling March 2025)	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>3,708.33</b>

<b>Subtotal</b>	\$3,708.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,708.33

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

149116

**DATE**

5/2/2025

**BILL TO**

Harvest Ridge Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C3190

**NET TERMS**

Net 30

**PO#****DUE DATE**

6/1/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>3,708.33</b>

<b>Subtotal</b>	\$3,708.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,708.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harvest Ridge CDD  
Inframark  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071

May 16, 2025

Client: 001605

Matter: 000001

Invoice #: 26582

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/4/2025	VKB	DRAFT RECREATIONAL POLICIES; DRAFT EMAIL RE: SAME.	1.9	\$712.50
Total Professional Services			1.9	\$712.50
Total Services			\$712.50	
Total Disbursements			\$0.00	
Total Current Charges				\$712.50
Previous Balance				\$617.50
Less Payments				(\$617.50)
<b>PAY THIS AMOUNT</b>				<b>\$712.50</b>

*Please Include Invoice Number on all Correspondence*



**LOAN STATEMENT**

P.O. Box 558  
Wayne, NJ 07474-0558  
**Return Service Requested**

HARVEST RIDGE COMMUNITY DEVELOPMENT DIS  
16615 CROSSPOINT RUN,  
LAND O'LAKES FL 34638

Account/Note Number	00025007662-20001
Statement Date	04/15/25
Branch Number	776
Current Balance	\$100,000.00
Payment Due Date	05/01/25
Amount Due	\$1,128.47

*Call 800-522-4100 with questions on your bill.*

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
20001/C	100,000.00	6.250000	02/25/28		
				Interest To 05/01/25	1,128.47
				<b>Total Due On 05/01/25</b>	<b>\$1,128.47</b>

YEAR-TO-DATE SUMMARY			
Interest Paid	0.00	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

LOAN HISTORY								
Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance
20001	02/27/25	02/26/25	Note Increase	100,000.00	0.00	0.00	0.00	0.00

Please return the bottom portion of the statement with your loan payment.

Check here for change of address or phone number and indicate changes.

HARVEST RIDGE COMMUNITY DEVELOPMENT DIS  
16615 CROSSPOINT RUN,  
LAND O'LAKES FL 34638

997

Account/Note Number	00025007662-20001
Payment Due Date	05/01/25
Amount Due	\$1,128.47
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

Please remit and make check payable to:

VALLEY NATIONAL BANK  
PO BOX 953  
WAYNE NJ 07474-0953

997 00025007662 20001 610 00000 0000112847 0



### PAYMENT OPTIONS

Mail your loan payments to: Valley National Bank, P.O. Box 953, Wayne, NJ 07474-0953. See below for additional instructions on mailed payments. With a Valley checking account, you can transfer payments to your loan using online and mobile banking. If you don't have a Valley checking account, you can make digital payments at [ValleyLoanPayments.com](http://ValleyLoanPayments.com).

**COMMERCIAL LOAN INQUIRIES** - For Commercial Loan Inquiries, please call 1-800-522-4100 to speak with your Loan Officer.

**FEE SCHEDULE FOR RESIDENTIAL MORTGAGE LOANS, HOME EQUITY LOANS, AUTO LOANS AND OTHER PERSONAL LOANS ONLY** All fees are subject to change and may not apply in all instances, depending on applicable state laws.

- Payment by Phone \$10
- Returned Check Fee based on applicable state law

#### ADDITIONAL INFORMATION FOR AUTO LOANS ONLY:

If we have purchased force-placed insurance in connection with your auto loan, your statement will include a Fee Assessment in the Loan History section for the premium charged to your loan account. This amount will also be included in your Total Due until the premium is paid. If you subsequently provide appropriate proof of insurance coverage and we issue a refund for the premium charged to your loan account, your statement will include a "Misc Fee Waiver" for the amount of the refund in the statement period in which it is provided.

#### ADDITIONAL INFORMATION FOR RESIDENTIAL MORTGAGE LOANS AND HOME EQUITY LOANS ONLY:

**Requests for Information and Error Notices** - If you believe that there is an error regarding your loan or you would like to request information on your loan, you must send your error notice or information request to Valley National Bank to the attention of the appropriate department as follows: **Valley National Bank, Mortgage Services, 1720 Route 23, Wayne, NJ 07470-7533**. Please include your name, account number, property address and a description of the error or the information you are requesting. You may also contact us on the internet at: [valley.com/customer-service](http://valley.com/customer-service)

#### TAX AND INSURANCE INFORMATION

**Additional Tax Bills** - For loans with an escrow account, Valley is responsible for the payment of all regular property tax bills on your property (e.g., your annual tax bill). If you make improvements to your property and receive an additional tax bill often called an "added assessment" or supplemental tax bill, it is your responsibility to pay the additional tax bill directly to your tax collector. We are not responsible for payment of additional tax bills.

**Water & Sewer Charges** - Most municipalities include the payment of water and sewer charges in your property tax bill, and we will pay these charges through your escrow account. If your municipality issues separate bills for water and sewer charges, it is your responsibility to pay these charges directly to your tax collector.

**Borrowers In Newly Constructed Homes** - For loans with an escrow account, at your closing we attempted to collect sufficient funds to pay the added assessments that will be due when your home is fully assessed. The fully assessed original property tax bill will be sent directly to you by the tax assessor or collector. It is your responsibility to immediately forward this bill to our office to ensure timely payment. Valley National Bank will not be responsible for any penalties or interest if you do not immediately forward this bill to us.

**Renewal Policies and Invoices** - For loans with an escrow account, insurance renewal invoices must be provided to us 30 DAYS PRIOR TO THE EXPIRATION of your existing policy. Failure to provide the renewal policy information and invoice may result in Valley National Bank obtaining force placed insurance coverage to protect your property. The cost of this insurance will be assessed to your escrow account. The coverage provided by this force placed insurance may be different and more expensive than your current insurance. Please notify your agent to include your MORTGAGE LOAN NUMBER and the following mortgagee information in your policy declarations: Valley National Bank, ISAOA/ATIMA, P.O. Box 2074, Carmel, IN 46082.

**Changing Insurance Companies During the Existing Policy Term** - If you change insurers, please immediately provide us with the new policy and the paid receipt, directed to the attention of the Hazard Insurance Dept., Valley National Bank, ISAOA/ATIMA, P.O. Box 2074, Carmel, IN 46082.

**If You Sustain Damage To Your Property** - Report the loss to your insurance agent immediately and forward the estimates of damages and settlement check to our Hazard Insurance Dept. As a lien holder, we will need to endorse your settlement check prior to it being cashed. To protect our interest under the terms of the mortgage, we will require evidence that the property has been repaired. You may be required to pay property inspection fees to confirm repairs are properly completed in accordance with the terms of your mortgage. Substantial losses are handled by depositing insurance proceeds in an escrow account. Disbursements are made as work is completed.

#### STATE DISCLOSURES

**New York Property Owners** - As your mortgage servicer, we are registered with the New York Department of Financial Services (NYDFS). You may file complaints about us with the NYDFS. You may also obtain additional information by calling the NYDFS Consumer Assistance Unit at 800-342-3736 or by visiting the NYDFS website at [www.dfs.ny.gov](http://www.dfs.ny.gov).

#### PAYMENT INSTRUCTIONS

Please complete and detach the remittance slip from your statement and return it with your payment in the enclosed return envelope. Write your account number on the front of your check or money order. Payments mailed to the address shown on your remittance slip that are received by 5 PM ET on any Monday through Friday that is not a bank holiday will be credited as of the date received. Payments accepted by us that do not conform to the above requirements will be credited no later than five (5) days after receipt.

Has your address or telephone number changed? If so, complete this form and return it to the correspondence address above.

NEW MAILING ADDRESS \_\_\_\_\_ LOAN NUMBER \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ BUSINESS PHONE \_\_\_\_\_ MOBILE PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_





duke-energy.com  
800.700.8744

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
4438 ALLEN RD PUMP  
ZEPHYRHILLS FL 33541

**Bill date** Apr 30, 2025  
**For service** Mar 28 - Apr 28  
32 days

**Account number** 9101 4645 6693

## Billing summary

Previous Amount Due	\$161.44
Payment Received Apr 10	-161.44
Current Electric Charges	172.53
Taxes	4.58
<b>Total Amount Due May 21</b>	<b>\$177.11</b>

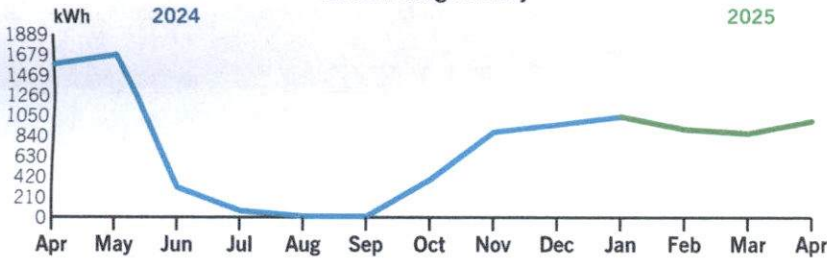


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

73° 82° 83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 73°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	991	1,584	8,108	676
Avg. Daily (kWh)	31	53	22	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9101 4645 6693

### Amount due

**\$177.11**  
by May 21

After May 21, the amount due will increase to \$182.11.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

028045 000000931



HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910146456693000660000000000000000001771100000177111



## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
 Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
 Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
 800.700.8744  
 By mail payable to Duke Energy P.O. Box 1094  
 Charlotte, NC 28201-1094  
 In person [duke-energy.com/location](http://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
 Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
 Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

### General questions or concerns

Online [duke-energy.com](http://duke-energy.com)  
 Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
 Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
 For hearing impaired TDD/TTY 711  
 International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: May 28

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Mar 28 - Apr 28
<u>Usage Values</u>		
Billed kWh		990.889 kWh

### Billing details - Electric

Billing Period - Mar 28 25 to Apr 28 25	
Meter - 4377177	
Customer Charge	\$13.76
Energy Charge 990.889 kWh @ 12.179c	120.68
Fuel Charge 990.889 kWh @ 3.630c	35.97
Asset Securitization Charge 990.889 kWh @ 0.214c	2.12
<b>Total Current Charges</b>	<b>\$172.53</b>

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	4.43
<b>Total Taxes</b>	<b>\$4.58</b>

fb.def.duke.bills.20250429212326.89.afp-56091-000000931





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
00 LANE RD  
ZEPHYRHILLS FL 33541

