



Harvest Ridge Community Development District

March 10, 2026

Revised Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors:

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

Staff:

John Weaver, District Manager
 Paul Young, Field Inspector
 Vivek K. Babbar, District Counsel
 Tyson Waag, District Engineer
 Catalina Maartinez, District Admin
 Nancy Hix, District Accountant

REVISED REGULAR MEETING AGENDA

Tuesday, March 10, 2026 – 6:00 p.m.

Microsoft Teams meeting:

Meeting ID: 281 494 108 290 48 **Call in:** +1 (646) 838-1601

Passcode: Uz2E9rR2 **Phone Conference ID:** 849 485 210#

The Regular Meeting of Harvest Ridge Community Development District will be held at the **New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.**

- 1. Call to Order/Roll Call**
- 2. Motion to Approve Agenda**
- 3. Public Comments**
- 4. District Accountant Report**
- 5. Business Items**

A. Consideration of Inframark Proposals

- i. Lock Removal #17 Page 4
- ii. Black Gate Latch Installation #122 Page 5
- iii. Fence Repair #123 Page 6

B. Aquatics Report..... Page 7

C. Field Inspection Report..... Page 8

D. Landscape Report..... Page 22

- i. Consideration of Yellowstone Proposal #669440 for Irrigation Main Line
 Leak Repair Page 25
- ii. Consideration of Yellowstone New Irrigation 2 Zones Installation by Clubhouse
 Proposal #640547..... Page 28
- iii. Consideration of Yellowstone Sod Installation at Amenity Center
 Proposal #657303..... Page 31
- iv. Consideration of Yellowstone Enhancements..... Page 33

E. Consideration of Erosion Proposals

- i. Steadfast Erosion Proposal..... Page 37
- ii. Cypress Creek Erosion Proposal..... Page 38
- iii. CLS Erosion Proposal # 491 Page 39

F. Consideration of ACPLM Proposals

- i. Sidewalk Repairs Estimate # 18860925, # 190121025, & #190581025 Page 41

G. Consideration of Inframark Park Bench Proposals #1042 & #1071 Page 69

H. Consideration of Inframark Gate Latch Proposal # 166..... Page 72

6. Business Administration

A. Consideration of the Meeting Minutes held on February 10, 2026..... Page 73

District Office:

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

Meeting Location:

New River Amenity Center
 5227 Autumn Ridge Drive
 Wesley Chapel, FL 33545

B. Acceptance of Financials for the Month of February 2026.....	Page 77
C. Acceptance of the Check Registers for February 2026	Page 87
D. Consideration of Operations and Maintenance Invoices for February 2026.....	Page 88
E. Review of FY 2025 Final Audit Report	Page 129
7. Staff Reports	
A. District Counsel	
B. District Engineer	
C. District Manager	
8. Supervisor Comments	
9. Public Comments	
10. Adjournment	

The next meeting is scheduled for Tuesday, April 14, 2026, at 6:00 p.m.



2005 Pan Am Circle | Tampa, Florida 33607
6562473501 | nmontagna@inframark.com |
www.inframark.com

RECIPIENT:

John Weaver
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Estimate #17	
Sent on	Feb 16, 2026
Total	\$175.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Remove Lock first week of March, per John Weaver.	1	\$175.00	\$175.00
			Total	\$175.00

This quote is valid for the next 30 days, after which values may be subject to change.



2005 Pan Am Circle | Tampa, Florida 33607
6562473501 | nmontagna@inframark.com |
www.inframark.com

RECIPIENT:

John Weaver
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Estimate #122

Sent on Feb 23, 2026

Total \$134.84

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	Hourly labor charge for general handyman services including minor repairs, installations, and maintenance tasks.	1.5	\$85.00	\$127.50
Black Gate Latch 327599434	The Everbilt Gate Latch offers simple security for inward- and outward-swinging gates and doors. Features a self-latching fingertip release. Easy to install.	1	\$7.34	\$7.34

Total \$134.84

This quote is valid for the next 30 days, after which values may be subject to change.



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www.inframark.com

RECIPIENT:

John Weaver
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Estimate #123

Sent on Feb 23, 2026

Total \$680.00

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	Our hourly labor charge for general handyman services includes tasks such as straightening the fence behind the mailbox area. This service involves digging up the post, re-straightening it, and subsequently rebuilding each section of the fencing.	8	\$85.00	\$680.00

Total \$680.00

This quote is valid for the next 30 days, after which values may be subject to change.



Printed: Feb 10, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 3, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

Picked up trash, all construction.

trash **Weather Conditions:**

Sunny

Tue, Feb 3, 2026, 2:35 PM



64°F

27°F

Wind: 2 mph

Humidity: 89%

Total Precip: 0"

Attachments: 9





Harvest Ridge CDD

Field Inspection Report - February - Yellowstone

Tuesday, February 24, 2026

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Allen Road Entrance Signage

Assigned To: Yellowstone

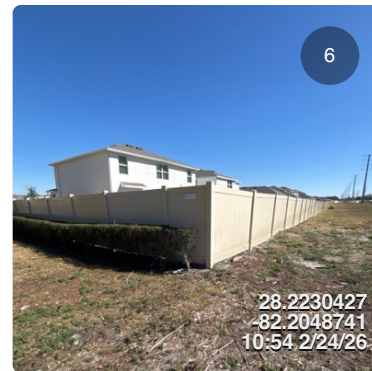
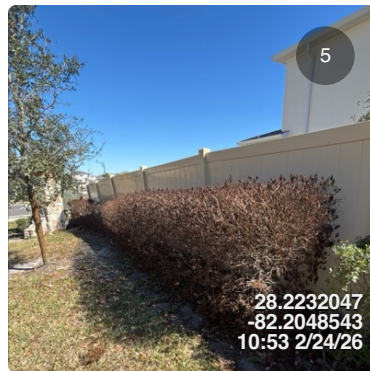
- Allen Road Main Entrance:
- The entrance is clear and visible from all directions.
- Some plants have suffered from frost.
- Yellowstone will provide an evaluation and a replacement plan.



Item 2 - Allen Road Frontage Landscape

Assigned To: Yellowstone

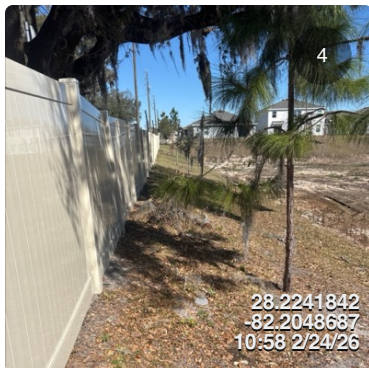
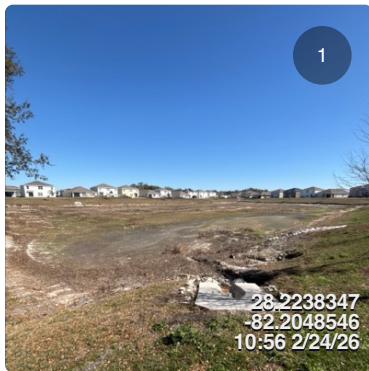
- South Entrance on Allen Road:
- Entrance signs are visible from all directions.
- Plants along the frontage road have suffered frost.
- These plants will be pulled, and evaluations and replacement plans will be submitted.



Item 3 - Sharkes Eye Lane

Assigned To: Yellowstone

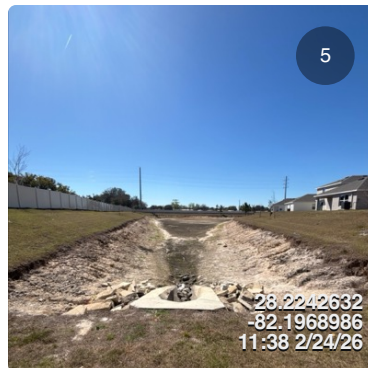
- Pond 1:
- Pond is dry, and banks are mowed per contract.
- There is a leaning tree that Yellowstone will need to reset and add strapping.
- Trees with broken limbs that have fallen on the ground should be removed during the next service.



Item 4 - Pond Maintenance

Assigned To: Cypress Aquatics

- Pond Maintenance:
- Maintenance is done per scope of work.
- Ponds 2 and 3 are low but still holding water.
- Ponds 4, 5, and 6 are dry.



Item 5 - Sunrise Tellin Drive

Assigned To: District

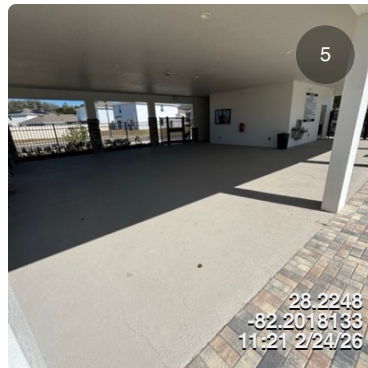
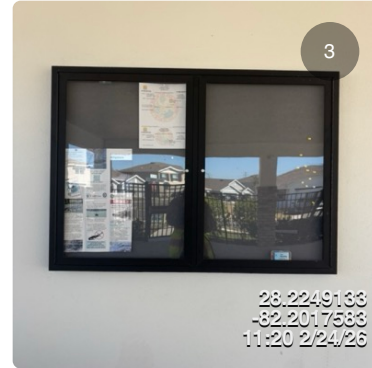
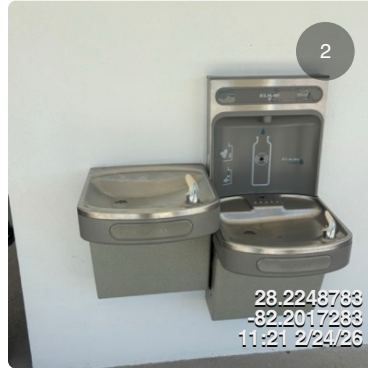
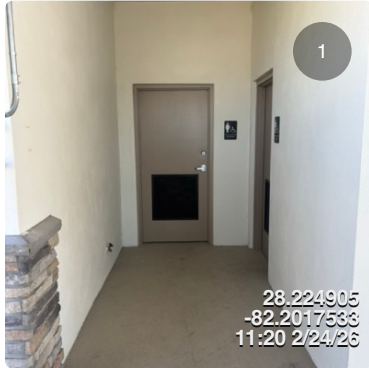
- Sunrise Tellington Drive Mailbox Kiosk:
- Mailbox kiosks are clean and organized.
- Some weeds underneath the mailbox need to be addressed.
- Fencing along the mailboxes has been cleaned.



Item 6 - Bathrooms / Message Board

Assigned To: District

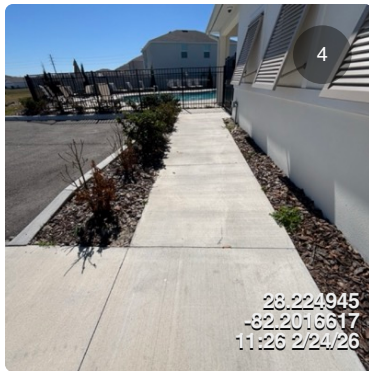
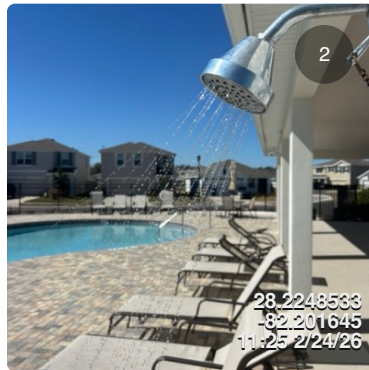
- Amenity Pool:
- Amenity bathrooms are fully functional.
- Water fountains are operational.
- Pool rules have been hung and are clear and legible.
- The message board is visible upon entry and up-to-date.



Item 7 - Amenity Pool

Assigned To: District

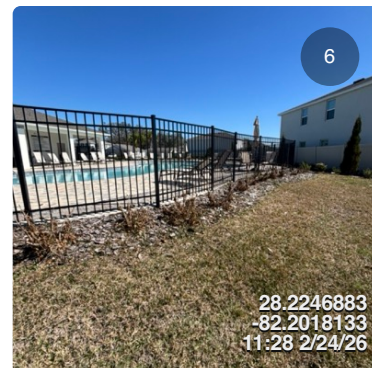
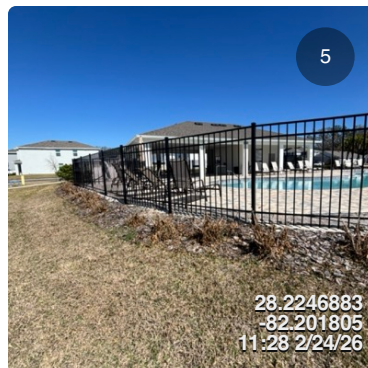
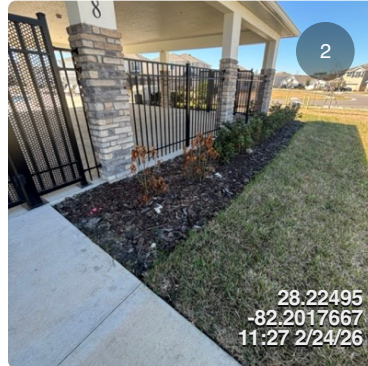
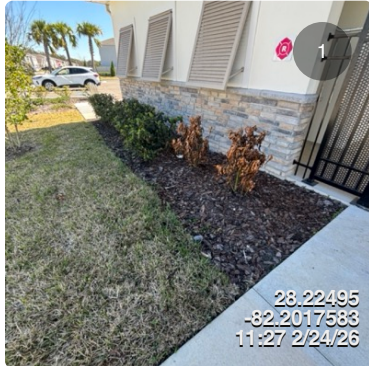
- Amenity Pool:
- The pool is clear and blue.
- The shower is functioning.
- Weeds in the pavers need to be addressed by Yellowstone on the next service visit.
- Areas along the perimeter need to be pulled from weeds, and mulch needs to be addressed.
- Overall, the pool area is clean and inviting.