**Bill date** May 9, 2025  
**For service** Apr 9 - May 8  
30 days

**Account number** 9101 6232 1750

## Billing summary

Previous Amount Due	\$1,163.19
Payment Received May 08	-2,326.38
Current Lighting Charges	1,173.12
Taxes	2.93
<b>Total Amount Due May 30</b>	<b>\$12.86</b>



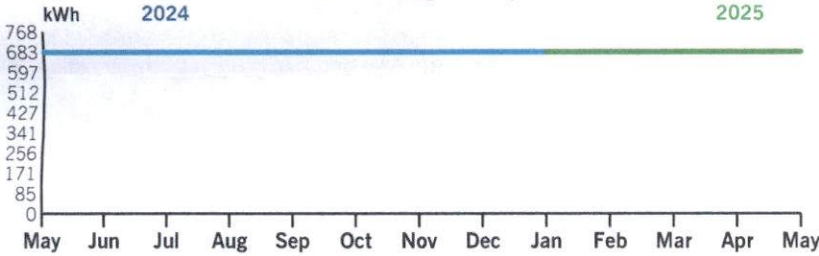
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on May 30, 2025.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

## Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 77°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	683	683	8,190	683
Avg. Daily (kWh)	23	23	22	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



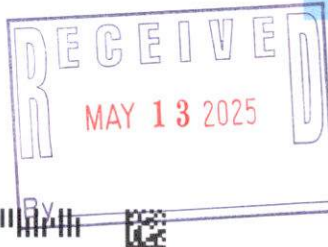
Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9101 6232 1750

### Amount of automatic draft

**\$12.86**  
by May 30

Your payment is scheduled to be made by monthly automatic draft on May 30



\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

015101 000001050  
HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

88910162321750000660000000000000011760500000012867

## We're here for you

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Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

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Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

### General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Jun 9

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

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### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 09 - May 08		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
<b>Total</b>	<b>39</b>	<b>683 kWh</b>

### Billing details - Lighting

Billing Period - Apr 09 25 to May 08 25	
Customer Charge	\$1.85
Energy Charge	
682.500 kWh @ 6.765c	46.16
Fuel Charge	
682.500 kWh @ 3.829c	26.13
Asset Securitization Charge	
682.500 kWh @ 0.051c	0.35
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
<b>Total Current Charges</b>	<b>\$1,173.12</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$1.02
Gross Receipts Tax	1.91
<b>Total Taxes</b>	<b>\$2.93</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
37278 SHARKS EYE LANE  
ZEPHYRHILLS FL 33541

**Bill date** May 7, 2025  
**For service** Apr 4 - May 5  
32 days

**Account number** 9101 7223 5047

## Billing summary

Previous Amount Due	\$200.22
Payment Received Apr 24	-200.22
Current Electric Charges	210.17
Taxes	5.57
<b>Total Amount Due May 28</b>	<b>\$215.74</b>

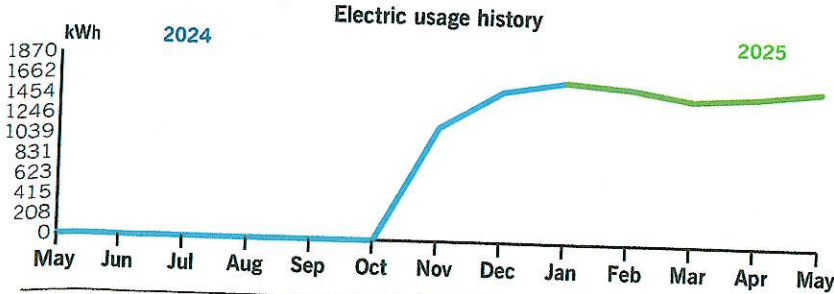


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on May 28, 2025.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

## Your usage snapshot



### Average temperature in degrees

82° 83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 77°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,616	0	N/A	1,523
Avg. Daily (kWh)	50	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

### Amount of automatic draft

Account number  
**9101 7223 5047**

**\$215.74**  
by May 28

Your payment is scheduled to be made by monthly automatic draft on May 28

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

029049 000001432



HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

889101722350470006600000000000000002157400000215740





### Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Apr 4 - May 5
<u>Usage Values</u>		
Billed kWh		1,615.529 kWh
Billed Demand kW		3.438 kW
Load Factor		61.19 %

### Billing details - Electric

<b>Billing Period - Apr 04 25 to May 05 25</b>	
<b>Meter - 8398454</b>	
Customer Charge	\$17.75
Energy Charge 1,615.529 kWh @ 5.352c	86.47
Fuel Charge 1,615.529 kWh @ 3.925c	63.41
Demand Charge 3.438 kW @ \$11.61	39.92
Asset Securitization Charge 1,615.529 kWh @ 0.162c	2.62
<b>Total Current Charges</b>	<b>\$210.17</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.39
<b>Total Taxes</b>	<b>\$5.57</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
37016 SUNRISE TELLIN DR SIGN  
ZEPHYRHILLS FL 33541

**Bill date** May 7, 2025  
**For service** Apr 4 - May 5  
32 days

**Account number** 9101 6915 4743

## Billing summary

Previous Amount Due	\$18.59
Payment Received Apr 24	-18.59
Current Electric Charges	18.11
Taxes	0.48
<b>Total Amount Due May 28</b>	<b>\$18.59</b>



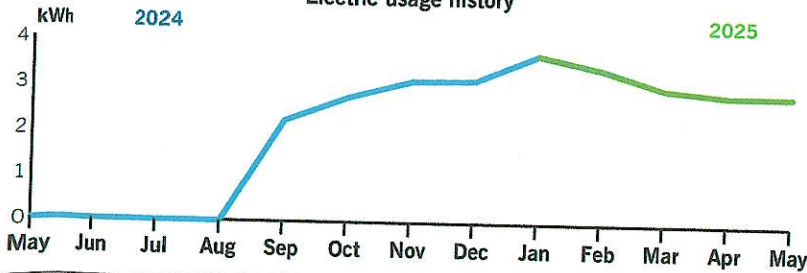
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on May 28, 2025.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

## Your usage snapshot

Electric usage history



Average temperature in degrees

82° 83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 77°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	N/A	3
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6915 4743**

**RECEIVED**  
**MAY 12 2025**

By \_\_\_\_\_

## Amount of automatic draft

**\$18.59**  
by May 28

Your payment is scheduled to be made by monthly automatic draft on May 28

\$ \_\_\_\_\_ \$ \_\_\_\_\_

Add here, to help others with a contribution to Share the Light

**Amount enclosed**

029047 000001432



HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891016915474300066000000000000000000000185900000018599

fb.def.duke.bills.20250506205300.1.afp-55008-000001432



### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Apr 4 - May 5
<u>Usage Values</u>		
Billed kWh		2.860 kWh
Billed Demand kW		0.008 kW
Load Factor		46.55 %

### Billing details - Electric

Billing Period - Apr 04 25 to May 05 25	
Meter - 8410204	
Customer Charge	\$17.75
Energy Charge	
2.860 kWh @ 5.352c	0.15
Fuel Charge	
2.860 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.11</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
<b>Total Taxes</b>	<b>\$0.48</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
37010 SHARKS EYE LN  
ZEPHYRHILLS FL 33541

**Bill date** Jun 6, 2025  
**For service** May 6 - Jun 4  
30 days

**Account number** 9101 6914 8604

## Billing summary

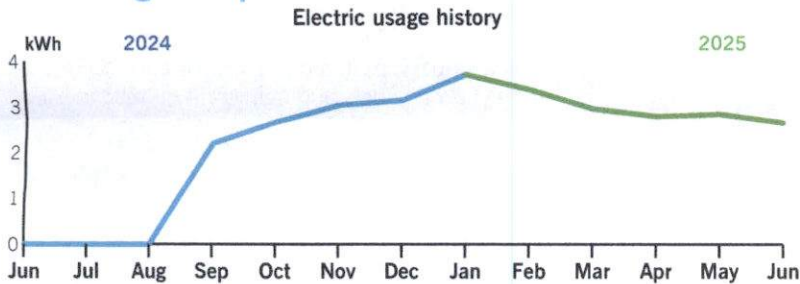
Previous Amount Due	\$18.59
Payment Received May 28	-18.59
Current Electric Charges	18.10
Taxes	0.48
<b>Total Amount Due Jun 27</b>	<b>\$18.58</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot



### Average temperature in degrees

83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 78°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	N/A	3
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

### Amount of automatic draft

**\$18.58**  
by Jun 27

Your payment is scheduled to be made by monthly automatic draft on Jun 27

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6914 8604**



029351 000001256

HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

889101691486040006600000000000000000185800000018583

fb.def.duke.bills.20250605204945.7.afp-58701-000001256

We're here for you

**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

**Convenient ways to pay your bill**

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

**Help managing your account** (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

**General questions or concerns**

Online [duke-energy.com](http://duke-energy.com)  
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

**Call before you dig**

Call 800.432.4770 or 811

**Check utility rates**

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

**Correspond with Duke Energy** (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

**Important to know**

**Your next meter reading on or after: Jul 3**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

**Your electric service may be disconnected if your payment is past due**

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

**Electric service does not depend on payment for other products or services**

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

**When you pay by check**

We may process the payment as a regular check or convert it into a one-time electronic check payment.