Item 8 - Amenity Frost Damaged Plants

Assigned To: Yellowstone

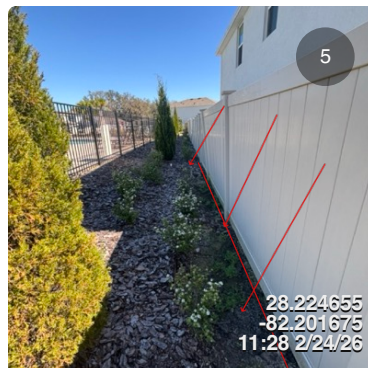
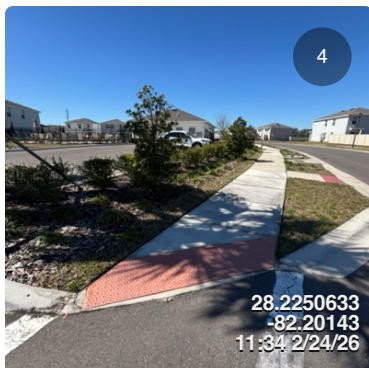
- Amenity Landscape:
- Several plants around the amenity landscape have suffered frost damage and are beyond revitalizing.
- Yellowstone will assess the dead material, remove the plants, and send an estimate for replacements.



Item 9 - Amenity Landscape

Assigned To: Yellowstone

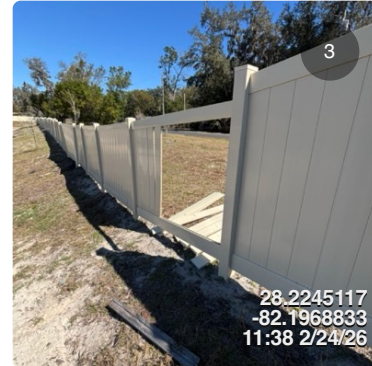
- Amenity Landscape Pruning:
- Overall, the amenity landscape looks well-maintained.
- Some plants need to be scheduled for pruning.
- There are weeds under some bushes that need to be addressed, especially along the perimeter fencing.



Item 10 - Fence Panels

Assigned To: Inframark Maintenance Solutions

- Fence Panel Repair:
- Some fencing has fallen out around Kings Crown Drive.
- Additional fencing has fallen out on Lane Road.
- Inframark Maintenance Solutions is aware and will repair the fencing.



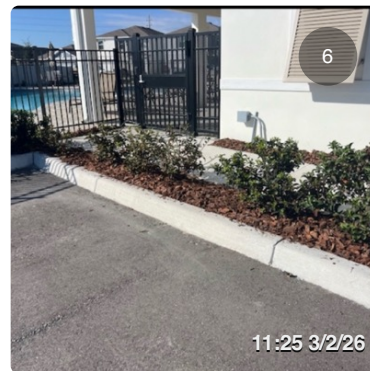
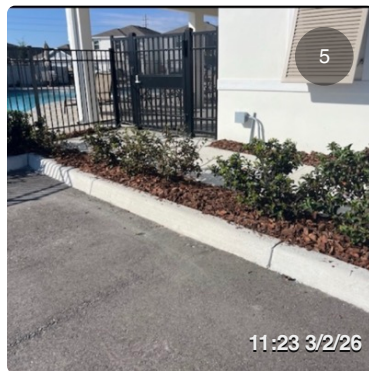
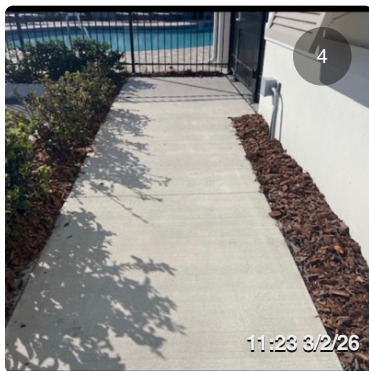
Item 11 - Yellowstone Responses

Due By: Monday, March 2, 2026

Assigned To: Yellowstone

Item Completed: Yes

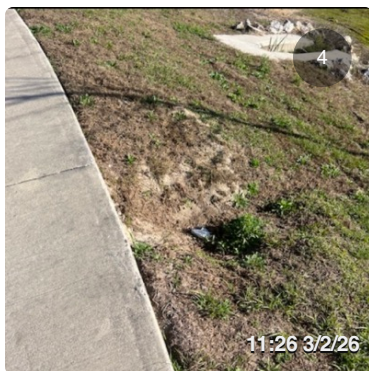
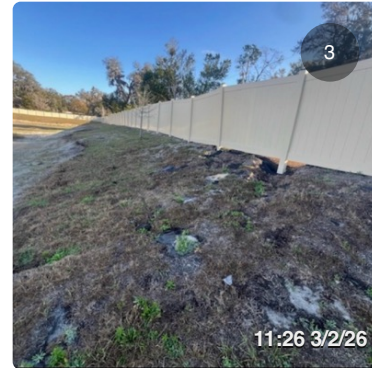
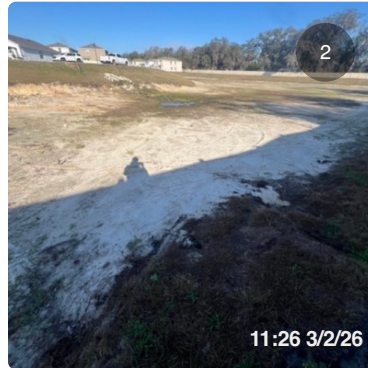
Yellowstone responded to items assigned. The photos are the completion of items addressed on 3/2/26.



Item 12 - Washout Pond Repairs

Assigned To: [Yellowstone / District Manager](#)

Yellowstone investigated several washout areas throughout property. After assessment, Yellowstone concluded that this repair must be handled by a vendor that specializes in bank repairs. Yellowstone is not equipped for the extent of the existing conditions.