**Asset Securitization Charge**

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

**Medical Essential Program**

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

**Special Needs Customers**

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

**Para nuestros clientes que hablan Español**

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



### Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	May 6 - Jun 4
<u>Usage Values</u>		
Billed kWh		2.657 kWh
Billed Demand kW		0.008 kW
Load Factor		46.13 %

### Billing details - Electric

<b>Billing Period - May 06 25 to Jun 04 25</b>	
<b>Meter - 8396493</b>	
Customer Charge	\$17.75
Energy Charge	
2.657 kWh @ 5.352c	0.15
Fuel Charge	
2.657 kWh @ 3.925c	0.10
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.10</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
<b>Total Taxes</b>	<b>\$0.48</b>





PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
 Pay By Phone: 1-855-786-5344

1 1 1  
 11-70054

HARVEST RIDGE CDD

Service Address: **37278 SHARKS EYE LANE AMENITY CENTER**  
 Bill Number: 22412127  
 Billing Date: 5/21/2025  
 Billing Period: 4/10/2025 to 5/9/2025

Account #	Customer #
1240500	01545109
Please use the 15-digit number below when making a payment through your bank	
124050001545109	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	4/10/2025	803	5/9/2025	908	29	105
Irrig Potable	230797244	4/10/2025	166	5/9/2025	180	29	14

Usage History

Month	Water	Read
May 2025	105	14
April 2025	96	13
March 2025	87	9
February 2025	0	14
January 2025	86	14
December 2024	130	10
November 2024	102	7
October 2024	5	1

Transactions

Previous Bill		1,481.79
Payment 04/30/25		-1,481.79 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Water		
Water Base Charge		21.56
Water Tier 1	13.0 Thousand Gals X \$2.10	27.30
Water Tier 2	12.0 Thousand Gals X \$3.34	40.08
Water Tier 3	13.0 Thousand Gals X \$6.69	86.97
Water Tier 4	67.0 Thousand Gals X \$9.02	604.34
Sewer		
Sewer Base Charge		51.50
Sewer Charges	105.0 Thousand Gals X \$6.94	728.70
Irrigation		
Water Base Charge		21.56
Water Tier 1	14.0 Thousand Gals X \$3.34	46.76
<b>Total Current Transactions</b>		<b>1,628.77</b>

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

**TOTAL BALANCE DUE \$1,628.77**

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Account # 1240500  
 Customer # 01545109  
 Balance Forward 0.00  
 Current Transactions 1,628.77

<b>Total Balance Due</b>	<b>\$1,628.77</b>
<b>Due Date</b>	<b>6/9/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

HARVEST RIDGE CDD  
 2005 PAN AM CIRCLE SUITE 300  
 TAMPA FL 33607

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

<b>HARVEST RIDGE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CYPRESS CREEK AQUATICS	6/1/2025	1432	\$490.00	\$490.00	Pond Maintenance - June 25
CYPRESS CREEK AQUATICS	5/1/2025	1425	\$490.00	\$490.00	May 25 - Pond Maintenance
INFRAMARK LLC	6/1/2025	150857	\$750.00		Accounting Services - June 25
INFRAMARK LLC	6/1/2025	150857	\$375.00		Admin Serv June 25
INFRAMARK LLC	6/1/2025	150857	\$2,083.33		District Management June 25
INFRAMARK LLC	6/1/2025	150857	\$100.00		Financial / Rev Collections June 25
INFRAMARK LLC	6/1/2025	150857	\$200.00		Recording Secretary - June 25
INFRAMARK LLC	6/1/2025	150857	\$50.00		Rentals / Leases - June 25
INFRAMARK LLC	6/1/2025	150857	\$50.00		Tech / Data Storage - June 25
INFRAMARK LLC	6/1/2025	150857	\$100.00	\$3,708.33	Website Admin - June 25
SPEAREM ENTERPRISES	6/26/2025	6230	\$465.00	\$465.00	Janitorial Service
YELLOWSTONE LANDSCAPE	6/1/2025	923027	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. June 25
YELLOWSTONE LANDSCAPE	7/1/2025	938465	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. JUL 2025
<b>Monthly Contract Subtotal</b>			<b>\$15,183.33</b>	<b>\$15,183.33</b>	
<b>Variable Contract</b>					
DUKE ENERGY (ACH)	5/30/2025	053025-6693	\$164.91	\$164.91	SERVICE 04/29-05/28
DUKE ENERGY (ACH)	6/10/2025	061025-1750	\$1,176.05	\$1,176.05	SERVICE 05/09 - 06/09
INFRAMARK LLC	6/17/2025	151846	\$13.26	\$13.26	May 25 - Postage / Copies
PASCO COUNTY UTILITIES	6/20/2025	22578990	\$1,169.27	\$1,169.27	Amenity Electric
STANTEC CONSULTING SERVICES INC	5/16/2025	2400901	\$518.50	\$518.50	District Engineer - Period Ending 05/09
STRALEY ROBIN VERICKER	6/20/2025	26751	\$572.50	\$572.50	Legal Services through 05/31
<b>Variable Contract Subtotal</b>			<b>\$3,614.49</b>	<b>\$3,614.49</b>	
<b>Utilities</b>					
DUKE ENERGY (ACH)	6/6/2025	060625 5047	\$188.03	\$188.03	ELECTRIC 05/06/25-06/04/25
DUKE ENERGY (ACH)	6/6/2025	060625 8604	\$18.58	\$18.58	SERVICE 05/06/25-06/04/25



<b>HARVEST RIDGE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DUKE ENERGY (ACH)	6/6/2025	060625 4743	\$18.61	\$18.61	SERVICE 05/06/25-06/04/25
<b>Utilities Subtotal</b>			<b>\$225.22</b>	<b>\$225.22</b>	
<b>Regular Services</b>					
MICHAEL G VALLE	6/10/2025	MV-061025	\$200.00	\$200.00	BOARD 6/10/25
<b>Regular Services Subtotal</b>			<b>\$200.00</b>	<b>\$200.00</b>	
<b>Additional Services</b>					
ACPLM, INC.	6/4/2025	2025825	\$15,844.00	\$15,844.00	Street repairs
ADAM B'S TREE SERVICE	4/25/2025	EAST22003	\$2,500.00	\$2,500.00	Tree Removal
EGIS INSURANCE	6/25/2025	28152	\$5,907.00	\$5,907.00	Effective 04/29 - Property Covg addition
INFRAMARK LLC	6/17/2025	151846	\$163.18	\$163.18	May 25 - Conference Room Rental
Mike Fasano, Pasco County Tax Collector	6/16/2025	061625-	\$92.31	\$92.31	Postage Assessment Fee
SPEAREM ENTERPRISES	5/30/2025	6220	\$7,500.00	\$7,500.00	Pond Erosion repair on 3 ponds
SPEAREM ENTERPRISES	5/30/2025	6221	\$900.00	\$900.00	fence repair
YELLOWSTONE LANDSCAPE	4/22/2025	897470	\$2,960.00	\$2,960.00	PLANT REPLACEMENTS
YELLOWSTONE LANDSCAPE	6/24/2025	938438	\$1,305.00	\$1,305.00	Irrigation Repairs
YELLOWSTONE LANDSCAPE	6/24/2025	938437	\$910.00	\$910.00	Irrigation Repairs
YELLOWSTONE LANDSCAPE	6/24/2025	938436	\$341.08	\$341.08	Irrigation Repairs
<b>Additional Services Subtotal</b>			<b>\$38,422.57</b>	<b>\$38,422.57</b>	
<b>TOTAL</b>			<b>\$57,645.61</b>	<b>\$57,645.61</b>	

Cypress Creek Aquatics, Inc.

12231 Main St Unit 1196  
San Antonio, FL 33576

# Invoice

Date	Invoice #
6/1/2025	1432

<b>Bill To</b>
Harvest Ridge CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Description	Rate	Amount
	June Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	490.00	490.00
		<b>Total</b>	\$490.00

Cypress Creek Aquatics, Inc.

12231 Main St Unit 1196  
San Antonio, FL 33576

# Invoice

Date	Invoice #
5/1/2025	1425

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

P.O. No.	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Description	Rate	Amount
	May Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	490.00	490.00
		<b>Total</b>	\$490.00



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150857

**DATE**

6/1/2025

**BILL TO**

Harvest Ridge Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C3190

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>3,708.33</b>

<b>Subtotal</b>	\$3,708.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,708.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

# INVOICE

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



**Bill to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

**Ship to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

## Invoice details

Invoice no.: 6230  
Terms: Net 15  
Invoice date: 06/26/2025  
Due date: 07/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	amenity center cleaning 2 times per week cleaning bathrooms, straitening pool furniture and picking up trash on grounds 4/15/25 to 5/16/25	1	\$450.00	\$450.00
2.		<b>Material</b>	paper goods and soap	1	\$15.00	\$15.00

**Total** **\$465.00**

## Note to customer

Thank You! We Appreciate Your Business.



## INVOICE

INVOICE #	INVOICE DATE
923027	6/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** July 1, 2025

**Invoice Amount:** \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$5,015.00

**Invoice Total** **\$5,015.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
938465	7/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** July 31, 2025

**Invoice Amount:** \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$5,015.00

**Invoice Total** **\$5,015.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

**Service address**  
 HARVEST RIDGE CDD  
 4438 ALLEN RD PUMP  
 ZEPHYRHILLS FL 33541

**Bill date** May 30, 2025  
**For service** Apr 29 - May 28  
 30 days

**Account number** 9101 4645 6693

**Billing summary**

Previous Amount Due	\$177.11
Payment Received May 15	-177.11
Current Electric Charges	160.65
Taxes	4.26
<b>Total Amount Due Jun 20</b>	<b>\$164.91</b>



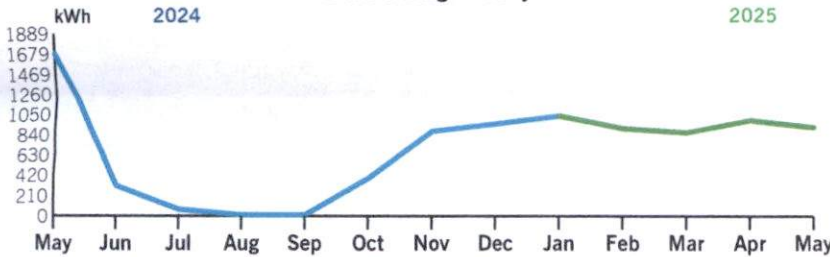
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at [duke-energy.com/HEC](http://duke-energy.com/HEC).