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Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 3, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

Picked up trash, all construction.

trash **Weather Conditions:**

Sunny

Tue, Feb 3, 2026, 2:35 PM



64°F

27°F

Wind: 2 mph

Humidity: 89%

Total Precip: 0"

Attachments: 9



Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Harvest Ridge
4591 Allen Rd
Zephyrhills, fl 33541

Inspection

Started: 3/2/2026
Last Updated: 3/2/2026
Inspector: D Pellecchia

Estimate Summary

Labor: 0 minutes - \$0.00
Materials: \$0.00

Total: \$0.00
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	9	\$0.00
Total (plus applicable taxes):		\$0.00

Signature

Date

Service Detail

Controller 2 pool area > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 3 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 4 drip

Asset	Service	Notes	Labor	Materials	Total
Zone 4 drip	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 6 sprays

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

Controller 2 pool area > Zone 7 sprays

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

Controller 2 pool area > Zone 8 bubbler

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

Controller 2 pool area > Zone 9 drip

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

**Proposal #: 669440**

Date: 3/2/2026

From: JB Basilio Perez

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Irrigation Main Line Leak at 37045 Kings Crown Dr

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$1,044.33	\$1,044.33
2" Pipe 20 Ft Stick	6	\$28.51	\$171.08
2" Fittings	10	\$5.00	\$50.00
2" Slip Fix	1	\$59.86	\$59.86
Dirt Bags	25	\$7.34	\$183.57

Irrigation Main Line Leak at **37045 Kings Crown Dr** reported on **1/26/26**. During the monthly inspection the Irrigation reclaim water was found off and the soon the technician have the System back on hi notice the was big leak at this address due to the construction the irrigation was affected. This will require around **120 ft of 2"** Pipe to be reconnected. Please see pictures down below. We like to repair this first and this way we will know watt other lateral lines needs to be repair around this area.







Terms and Conditions: Signature below authorizes Yellowstone 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'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 _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal	\$1,508.84
Sales Tax	\$0.00
Proposal Total	\$1,508.84

THIS IS NOT AN INVOICE

**Proposal #: 640547**

Date: 12/12/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

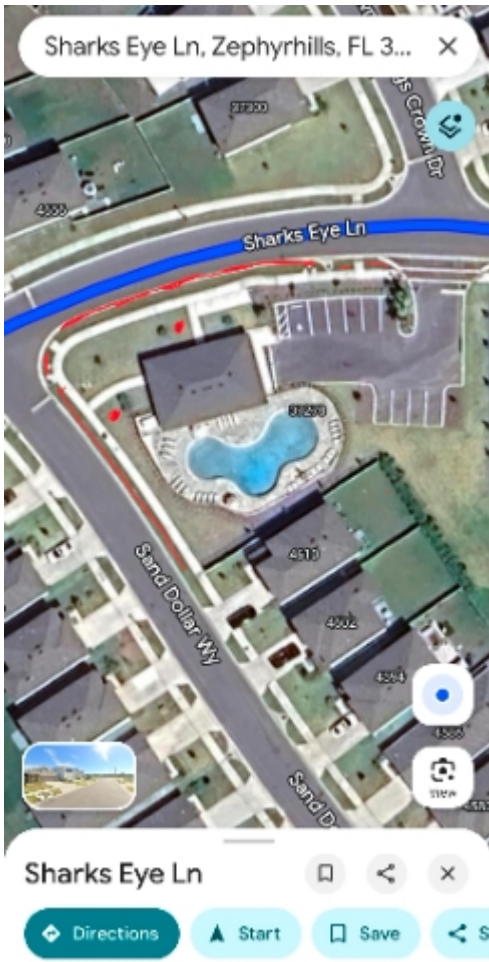
LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

New Irrigation 2 Zones Installation by Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$2,088.65	\$2,088.65
Trencher Use Cost	1	\$557.13	\$557.13
1 1/2" Valves	2	\$242.86	\$485.71
1 1/2" Pipe 20 Ft long	3	\$19.46	\$58.37
1 1/2" Fittings	10	\$3.43	\$34.29
6" Sprinkler Heads and Nozzle	37	\$27.29	\$1,009.56
3/4" Pipe 20 Ft long stick	12	\$11.71	\$140.57
3/4" Fittings	50	\$3.86	\$192.85
1/2" Flex Pipe Roll	1	\$126.86	\$126.86
Irrigation Wire Per Ft	12	\$5.71	\$68.57
DBR Wire Connectors Pack of 2	2	\$22.26	\$44.51
Valve Box 6" Round	2	\$76.00	\$152.00

In this area, we currently do not have irrigation. We would like to add two separate irrigation valves (zones) to water this section. This will require approximately 36 sprinkler heads to provide proper coverage between the sidewalks and the road. The area marked in **Red in the Map** indicates where we would like to install these two new irrigation Zones.





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal		\$4,959.07
Sales Tax		\$0.00
Proposal Total		\$4,959.07

THIS IS NOT AN INVOICE

**Proposal #: 657303**

Date: 2/2/2026

From: Josh Hamilton

Landscape Enhancement Proposal for Harvest Ridge CDD

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Sod Installation at Amenity Center

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Istallation	30	\$58.00	\$1,740.00
St Augustine Sod	4	\$650.00	\$2,600.00
Misc (Sub)		\$0.00	\$0.00

We Propose Removing Weedy grass and installing St Augustine Sod between the sidewalk and road around the Amenity Center. This is approximately 2000 sq ft. Currently there is no irrigation in this area so there is a separate irrigation proposal to install sprinklers in this area.

Terms and Conditions: Signature below authorizes Yellowstone 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'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

 Print Name/Title

Date

Harvest Ridge CDD

Subtotal	\$4,340.00
Sales Tax	\$0.00
Proposal Total	\$4,340.00

THIS IS NOT AN INVOICE



Harvest Ridge

Zephyrhills, Fl

February 2026 ^{Page 33}

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Red Crapemyrtle
Pringles Podocarpus
Mammy Croton
Kiwi Ti-Plant
Cocoplum
Cocoa Brown Mulch



Potential

Harvest Ridge

Zephyrhills, Fl

February 2026 Page 34

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Red Crapemyrtle
Pringles Podocarpus
Mammy Croton
Kiwi Ti-Plant
Cocoplum
Cocoa Brown Mulch



Potential

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Podocarpus
Cocoa Brown Mulch



Potential

Harvest Ridge

Zephyrhills, Fl

February 2026 ^{Page 36}

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Red Crape Myrtle
Cocoplum
Dwarf Ixora
Cocoa Brown Mulch



Potential



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
3/3/2026	4/2/2026	

BILL TO
Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
Harvest Ridge
37024 Sunrise Tellin Dr
Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
Repair spots of erosion on Pond 6 in back of community. Will be using corrier logs where necessary. Main erosion spot will be filled with rock and dirt and install a drain basin on outside of fence so erosion does not happen in future. Sod to be placed over repairs. Time to complete, 1 Day Watering of Sod is not include	1.00	6,975.00	6,975.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 6,975.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Date	Proposal #
3/4/2026	82