**Your usage snapshot**

**Electric usage history**



**Average temperature in degrees**

82° 83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 78°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	917	1,679	7,346	612
Avg. Daily (kWh)	31	51	20	

12-month usage based on most recent history

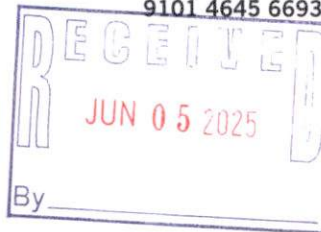
**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
 PO Box 1090  
 Charlotte, NC 28201-1090

Account number  
**9101 4645 6693**



**Amount due**

**\$164.91**  
 by Jun 20

After Jun 20, the amount due will increase to \$169.91.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
 Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
 PO Box 1094  
 Charlotte, NC 28201-1094

026752 000000910  
 HARVEST RIDGE CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

889101464566930006600000000000000000001649100000164910



## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

### General questions or concerns

Online [duke-energy.com](http://duke-energy.com)  
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Jun 26

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

### Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

### Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

### When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

### Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Apr 29 - May 28
<u>Usage Values</u>		
Billed kWh		916.676 kWh

### Billing details - Electric

Billing Period - Apr 29 25 to May 28 25	
Meter - 4377177	
Customer Charge	\$13.76
Energy Charge	
916.676 kWh @ 12.179c	111.65
Fuel Charge	
916.676 kWh @ 3.630c	33.28
Asset Securitization Charge	
916.676 kWh @ 0.214c	1.96
<b>Total Current Charges</b>	<b>\$160.65</b>

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.12
<b>Total Taxes</b>	<b>\$4.26</b>

fb.def.duke.bills.20250529215109.82.afp-53505-0000000910



**Service address**  
HARVEST RIDGE CDD  
00 LANE RD  
ZEPHYRHILLS FL 33541

**Bill date** Jun 10, 2025  
**For service** May 9 - Jun 9  
32 days

**Account number** 9101 6232 1750

**Billing summary**

Previous Amount Due	\$12.86
Payment Received May 30	-12.86
Current Lighting Charges	1,173.12
Taxes	2.93
<b>Total Amount Due Jul 01</b>	<b>\$1,176.05</b>

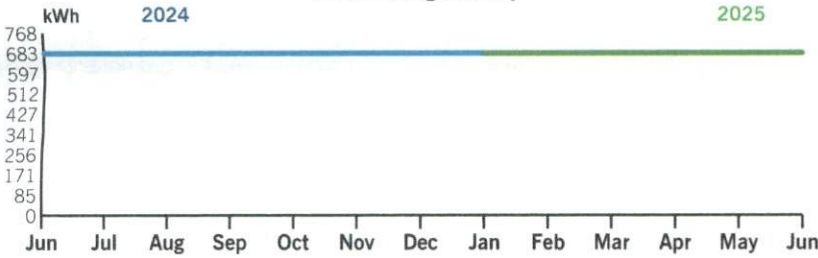


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

**Your usage snapshot**

Electric usage history



Average temperature in degrees

83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 79°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	683	683	8,190	683
Avg. Daily (kWh)	21	22	22	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.

**Amount of automatic draft**

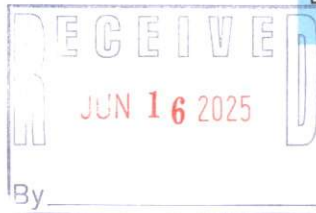
**\$1,176.05**  
by Jul 1

Your payment is scheduled to be made by monthly automatic draft on Jul 1



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6232 1750**



\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

016478 000000932



HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

### Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 09 - Jun 09		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
<b>Total</b>	<b>39</b>	<b>683 kWh</b>

### Billing details - Lighting

Billing Period - May 09 25 to Jun 09 25	
Customer Charge	\$1.85
Energy Charge	
682.500 kWh @ 6.765c	46.16
Fuel Charge	
682.500 kWh @ 3.829c	26.13
Asset Securitization Charge	
682.500 kWh @ 0.051c	0.35
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
<b>Total Current Charges</b>	<b>\$1,173.12</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$1.02
Gross Receipts Tax	1.91
<b>Total Taxes</b>	<b>\$2.93</b>

fb.def.duke.bills.20250609222413.91.afp-32957-0000000932





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

151846

**DATE**

6/17/2025

**BILL TO**

Harvest Ridge Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C3190

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	19	Ea	0.69		13.11
B/W Copies	1	Ea	0.15		0.15
Eric J Davidson - 04-11-25 SPRINGHILL SUITES LAND : meeting space \$163.18	1	Ea	163.18		163.18
<b>Subtotal</b>					<b>176.44</b>

<b>Subtotal</b>	\$176.44
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$176.44

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
 Pay By Phone: 1-855-786-5344

1 1 1  
 11-70054

HARVEST RIDGE CDD

Service Address: **37278 SHARKS EYE LANE AMENITY CENTER**

Bill Number: 22578990

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

Account #	Customer #
1240500	01545109
Please use the 15-digit number below when making a payment through your bank	
124050001545109	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	5/9/2025	908	6/9/2025	984	31	76
Irrig Potable	230797244	5/9/2025	180	6/9/2025	195	31	15

Usage History

Month	Water	Read
June 2025	76	15
May 2025	105	14
April 2025	96	13
March 2025	87	9
February 2025	0	14
January 2025	86	14
December 2024	130	10
November 2024	102	7
October 2024	5	1

Transactions

Previous Bill		1,628.77
Payment 06/04/25		-1,628.77 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Water		
Water Base Charge		21.56
Water Tier 1	13.0 Thousand Gals X \$2.10	27.30
Water Tier 2	12.0 Thousand Gals X \$3.34	40.08
Water Tier 3	13.0 Thousand Gals X \$6.69	86.97
Water Tier 4	38.0 Thousand Gals X \$9.02	342.76
Sewer		
Sewer Base Charge		51.50
Sewer Charges	76.0 Thousand Gals X \$6.94	527.44
Irrigation		
Water Base Charge		21.56
Water Tier 1	15.0 Thousand Gals X \$3.34	50.10
<b>Total Current Transactions</b>		<b>1,169.27</b>

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

**TOTAL BALANCE DUE \$1,169.27**



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Account # 1240500  
 Customer # 01545109  
 Balance Forward 0.00  
 Current Transactions 1,169.27

**Total Balance Due \$1,169.27**  
**Due Date 7/7/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

HARVEST RIDGE CDD  
 2005 PAN AM CIRCLE SUITE 300  
 TAMPA FL 33607

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

<b>Invoice Number</b>	2400901
<b>Invoice Date</b>	May 16, 2025
<b>Purchase Order</b>	238201968
<b>Customer Number</b>	933104
<b>Project Number</b>	238201968

**Bill To**  
 Harvest Ridge CDD  
 Accounts Payable  
 210 N. University Drive Suite  
 Suite 702  
 Coral Springs FL 33071  
 United States

**EFT/ACH Remit To (Preferred)**  
 Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No. : 111000012  
 Account No: 3752096026  
 Email Remittance: eft@stantec.com

**Alternative Remit To**  
 Stantec Consulting Services  
 Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

<b>Project</b>	<b>Harvest Ridge CDD</b>			
	Project Manager	Stewart, Tonja L	Contract Upset	24,500.00
	Current Invoice Total (USD)	518.50	Contract Billed to Date For Period Ending	8,513.50 <b>May 9, 2025</b>

**Top Task**                      **2025**                      **Fy2025 General Consulting**

**Professional Services**

<b>Billing Level</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 08	Litzfelner, Samantha Lee	0.50	177.00	88.50
Level 10	Waag, R Tyson (Tyson)	1.00	190.00	190.00
Level 14	Stewart, Tonja L	1.00	240.00	240.00
	<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>518.50</u>

Top Task Subtotal	Fy2025 General Consulting	518.50
-------------------	---------------------------	--------

<b>Total Fees &amp; Disbursements</b>	<u>518.50</u>
<b>INVOICE TOTAL (USD)</b>	<b>518.50</b>

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-15	238201968	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-16	238201968	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-14	238201968	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	REQUISITIONS	
2025-04-29	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH DM REGARDING OUTSTANDING	
2025-05-02	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	PROPOSAL. CONTACT ACPLM REGARDING PROPOSAL FOLLOW UP WITH ACPLM REGARDING PROPOSAL. RESPOND TO DM.	
<b>Total Project 238201968</b>					<b>2.50</b>		<b>\$518.50</b>		



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Harvest Ridge CDD  
Inframark  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071

June 20, 2025

Client: 001605

Matter: 000001

Invoice #: 26751

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/2/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$75.00
5/5/2025	MS	FINALIZE AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00
5/21/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.0	\$375.00
5/21/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT RESPONSE LETTER RE SAME.	0.5	\$87.50
Total Professional Services			1.9	\$572.50

June 20, 2025  
Client: 001605  
Matter: 000001  
Invoice #: 26751

Page: 2

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Total Services	\$572.50	
Total Disbursements	\$0.00	
Total Current Charges		\$572.50
Previous Balance		\$712.50
<i>Less Payments</i>		<i>(\$712.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$572.50</b>

***Please Include Invoice Number on all Correspondence***

**Service address** HARVEST RIDGE CDD  
37278 SHARKS EYE LANE  
ZEPHYRHILLS FL 33541

**Bill date** Jun 6, 2025  
**For service** May 6 - Jun 4  
30 days

Account number **9101 7223 5047**

## Billing summary

Previous Amount Due	\$215.74
Payment Received May 28	-215.74
Current Electric Charges	183.17
Taxes	4.86
<b>Total Amount Due Jun 27</b>	<b>\$188.03</b>

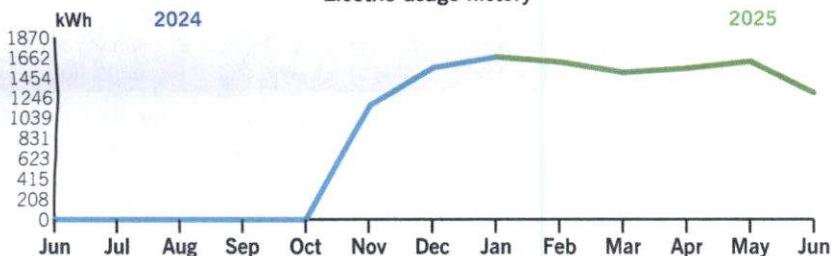


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot

Electric usage history



### Average temperature in degrees

83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 78°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,293	0	N/A	1,494
Avg. Daily (kWh)	43	0	N/A	

12-month usage based on most recent history

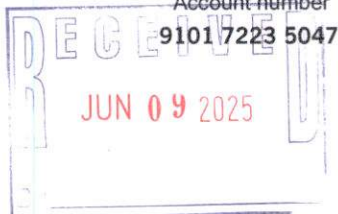
fb.def.duke.bills.20250605204945.7.afp-56665-000001263

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090



### Amount of automatic draft

**\$188.03**  
by Jun 27

Your payment is scheduled to be made by monthly automatic draft on Jun 27

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

029333 000001263

HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

88910172235047000660000000000000001880300000188030

We're here for you

**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

**Convenient ways to pay your bill**

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

**Help managing your account** (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

**General questions or concerns**

Online [duke-energy.com](http://duke-energy.com)  
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

**Call before you dig**

Call 800.432.4770 or 811

**Check utility rates**

*Check rates and charges* [duke-energy.com/rates](http://duke-energy.com/rates)

**Correspond with Duke Energy** (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

**Important to know**

**Your next meter reading on or after: Jul 3**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

**Your electric service may be disconnected if your payment is past due**

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

**Electric service does not depend on payment for other products or services**

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

**When you pay by check**

We may process the payment as a regular check or convert it into a one-time electronic check payment.