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

Pond 5 Erosion Repair

TS

JW

Total	\$7,000.00
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Accepted Date _____ Accepted Signature _____

30435 Commerce Dr. San Antonio, FL 33576
813-440-2741 | office@cypresscreekaquatics.com



Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Estimate

Date	Estimate #
3/5/2026	00000491

Name / Address

Harvest Ridge CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Erosion Repair

Description	Qty	U/M	Rate	Total
Project: TOB Erosion Repair Project Location: Pond 6, near Sharks Eye Ln. Recommended Material: Coconut Mesh (Type C350) Turf Reinforcement Mat (Soft) Armoring System CLS, Inc. (CLS) will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS will import clean fill, re-grade, backfill, compact and re-stabilize eroded area to return to pre-existing design grade. Once design grade is restored, CLS will utilize contractor's means and methods to install a Coconut Mesh (Type C350) Turf Reinforcement Mat (Soft) Armoring, Mirafi Geocloth with Earth Anchoring System, Trenches and Toe-in to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment. 1. Mobilize 2. Import clean fill, regrade, backfill, compact and stabilize eroded area 3. Install a Coconut Mesh (Type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-in 4. Re-vegetate with Sod combined with a polymer 5. De-mobilize *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.	1	ea	5,307.02	5,307.02
Initial:	Continued on next page...			



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3/5/2026	00000491

Name / Address

Harvest Ridge CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Erosion Repair

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion at or near the MES Outfall Structure.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
Approved by:	<p><i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i></p>			
	Total			\$5,307.02



September 4, 2025

Proposal #18860925

Contact

Bryan Radcliff
Phone 813 873-7300
Bryan.Radcliff@inframark.com

Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Sidewalk Repairs

Scope of work:

1. Secure the job site for the safety of the crew and public using barricades/cones.
2. Saw cut and remove 11 areas of concrete walkway totaling approximately 825 square feet.
3. Pour 4" thick concrete sidewalk in 11 areas approximately 825 square feet.
4. Apply a broom finish and saw cut control joints as required to the new concrete sidewalk.
5. Clean up the job site.

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



September 4, 2025

Proposal #18860925

Contact

Bryan Radcliff
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Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.



Office: 813.633.0548
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2010 S 51st Street,
Tampa, FL 33619



September 4, 2025

Proposal #18860925

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37059 Kings Crown Drive
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Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREA. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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2010 S 51st Street,
Tampa, FL 33619



September 4, 2025

Proposal #18860925

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Bryan.Radcliff@inframark.com

Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



September 4, 2025

Proposal #18860925

Contact

Bryan Radcliff
Phone 813 873-7300
Bryan.Radcliff@inframark.com

Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$14,894.00



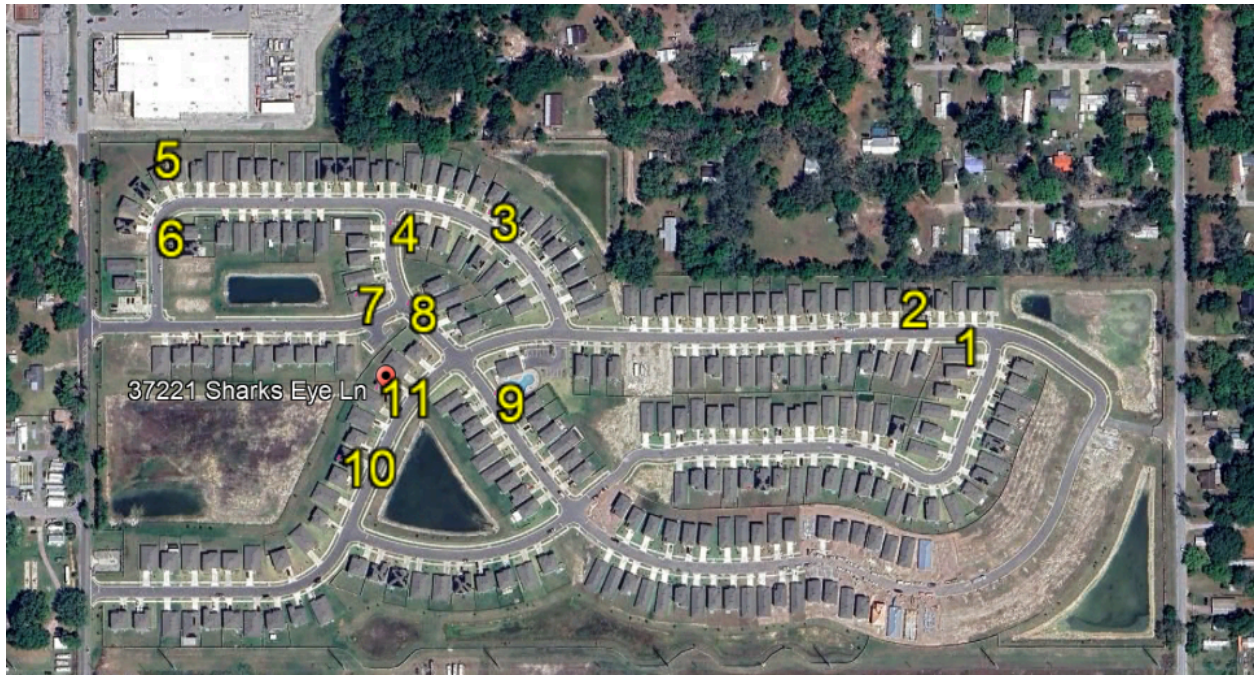
Office: 813.633.0548
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2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Repairs



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190121025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Miami Gutter and Asphalt Repair

Scope of work:

1. Secure the job site for the safety of the crew and the public using barricades/cones.
2. Saw cut and remove 1 area of damaged concrete gutter totaling approximately 30 linear feet.
3. Haul debris from site.
4. Form and pour 1 new area of concrete gutter totaling approximately 30 linear feet using 3,000 PSI concrete reinforced with commercial fiber mesh.
5. Apply a broom finish and saw cut control joints as required to the new concrete gutter.
6. Saw cut and/or mill to remove damaged asphalt in 2 areas totaling approximately 99 square feet.
7. Check base and install new base as necessary.
8. Haul off debris from repairs and tack areas, if necessary.
9. Patch, roll and compact to 1.5" Type SP-9.5 asphalt in 2 areas totaling approximately 99 square feet.