**Asset Securitization Charge**

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

**Medical Essential Program**

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://duke-energy.com/home/billing/special-assistance/medically-essential).

**Special Needs Customers**

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

**Para nuestros clientes que hablan Español**

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	May 6 - Jun 4
<u>Usage Values</u>		
Billed kWh		1,292.827 kWh
Billed Demand kW		3.738 kW
Load Factor		48.04 %

### Billing details - Electric

Billing Period - May 06 25 to Jun 04 25	
Meter - 8398454	
Customer Charge	\$17.75
Energy Charge	
1,292.827 kWh @ 5.352c	69.19
Fuel Charge	
1,292.827 kWh @ 3.925c	50.74
Demand Charge	
3.738 kW @ \$11.61	43.40
Asset Securitization Charge	
1,292.827 kWh @ 0.162c	2.09
<b>Total Current Charges</b>	<b>\$183.17</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.70
<b>Total Taxes</b>	<b>\$4.86</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HARVEST RIDGE CDD  
37010 SHARKS EYE LN  
ZEPHYRHILLS FL 33541

**Bill date** Jun 6, 2025  
**For service** May 6 - Jun 4  
30 days

**Account number** 9101 6914 8604

## Billing summary

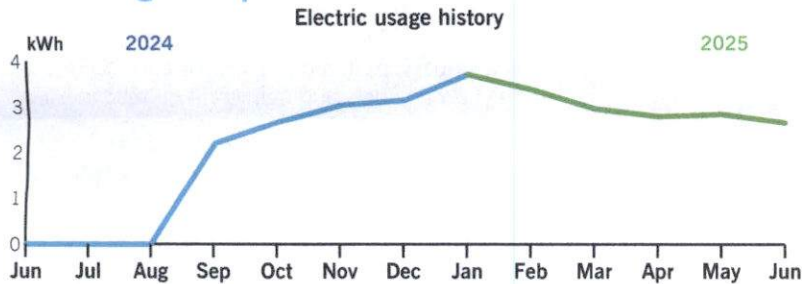
Previous Amount Due	\$18.59
Payment Received May 28	-18.59
Current Electric Charges	18.10
Taxes	0.48
<b>Total Amount Due Jun 27</b>	<b>\$18.58</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot



### Average temperature in degrees

83° 83° 83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 78°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	N/A	3
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6914 8604**



### Amount of automatic draft

**\$18.58**  
by Jun 27

Your payment is scheduled to be made by monthly automatic draft on Jun 27

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

029351 000001256

HARVEST RIDGE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

889101691486040006600000000000000000185800000018583

fb.def.duke.bills.20250605204945.7.afp-58701-000001256

We're here for you

**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

**Convenient ways to pay your bill**

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

**Help managing your account** (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

**General questions or concerns**

Online [duke-energy.com](http://duke-energy.com)  
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744  
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

**Call before you dig**

Call 800.432.4770 or 811

**Check utility rates**

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

**Correspond with Duke Energy** (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

**Important to know**

**Your next meter reading on or after: Jul 3**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



### Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	May 6 - Jun 4
<u>Usage Values</u>		
Billed kWh		2.657 kWh
Billed Demand kW		0.008 kW
Load Factor		46.13 %

### Billing details - Electric

<b>Billing Period - May 06 25 to Jun 04 25</b>	
<b>Meter - 8396493</b>	
Customer Charge	\$17.75
Energy Charge	
2.657 kWh @ 5.352c	0.15
Fuel Charge	
2.657 kWh @ 3.925c	0.10
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.10</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
<b>Total Taxes</b>	<b>\$0.48</b>







## We're here for you

### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

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P.O. Box 14042  
St Petersburg, FL 33733

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### Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	May 6 - Jun 4
<u>Usage Values</u>		
Billed kWh		2.674 kWh
Billed Demand kW		0.010 kW
Load Factor		37.14 %

### Billing details - Electric

Billing Period - May 06 25 to Jun 04 25	
Meter - 8410204	
Customer Charge	\$17.75
Energy Charge	
2.674 kWh @ 5.352c	0.15
Fuel Charge	
2.674 kWh @ 3.925c	0.10
Demand Charge	
0.010 kW @ \$11.61	0.12
<b>Total Current Charges</b>	<b>\$18.12</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
<b>Total Taxes</b>	<b>\$0.49</b>

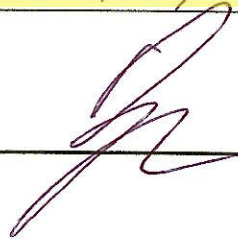


# HARVEST RIDGE CDD

Meeting Date: Tuesday, June 10, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eric Davidson	✓	NOT PAID	\$200
Jose Falcon	✓	PAID	\$200
Felix Leno	—	—	\$200
Dawson Ransome	✓	NOT PAID	\$200
Michael Valle	✓ (NONE)	PAID	\$200

DMS Staff Signature: \_\_\_\_\_



BRYAN RADCLIFF



# Invoice

2010 S. 51st Street  
 Tampa, FL 33619  
 813-633-0548

Date	Invoice #
6/4/2025	2025825

Bill To
Harvest Ridge HOA 37059 Kings Crown Drive Zephyrhills, FL 33541

Ship To
Harvest Ridge 37059 Kings Crown Drive Zephyrhills, FL 33541

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net Upon Substantial Com...	18340525	SF

Description	U/M	Amount
Concrete Gutter Repair		7,575.00
Asphalt Repairs		8,269.00
<div data-bbox="107 1717 560 1801" style="border: 2px solid orange; border-radius: 15px; padding: 5px; text-align: center; margin-top: 20px;">           Returned Checks Will Incur a \$35 Fee!         </div>		

Thank you for your business!!  
 Please remit to above address.

<b>Total</b>	\$15,844.00
--------------	-------------



# Adam B's Tree Service

Adam Bean  
17349 Shirla Rae Drive  
Shady Hills, FL 34610  
7277686202  
adamtbean@gmail.com

INVOICE  
EAST22003

DATE  
04/25/2025

DUE  
On Receipt

BALANCE DUE  
USD \$2,500.00

**BILL TO**

## Harvest Ridge CCD

King's Crown Drive, Zephyrhills, FL 33541  
☎ 8138737300;330  
bryan.radcliff@inframark.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal of 1 large Live Oak tree on fence	\$2,500.00	1	\$2,500.00
Removal of all debris			

**TOTAL** \$2,500.00

## Payment Info

**BALANCE DUE** USD \$2,500.00

**PAYMENT INSTRUCTIONS**

Venmo @Adam-Bean-26  
Zelle 7277686202

**BY CHECK**

Adam Bean

Please leave a rating/review on  
[https://g.page/r/CY2\\_iXKPgGvOEBM/review](https://g.page/r/CY2_iXKPgGvOEBM/review)

# INVOICE



<b>Customer</b>	Harvest Ridge CDD
<b>Acct #</b>	1492
<b>Date</b>	06/25/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 5,907.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#28152
1001241101	

Thank You

Please detach and return with payment



Customer: Harvest Ridge CDD

Invoice	Effective	Transaction	Description	Amount
28152	04/29/2025	Policy change	Policy #1001241101 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Add Property Due Date: 6/25/2025	5,907.00

<b>Total</b>
\$ 5,907.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:*  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	06/25/2025



# **MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Harvest Ridge CDD  
Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

Re: Harvest Ridge CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$92.31 for the cost of collection of Harvest Ridge CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano  
Tax Collector

MF/mg

**FOR YOUR CONVENIENCE:**

**EAST PASCO GOVERNMENT CENTER**  
DADE CITY  
TELEPHONE 352.521.4360

**WEST PASCO GOVERNMENT CENTER**  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

**TAX COLLECTOR BUILDING**  
GULF HARBORS  
TELEPHONE 727.847.8165

**CENTRAL PASCO GOVERNMENT CENTER**  
LAND O'LAKES  
TELEPHONE 813.235.6020

**COMPARK 75 BUSINESS PARK**  
WESLEY CHAPEL  
TELEPHONE 813.235.6020



# INVOICE

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



**Bill to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

**Ship to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

## Invoice details

Invoice no.: 6220  
Terms: Net 15  
Invoice date: 05/30/2025  
Due date: 06/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	Erosion Correction 3 areas on pond 1. we provided all equipment and personnel to carry out its contractual duties. Spearem enterprises, proposes to address three erosion sites at Pond 1, located along Allen rd. The primary erosion and the other two areas adjacent to the area will be remediated using a combination of rock and soil. Scope of work includes: - Erosion repair at three identified locations - Filling of main erosion site with rock and soil - - Application of sod over repaired areas - Spearem enterprises, is not liable for any existing damage to the vinyl privacy fence - Any fence sections removed during the process will be set aside for potential reuse - Reinstallation of vinyl privacy fence is included in this proposal - Post-installation watering of sod is not included in this service Estimated project duration: 2-3 days For optimal results, we recommend implementing a proper watering schedule for the newly installed sod.	1	\$7,500.00	\$7,500.00

**Total**

**\$7,500.00**

Note to customer

Thank You! We Appreciate Your Business.

# INVOICE

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



**Bill to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

**Ship to**  
Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

## Invoice details

Invoice no.: 6221  
Terms: Net 15  
Invoice date: 05/30/2025  
Due date: 06/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	8 Ft vinyl fencing repairs along Sharks Eye Lane. We removed 4 broken line post 40 damages pickets and 12 broken or damaged top mid and bottom rails. All this was replaced with new parts and re-installed	1	\$450.00	\$450.00
2.		<b>Labor</b>	6 Ft vinyl fencing repairs along Sharks Eye Lane. removed one broken top rail and 8 broken pickets. replaced with new parts and re-installed	1	\$200.00	\$200.00
3.		<b>Labor</b>	Removed Trash and debris from all the retention ponds throughout the neighborhood	1	\$250.00	\$250.00

**Total** **\$900.00**

## Note to customer

Thank You! We Appreciate Your Business.



## INVOICE

INVOICE #	INVOICE DATE
897470	4/22/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** May 22, 2025

**Invoice Amount:** \$2,960.00

Description	Current Amount
Plant Replacements	
Landscape Enhancement	\$2,960.00

**Invoice Total** \$2,960.00

*Excellence*  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
938438	6/24/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** July 24, 2025

**Invoice Amount:** \$1,305.00

Description	Current Amount
Irrigation Inspection made on 6/12/25	
Irrigation Repairs	\$1,305.00

**Invoice Total \$1,305.00**

*Excellence*  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

## Perez, Juan Basilio

---

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Monday, June 16, 2025 2:36 PM  
**To:** Mendoza, Seth  
**Cc:** Gandarilla, Arturo; Perez, Juan Basilio  
**Subject:** Re: irrigation mainline harvest ridge

**Follow Up** Follow up  
**Flag Statu** Flagged

### This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Seth,

Please let this serve as authorization to proceed with this proposal at Harvest Ridge for a main line repair. Thank you.

Bryan Radcliff | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607  
(O) 813.873.7300 Ext 330

All invoices should be emailed directly to [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)

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---

**From:** Mendoza, Seth <semendoza@yellowstonelandscape.com>  
**Sent:** Monday, June 16, 2025 2:34 PM  
**To:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Cc:** Gandarilla, Arturo <agandarilla@inframark.com>; Perez, Juan Basilio <jperez@yellowstonelandscape.com>  
**Subject:** RE: irrigation mainline harvest ridge

[https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/637433e9-8ee1-4a2e-8e46-f7ab4b418ec9/99cc8223-531a-4d2e-80d1-9d22150c2114/Harvest\\_Ridge.html](https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/637433e9-8ee1-4a2e-8e46-f7ab4b418ec9/99cc8223-531a-4d2e-80d1-9d22150c2114/Harvest_Ridge.html)

the proposal from our onsite visit today

Thanks,

Seth Mendoza

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Monday, June 16, 2025 9:22 AM  
**To:** Mendoza, Seth <semendoza@yellowstonelandscape.com>  
**Cc:** Gandarilla, Arturo <agandarilla@inframark.com>; Perez, Juan Basilio <jperez@yellowstonelandscape.com>  
**Subject:** Re: irrigation mainline harvest ridge

**This email originated from outside of Yellowstone Landscape**

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Seth,

Good morning. I'll be available on Thursday around 11am if that works for everyone. If Arturo can meet you out there earlier I don't think my presence is necessary.

**Bryan Radcliff** | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607  
(O) 813.873.7300 Ext 330

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---

**From:** Mendoza, Seth <[semendoza@yellowstonelandscape.com](mailto:semendoza@yellowstonelandscape.com)>  
**Sent:** Monday, June 16, 2025 9:16 AM  
**To:** Bryan Radcliff <[bryan.radcliff@inframark.com](mailto:bryan.radcliff@inframark.com)>  
**Cc:** Gandarilla, Arturo <[agandarilla@inframark.com](mailto:agandarilla@inframark.com)>; Perez, Juan Basilio <[jperez@yellowstonelandscape.com](mailto:jperez@yellowstonelandscape.com)>  
**Subject:** irrigation mainline harvest ridge

---

**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

Good morning,

So the mainline that was broke behind the homes in the back of the property we have reported needs to be completely redone and we would like to meet someone on site to go over this so everyone is on the same page as to what needs to be done because it is a lot of work. We have went out twice already to fix different spots and there is still multiple spots instead of repeatedly sending proposals it would be easier to go out take a look at everything and fix it all at once.

Thanks,  
Seth Mendoza

Seth Mendoza | Account Manager-Tampa  
Yellowstone Landscape



**YELLOWSTONE**  
LANDSCAPE

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## INVOICE

INVOICE #	INVOICE DATE
938437	6/24/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** July 24, 2025

**Invoice Amount:** \$910.00

Description	Current Amount
Irrigation Inspection Made on 5/19/25	
Irrigation Repairs	\$910.00

*Excellence* Invoice Total **\$910.00**

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

**Perez, Juan Basilio**

---

**From:** Mendoza, Seth  
**Sent:** Monday, June 2, 2025 7:41 AM  
**To:** Perez, Juan Basilio  
**Subject:** FW: monthly irrigation inspection

**Follow Up** Follow up  
**Flag Statu** Flagged

Thanks,

Seth Mendoza

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Thursday, May 29, 2025 9:21 AM  
**To:** Mendoza, Seth <semendoza@yellowstonelandscape.com>  
**Cc:** Gandarilla, Arturo <agandarilla@inframark.com>  
**Subject:** Re: monthly irrigation inspection

**This email originated from outside of Yellowstone Landscape**

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Seth,

Good afternoon. Please proceed with the repair. Gary is no longer with Inframark. I've copied Arturo Gandarilla who now has assumed Gary's role as Field Services Manager for Harvest Ridge.

**Bryan Radcliff** | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(O) 813.873.7300 Ext 330

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---

**From:** Mendoza, Seth <[semendoza@yellowstonelandscape.com](mailto:semendoza@yellowstonelandscape.com)>  
**Sent:** Thursday, May 29, 2025 9:17 AM  
**To:** Bryan Radcliff <[bryan.radcliff@inframark.com](mailto:bryan.radcliff@inframark.com)>  
**Cc:** Gary Schwartz <[gary.schwartz@inframark.com](mailto:gary.schwartz@inframark.com)>  
**Subject:** monthly irrigation inspection

---

**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

[https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/90dc95f6-87d9-49e5-92f0-ea74cdcaa2b6/386ce8b4-4742-40e5-a019-26244428f36b/Harvest\\_Ridge.html](https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/90dc95f6-87d9-49e5-92f0-ea74cdcaa2b6/386ce8b4-4742-40e5-a019-26244428f36b/Harvest_Ridge.html)

this is the mainline reported a few months ago that was damaged by construction

Thanks,  
Seth Mendoza

Seth Mendoza | Account Manager-Tampa  
Yellowstone Landscape



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LANDSCAPE

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## INVOICE

INVOICE #	INVOICE DATE
938436	6/24/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** July 24, 2025

**Invoice Amount:** \$341.08

Description	Current Amount
Irrigation emergency call repair made on 3/5/25	
Irrigation Repairs	\$341.08

**Invoice Total \$341.08**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



**Proposal #: 526235**

Date: 3/6/2025

From: JB Basilio Perez

**Landscape Enhancement Proposal for Harvest Ridge CDD**

Brian Lamb  
Inframark

Brian.Lamb@inframark.com

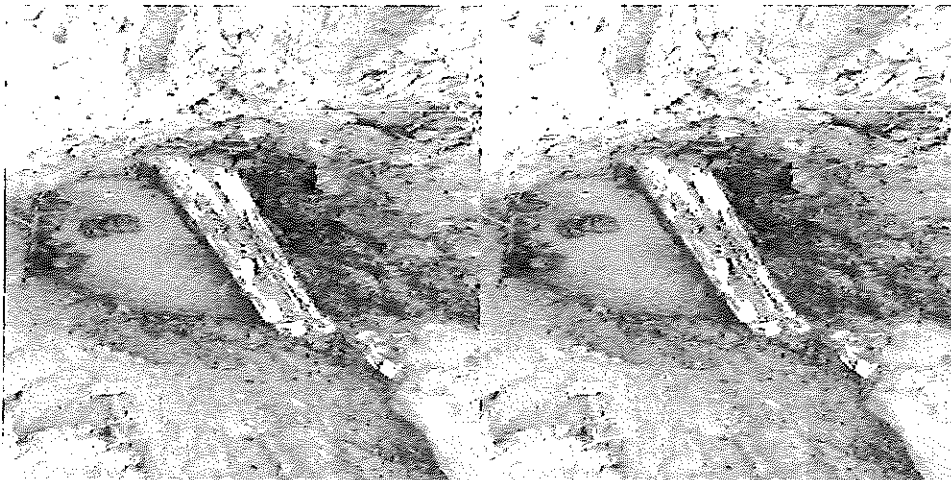
LOCATION OF PROPERTY

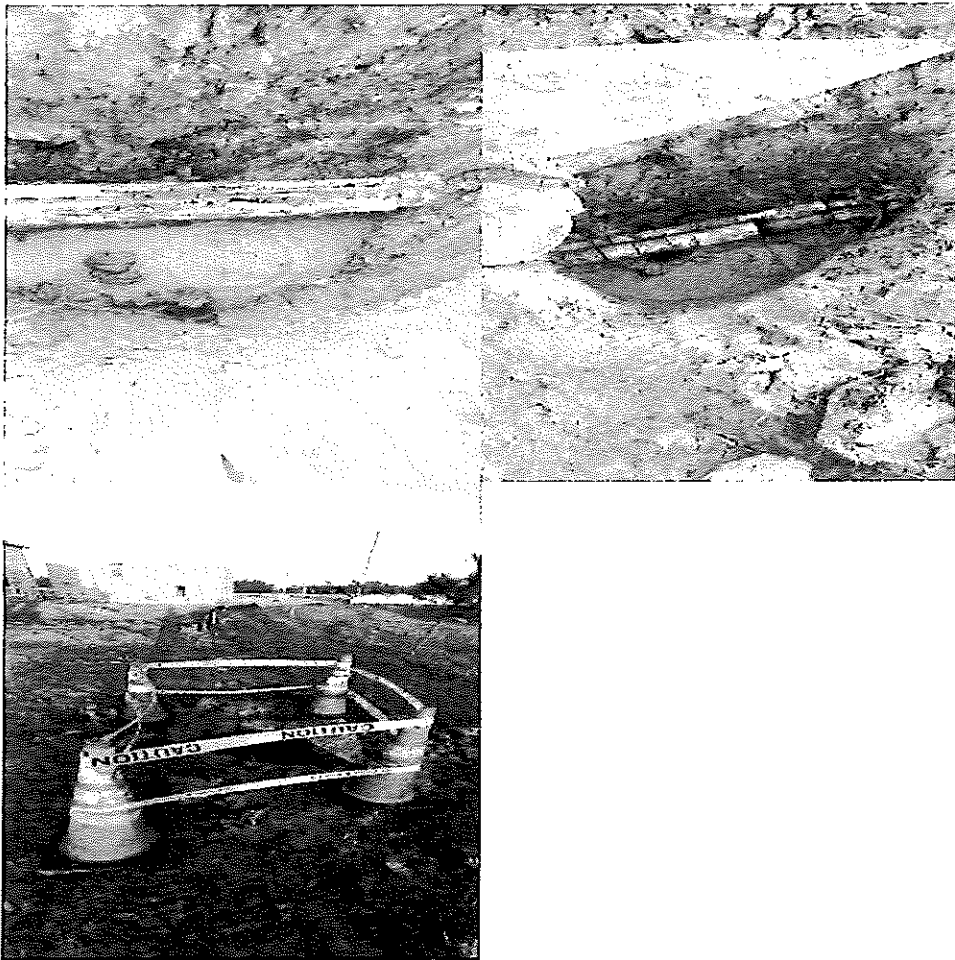
4700 Allen Rd.  
Zephyrhills, FL 33541

**Irrigation emergency call repair made on 3/5/25**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$247.28	\$247.28
2" Slip Fix	1	\$59.86	\$59.86
2" Fittings	2	\$5.00	\$10.00
1" Slip Fix	1	\$18.97	\$18.97
1" Fittings	2	\$2.49	\$4.97

We receive a emergency call on 3/5/25 due to have 2 lateral lines at the back of the property near lot #265 pictures down below.