Excavate, Base and Asphalt Repairs

Scope of work:

1. Secure the job site for the safety of crew and public using barricades and/or cones.
2. Excavate 1 12' x 43' areas totaling approximately 516 square feet to a depth of approximately 7.5" in preparation for base installation.
3. Haul debris from site.
4. Check sub-base compaction.
5. Install 6" of crushed concrete base material, grade, roll and compact.
6. Clean and tack areas to be paved as required.
7. Haul off debris from repairs and tack areas where required.
8. Pave using Type SP 9.5 hot mix asphalt compacted to 1.5" in 1 area totaling approximately 516 square feet.
9. Compact asphalt using a vibratory roller.



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2010 S 51st Street,
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October 7, 2025

Proposal #190121025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.



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2010 S 51st Street,
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October 7, 2025

Proposal #190121025

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Customer

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Zephyrhills, FL 33541

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Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- *ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$752.00 PER LEVELING TON.



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190121025

Contact

Paul Young
Phone 813 873-7300
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Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREA. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190121025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
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October 7, 2025

Proposal #190121025

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Customer

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37059 Kings Crown Drive
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Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$16,617.00



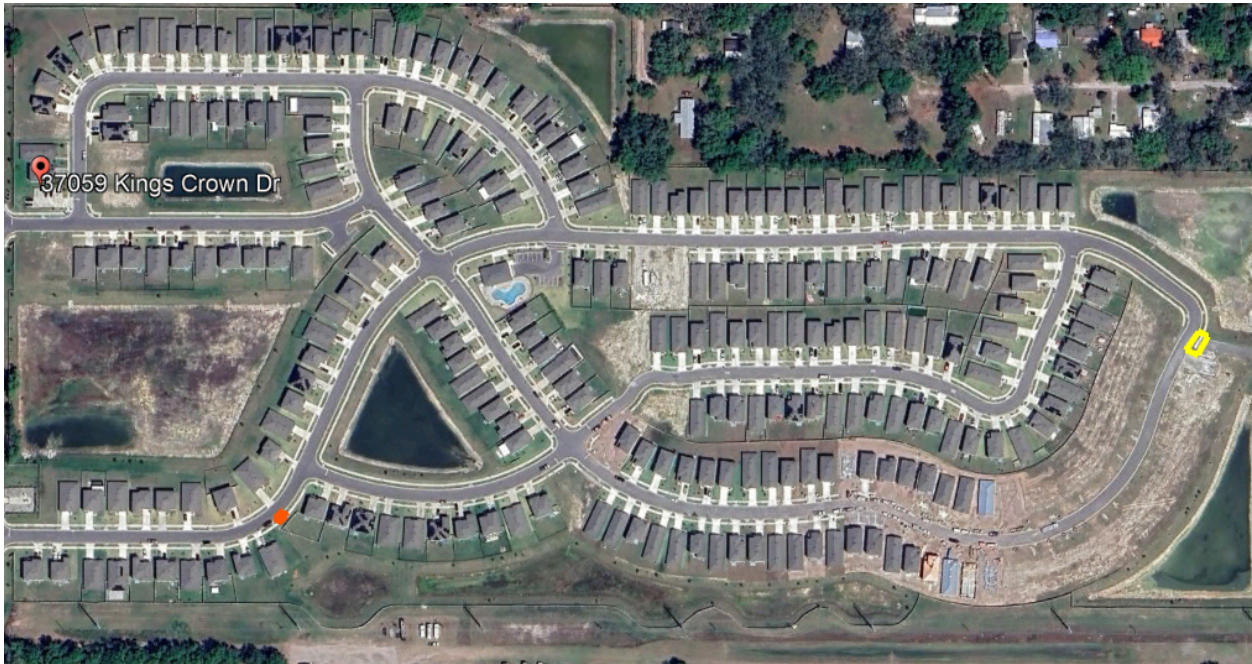
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Yellow - Base and Asphalt
Orange - Asphalt



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2010 S 51st Street,
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October 7, 2025

Proposal #190581025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Miami Gutter, Concrete Apron and Asphalt Repairs

Scope of work:

1. Secure the job site for the safety of the crew and the public using barricades/cones.
2. Saw cut and remove 1 area of damaged concrete and asphalt totaling 12' x 43' approximately 516 square feet.
3. Saw cut and remove 1 area of damaged concrete gutter totaling approximately 30 linear feet.
4. Haul debris from site.
5. Form and pour 1 new area of concrete 6" apron totaling 12' x 43' approximately 516 square feet using 4,000 PSI concrete reinforced with commercial fiber mesh.
6. Form and pour 1 new area of concrete gutter totaling approximately 30 linear feet using 3,000 PSI concrete reinforced with commercial fiber mesh.
7. Apply a broom finish and saw cut control joints as required to the new concrete gutter.
8. Saw cut and/or mill to remove damaged asphalt in 3 areas totaling approximately 228 square feet.
9. Check base and install new base as necessary.
10. Haul off debris from repairs and tack areas, if necessary.
11. Patch, roll and compact to 1.5" Type SP-9.5 asphalt in 3 areas totaling approximately 228 square feet.

PROPERTY IMPROVEMENTS

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.



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October 7, 2025

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Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- * NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.



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2010 S 51st Street,
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October 7, 2025

Proposal #190581025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- *ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$752.00 PER LEVELING TON.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.



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2010 S 51st Street,
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October 7, 2025

Proposal #190581025

Contact

Paul Young
Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
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- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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2010 S 51st Street,
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October 7, 2025

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pyoung2@inframark.com

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37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

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PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$21,814.00



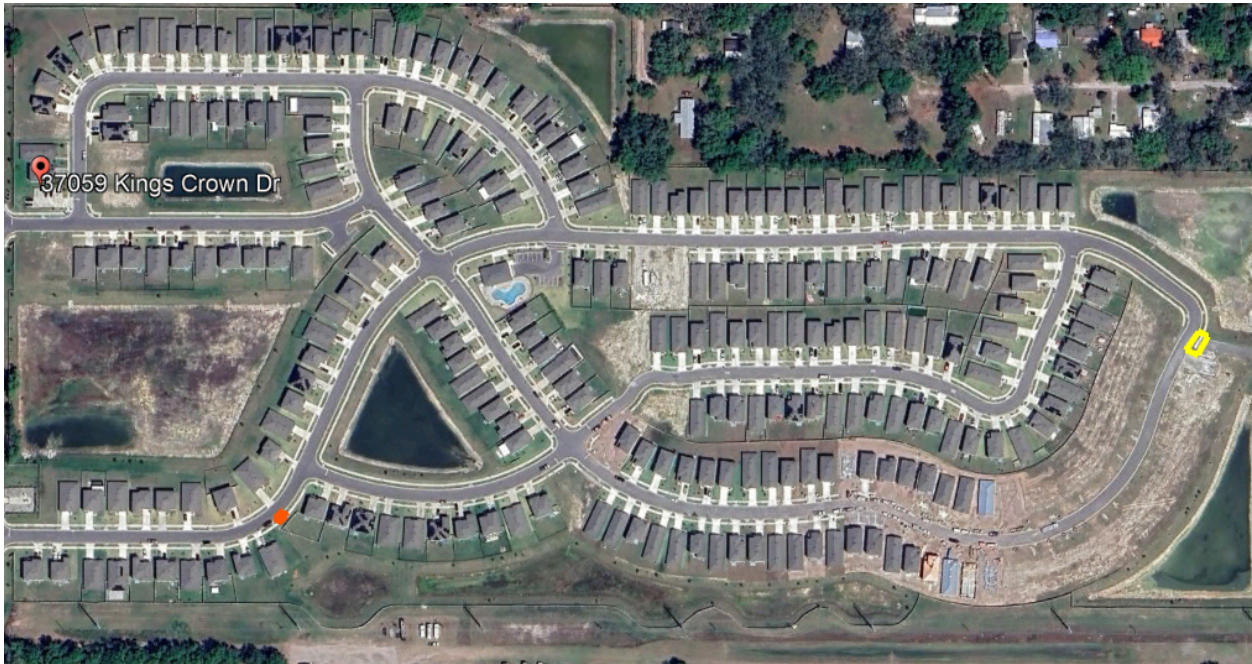
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Yellow - Concrete
Orange - Asphalt