**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Bryan Radcliff - District Manager  
 \_\_\_\_\_  
 Print Name/Title

Date 03/12/2025

Harvest Ridge CDD

Subtotal	\$341.08
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$341.08</b>

**THIS IS NOT AN INVOICE**













# **Eighth Order of Business**

**8C**

Paul Young  
District Field Inspector

# HARVEST RIDGE CDD

---

Field Inspection Report - July - Yellowstone

Thursday, July 24, 2025

Prepared For Board of Supervisors

14 Items Identified

**Green - Completed**

**Red - Item has not been addressed**

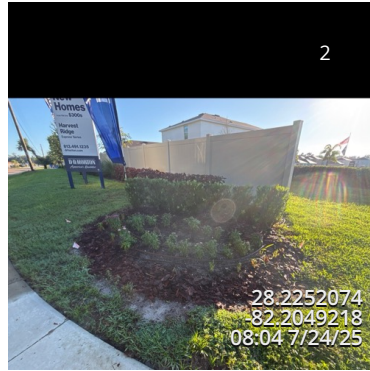
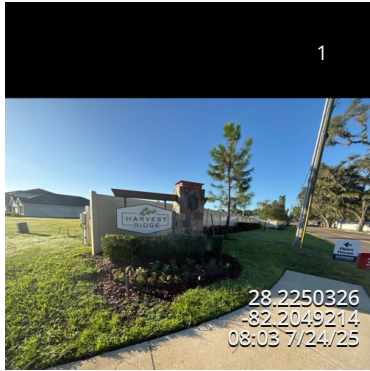
**Orange - Monitoring / In progress**

---

## ITEM 1 - SUNRISE TELLIN DRIVE - ENTRANCE

Assigned To: Yellowstone

Entrance beds are well maintained.



---

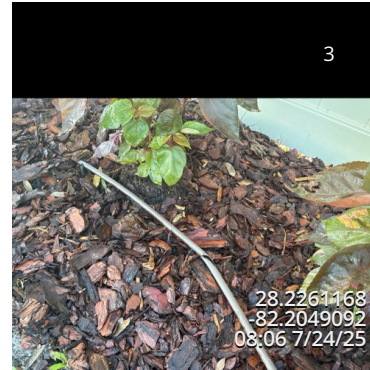
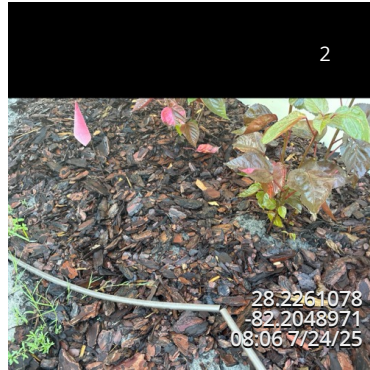
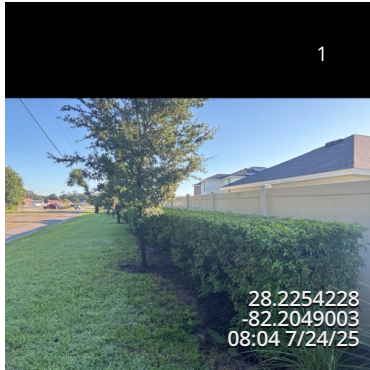
## ITEM 2 - NORTH LANDSCAPE BED

Assigned To: Yellowstone

1). North landscape is well maintained.

2). Drip line slice along north landscape - completed.

3). Irrigation repairs will be completed on same day of controller repair - estimated repair week of 7/28-8/1.



---

### ITEM 3 - SOUTH LANDSCAPE BED

Assigned To: Yellowstone

Landscape and sod is well maintained.

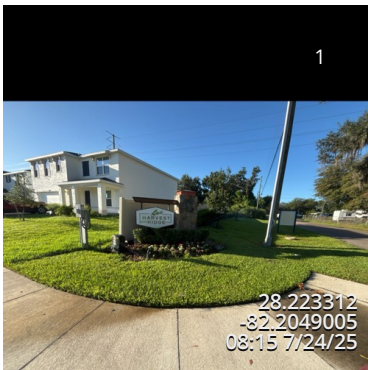


---

### ITEM 4 - SHARK EYE LANE ENTRANCE

Assigned To: Yellowstone

Entrance beds are well maintained.

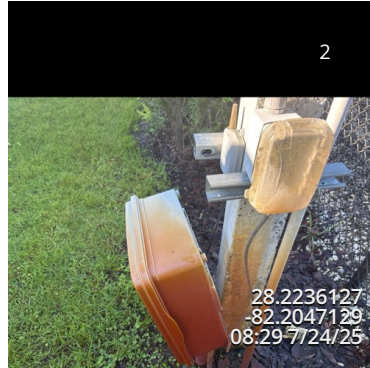
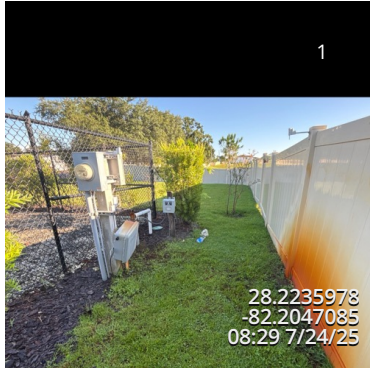


---

## ITEM 5 - IRRIGATION CONTROLLER

Assigned To: Yellowstone Irrigation

Yellowstone has received approval to replace the faceplate. Irrigation is currently operational but the plate screen is blacked so zone identifying and wet check inspections will commence when repair is completed - **Repair completed and controller lifted.**

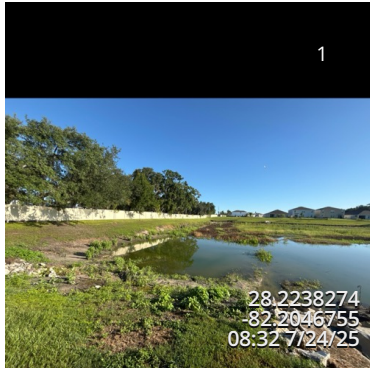


---

## ITEM 6 - SHARK EYE LANE POND

Assigned To: Cypress Aquatics

Please provide pond maintenance service dates for all areas within scope for Harvest Ridge.



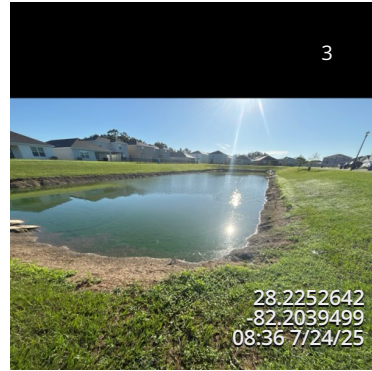
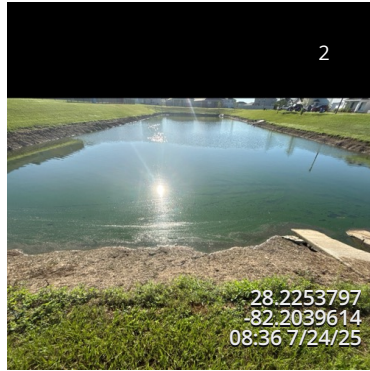
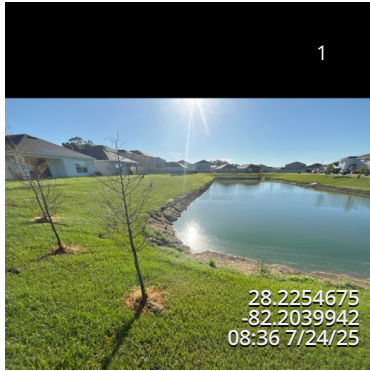


---

## ITEM 7 - SUNRISE TELLIN DRIVE POND

Assigned To: Cypress Aquatics

Provide service date.

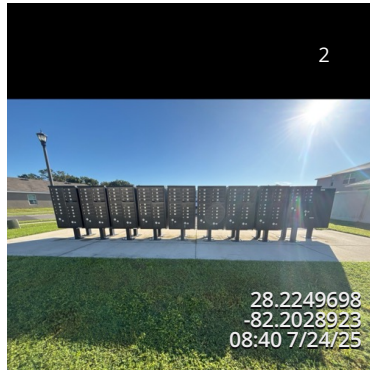
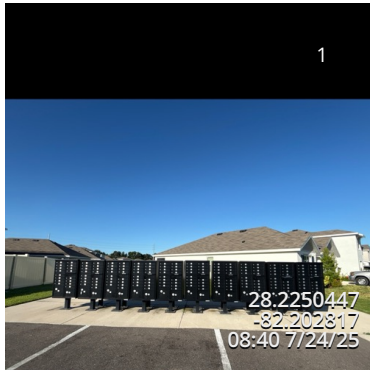


---

## ITEM 8 - SUNRISE TELLIN DR. MAILBOX KIOSK

Assigned To: District

Mailbox kiosk is clean.

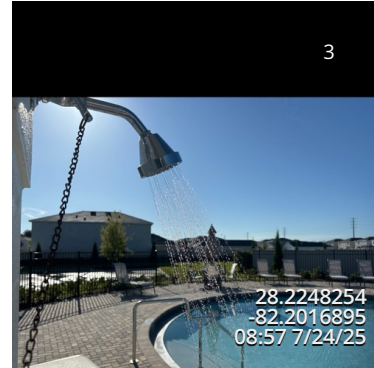
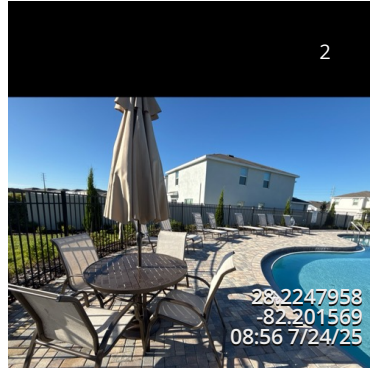
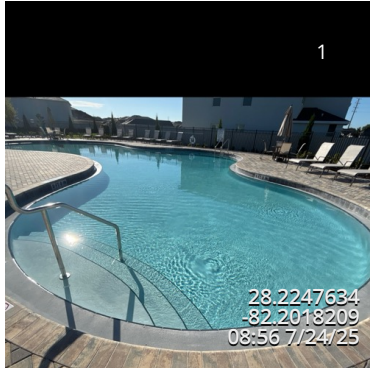


---

## ITEM 9 - AMENITY POOL

Assigned To: Blue Life

- 1). Pool is clean and blue.
- 2). Pool furniture is intact.
- 3). Outdoor shower, bathrooms, and water fountains are fully functional.

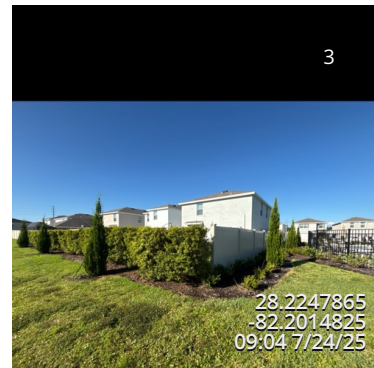
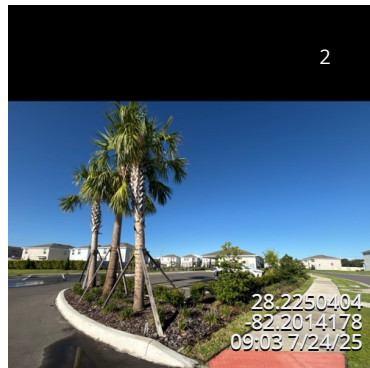


---

## ITEM 10 - AMENITY LANDSCAPE BEDS

Assigned To: Yellowstone

Landscape beds around the pool building is well maintained.

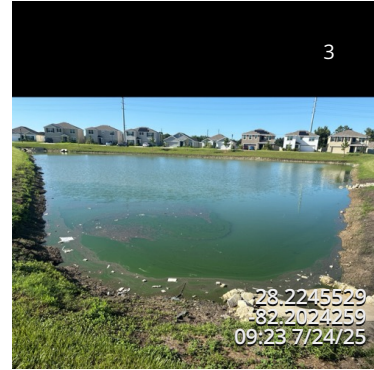
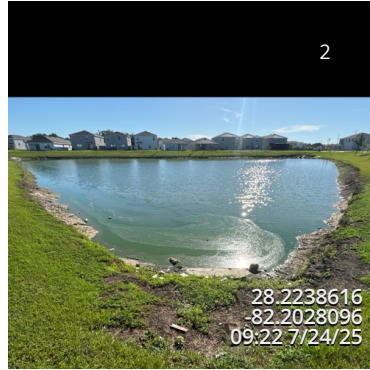
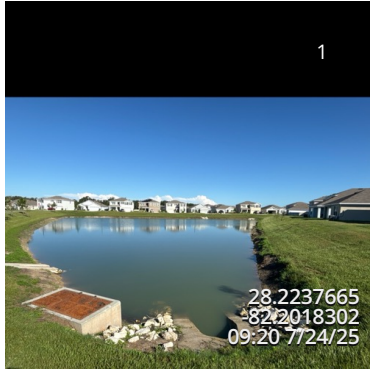


---

## ITEM 11 - ANGEL WINGS AVENUE

Assigned To: Cypress Aquatics

- 1). Pond service - please provide service dates.
- 2). Trash collecting on water's edge - **completed**
- 3). Algae forming along edges - **completed**

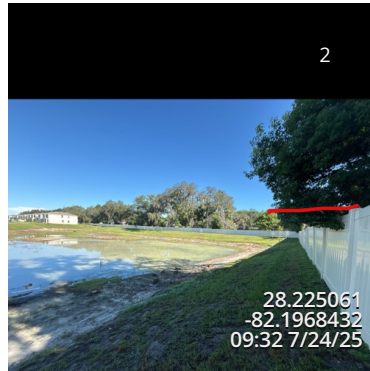
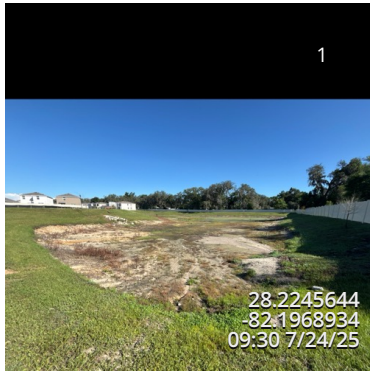


---

## ITEM 12 - SAND DOLLAR WAY NORTH POND

Assigned To: Cypress Aquatics

- 1). Water has receded.
- 2). **Yellowstone** - keep overgrowth cut back along CDD fencing.

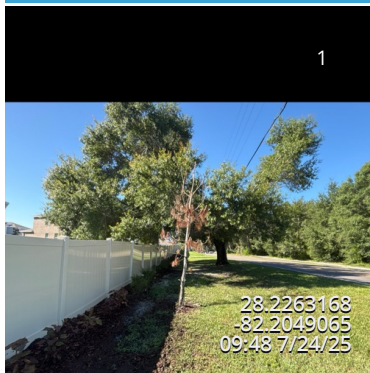
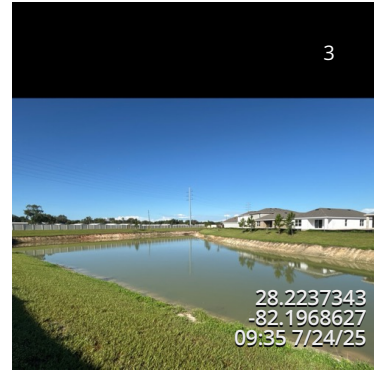
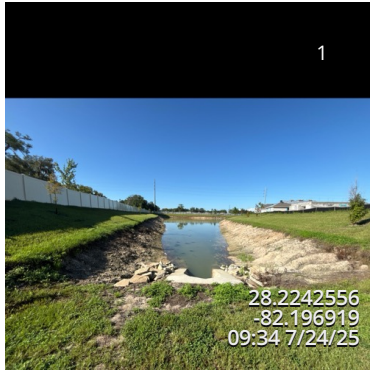


---

## ITEM 13 - SAND DOLLAR WAY SOUTH POND

Assigned To: Cypress Aquatics

Some trash collecting - remove during the next service visit.



---

## ITEM 14 - ALLEN ROAD N. PROPERTY LINE

Assigned To: Yellowstone

1). Send estimate to flush cut dead Pine Tree, also include a separate replacement estimate - **scheduled 8/4-8/8**

**Yellowstone suggest - No Replacement - due to saturated area during rainy season.**

Seth Mendoza - account manager will discuss during board meeting.



# Daily Logs List

## Jul 8, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS


**Log Notes:**

treated ponds 2,3,4,5,6 for algae and 1,2,3,4,5,6 were treated for grasses and pick up trash

**Weather Conditions:**

Hazy

Tue, Jul 8, 2025, 1:47 PM

 **92°F**  
**78°F**

Wind: 6 mph  
Humidity: 88%  
Total Precip: 0.01"

**Attachments:** 6





## Daily Logs List

---

### Jun 10, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS


**Log Notes:**

treated ponds 3,5 for algae and ponds 1,2,3,4,5,6, were treated for grasses and pick up trash

**Weather Conditions:**

Partly cloudy with thunderstorms

Tue, Jun 10, 2025, 11:01 AM

 Partly cloudy with thunderstorms

**92°F**

Wind: 6 mph

**73°F**

Humidity: 94%

Total Precip: 0.22"

**Attachments:** 7





## Daily Logs List

---

### May 8, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS

**Log Notes:**

treated ponds for grasses and smart weed, ponds are dry.

**Weather Conditions:**

Partly cloudy with isolated storms

Thu, May 8, 2025, 1:28 PM

**Attachments:** 5

**89°F**

Wind: 7 mph

**71°F**

Humidity: 93%

Total Precip: 0.02"





Printed: Mar 14, 2025  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Mar 11, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS

**Log Notes:**

Treated ponds 1,2,3,4,5,6, for grass and pond #2,5 for algae. Water level low

**Weather Conditions:**

Sunny **76° F**

 Sunny **53° F**

Wind: 10 mph

Humidity: 81%

Total Precip: 0"

Tue, Mar 11, 2025, 1:09 PM

**Attachments:** 6







Printed: Feb 11, 2025  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Feb 11, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS

**Log Notes:**

Treated ponds 3,4,5,6 for algae and ponds 1,2,3,4,5,6 for grasses.

**Weather Conditions:**

Partly Cloudy with Mist and Fog

Tue, Feb 11, 2025, 4:17 PM



**82° F**

**67° F**

Wind: 8 mph

Humidity: 96%

Total Precip: 0"

**Attachments:** 8





Printed: Jan 13, 2025  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

---

### Jan 6, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS

**Log Notes:**

Treated ponds 1,4,6 for algae and ponds 1,2,3,4,5,6 for grass.

Picked up trash.

**Weather Conditions:**

Partly Cloudy with Isolated Storms

Mon, Jan 6, 2025, 11:02 AM



76° F

52° F

Wind: 19 mph  
Humidity: 95%  
Total Precip: 0.07"

**Attachments:** 7





# Daily Logs List

## Jul 8, 2025

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS


**Log Notes:**

treated ponds 2,3,4,5,6 for algae and 1,2,3,4,5,6 were treated for grasses and pick up trash

**Weather Conditions:**

Hazy

Tue, Jul 8, 2025, 1:47 PM

 **92°F**  
**78°F**

Wind: 6 mph  
Humidity: 88%  
Total Precip: 0.01"

**Attachments:** 6