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2010 S 51st Street,
Tampa, FL 33619

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1042
Date: 1/8/2026
Valid until: 2/21/2026



Harvest Ridge
37059 Kings Crown Dr
Zephyrhills, FL 33541

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.
100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
Natural-looking wood material never needs sanding, sealing, painting or staining.
Durable 2" thick planks pre-drilled for easy assembly.
Comfortable and durable.
Polly Plastic bench install with concrete pad

Job location
37059 Kings Crown Dr, Zephyrhills, FL 33541

Product / Service	Quantity	Unit price	Total
Material	1	\$700.00	\$700.00
7x4 concrete pad			
Labor included			
Material	1	\$1,275.00	\$1,275.00
Polly Plastic Bench 6ft in length cedar color			
Subtotal:			\$1,975.00
Total:			\$1,975.00

Customer signature

Date

Images

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1071
Date: 2/3/2026
Valid until: 2/28/2026



Harvest Ridge
37059 Kings Crown Dr
Zephyrhills, FL 33541

Memorial benches available with 1, board engraving
Weather-proof, low-maintenance recycled plastic boards and frame
UV and moisture resistant
Choice of four board colors with Black frame
Available in portable and inground models
High-gloss inlay, 2" high lettering
Cambria font
Maximum characters (including spaces):
4 ft. bench: 22 characters per board
Concrete pad

Job location
37059 Kings Crown Dr, Zephyrhills, FL 33541

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$2,200.00	\$2,200.00
Subtotal:			\$2,200.00
Total:			\$2,200.00

Customer signature

Date

Images





2002 West Grand Parkway North | suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

John Weaver
2005 Pan Am Circle
Tampa, Florida 33607

Estimate #166

Sent on Mar 05, 2026

Total \$225.00

SERVICE ADDRESS:

Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	Pool equipment gate latch, repair and replace latch on the gate. Price includes and all materials to complete the job	1	\$225.00	\$225.00

Total \$225.00

This quote is valid for the next 30 days, after which values may be subject to change.

**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, February 10, 2026, at 6:00 p.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:

Michael Valle	Chairperson
Gary Coglazier	Vice Chairperson
Jose Falcon	Assistant Secretary
Felix Leno	Assistant Secretary
Alondra Degroat	Assistant Secretary

Also present either in person or via Teams Communication were:

John Weaver	District Manager
Vivek Babbar	District Counsel (<i>via conference call</i>)
Tyson Waag	District Engineer
Paul Young	Field Manager
Josh Hamilton	Yellowstone
Nancy Hix	Accountant, Inframark

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Weaver called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to approve the February 10, 2026, meeting agenda as presented carried.
--

THIRD ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

District Accountant Report

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-02; Redesignation of Officers

Discussion ensued regarding adding Mr. Weaver as an assistant secretary for signing purposes.

On MOTION by Mr. Falcon, seconded by Mr. Coglazier, with all in favor, the motion to adopt Resolution 2026-02; Redesignation of Officers carried.

B. Consideration of ACPLM Proposals

i. Sidewalk Repairs Estimate #18860925, #190121025, #190581025

On MOTION by Mr. DeGroat, seconded by Mr. Falcon, with all in favor, the motion table ACPLM proposals until the March meeting carried.

C. Consideration of Yellowstone Proposals

i. New Irrigation 2 Zones Installation by Clubhouse #640547

ii. Sod Installation at Amenity Center #657303

Discussion ensued regarding replacing the Bahia grass with St. Augustine grass and freeze damage. The Board decided to wait until the March meeting to address the plants and trees.

On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the motion to table the Yellowstone proposals until the March meeting carried.

D. Aquatics Report

Discussion ensued regarding the aquatics report.

E. Field Inspection Report

Mr. Young reviewed his report with the Board. The pool area looks good. Area 6 irrigation is down due to construction.

i. Yellowstone Landscape Enhancements

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to table Yellowstone Landscape Enhancements carried.

F. Consideration of Inframark Proposals #1042 & #1071 for Park Bench

On MOTION by Mr. DeGroat, seconded by Mr. Leno, with all in favor, the motion to table the Inframark Proposals #1042 & #1071 for Park Bench carried.

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Meeting Minutes of January 13, 2026

B. Acceptance of Financials for January 2026

C. Acceptance of the Check Registers for January 2026

D. Consideration of Operations and Maintenance Invoices for January 2026

On MOTION by Mr. Coglazier, seconded by Mr. Leno, with all in favor, the motion to approve consent agenda items A through D as presented with Minutes from the regular meeting held on January 13 ,2026, Financials for January 2026, Check Register for January 2026 and the Operations and Maintenance Expenditures for January 2026, carried.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Babbar discussed with the Board the need to obtain insight from a geographical counsel to address depressions and other issues.

B. District Engineer

i. Review of Geo View Associates, Inc. Investigation Reports

a. Amenity Center Soil Saturation Site

b. Pond I and Pond 6 Findings

Mr. Waag discussed the findings with the Board as well as recommendations. The Board discussed holding a special meeting with additional counsel.

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the motion to schedule a special meeting with additional counsel carried.

ii. Discussion on Speed Bump Exhibit

Discussion ensued regarding speed bump location and the different types of speed bump options.

iii. Discussion on Parking

Discussion ensued regarding the area behind the pool being ok for parking and other possible areas as well. No action was taken at this meeting.

C. District Manager

Mr. Weaver advised the Board that on January 22, 2026, he, along with Mr. Fernandez of ACPLM and Mr. Waag conducted a two-hour walk through the district to assess multiple concerns.

Mr. Weaver provided the Board with updates and advised that the pool gates have been repaired. The RV Park has been notified regarding parking restrictions, and a letter was sent to the resident that has been parking their truck on CDD property. The back gate near Pond 6 continues to present ongoing issues. And the Verkada pool security system is successfully registering residents.

EIGHTH ORDER OF BUSINESS

Supervisors' Comments

The Board requested staff provide two or three proposals for work going forward.

NINTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Falcon, seconded by Mr. Leno, with all in favor, the meeting adjourned at 7:32 p.m.

John Weaver

District Manager

Michael Valle

Chairperson

Harvest Ridge Community Development District

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash In Bank	\$ 298,494	\$ -	\$ -	\$ -	\$ 298,494
Due From Other Funds	25,728	-	-	-	25,728
Investments:					
Acquisition & Construction Account	-	-	6,080	-	6,080
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	339,011	-	-	339,011
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 324,222	\$ 414,376	\$ 6,080	\$ 4,440,000	\$ 5,184,678
<u>LIABILITIES</u>					
Accounts Payable	\$ 6,979	\$ -	\$ -	\$ -	\$ 6,979
Loans Payable - Valley LOC	-	-	-	100,000	100,000
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	25,709	19	-	25,728
TOTAL LIABILITIES	6,979	25,709	19	4,540,000	4,572,707

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
FUND BALANCES					
Restricted for:					
Debt Service	-	388,667	-	-	388,667
Capital Projects	-	-	6,061	-	6,061
Unassigned:	317,243	-	-	(100,000)	217,243
TOTAL FUND BALANCES	317,243	388,667	6,061	(100,000)	611,971
TOTAL LIABILITIES & FUND BALANCES	\$ 324,222	\$ 414,376	\$ 6,080	\$ 4,440,000	\$ 5,184,678

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,992	\$ 3,992	0.00%
Interest - Tax Collector	-	505	505	0.00%
Special Assmnts- Tax Collector	-	352,343	352,343	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	356,840	1,690	100.48%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,200	7,800	35.00%
ProfServ-Dissemination Agent	-	6,000	(6,000)	0.00%
ProfServ - Info Technology	600	1,602	(1,002)	267.00%
Recording Secretary	2,400	2,250	150	93.75%
ProfServ-Trustee Fees	-	4,256	(4,256)	0.00%
Field Management	12,000	9,000	3,000	75.00%
Assessment Roll	-	2,500	(2,500)	0.00%
District Counsel	8,500	3,334	5,166	39.22%
District Engineer	9,500	6,815	2,685	71.74%
Administration	4,500	2,750	1,750	61.11%
District Management	25,000	13,150	11,850	52.60%
Accounting Services	9,000	6,000	3,000	66.67%
Auditing Services	-	5,000	(5,000)	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	120	380	24.00%
Rentals and Leases	600	2,094	(1,494)	349.00%
General Liability	3,094	2,915	179	94.21%
Public Officials Insurance	2,531	2,385	146	94.23%
Property & Casualty Insurance	15,000	14,259	741	95.06%
Legal Advertising	3,500	79	3,421	2.26%
Misc-Non Ad Valorem Taxes	-	201	(201)	0.00%
Bank Fees	200	266	(66)	133.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	1,200	-	100.00%
Misc Admin	250	300	(50)	120.00%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	277	(102)	158.29%
Short Term Loan Admin/Interest	7,000	3,125	3,875	44.64%
Total Administration	124,650	94,078	30,572	75.47%
<u>Electric Utility Services</u>				
Amenity Internet	750	515	235	68.67%
Street Lights	20,000	5,872	14,128	29.36%
Water/Waste	15,000	4,992	10,008	33.28%
Electric Utility Services	12,000	1,707	10,293	14.23%
Total Electric Utility Services	47,750	13,086	34,664	27.41%
<u>Landscape Services</u>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	765	235	76.50%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	30,579	24,421	55.60%
Wetland Maintenance	6,500	3,875	2,625	59.62%
Irrigation Maintenance	6,000	859	5,141	14.32%
Contingency Reserve	60,000	31,604	28,396	52.67%
Total Landscape Services	134,500	67,682	66,818	50.32%
<u>Parks and Recreation</u>				
MISC	-	(450)	450	0.00%
Total Parks and Recreation	-	(450)	450	0.00%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	4,060	7,940	33.83%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	2,325	2,675	46.50%
Amenity R&M	5,000	845	4,155	16.90%
Pool Treatments & Other R&M	500	1,219	(719)	243.80%
Stormwater System R&M	8,500	-	8,500	0.00%
Entrance Monuments, Gates, Walls R&M	10,000	1,044	8,956	10.44%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	755	395	65.65%
Total Amenities	48,250	10,362	37,888	21.48%
TOTAL EXPENDITURES	355,150	184,758	170,392	52.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	172,082	172,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,161		
FUND BALANCE, ENDING		\$ 317,243		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,441	\$ 3,441	0.00%
Special Assmnts- Tax Collector	-	299,118	299,118	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
TOTAL REVENUES	301,500	302,559	1,059	100.35%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Short Term Loan Admin/Interest	228,244	114,888	113,356	50.34%
Total Debt Service	298,244	114,888	183,356	38.52%
TOTAL EXPENDITURES	298,244	114,888	183,356	38.52%
Excess (deficiency) of revenues				
Over (under) expenditures	3,256	187,671	184,415	5763.85%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	\$ 3,256	\$ 187,671	\$ 177,903	5763.85%
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		\$ 388,667		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 91	\$ 91	0.00%
TOTAL REVENUES	-	91	91	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	91	91	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		<u>\$ 6,061</u>		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303

Statement No. 26-02

Statement Date 02/28/2026

G/L Account No. 101002 Balance	298,493.78	Statement Balance	318,858.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	318,858.79
Subtotal	298,493.78	Outstanding Checks	-20,365.01
Negative Adjustments	0.00	Ending Balance	298,493.78
Ending G/L Balance	298,493.78		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/10/2026		JE000354	Special Assmnts-Tax Collector	TC Distribution	4,427.71	4,427.71	0.00
02/28/2026		JE000362	Interest - Investments	Interest Earned	882.83	882.83	0.00
Total Deposits					5,310.54	5,310.54	0.00
Checks							
							0.00
01/20/2026	Payment	300035	DUKE ENERGY	Inv: 011226-1750-ACH	-1,181.11	-1,181.11	0.00
01/20/2026	Payment	300036	DUKE ENERGY	Inv: 010826-4743-ACH	-21.04	-21.04	0.00
01/20/2026	Payment	300037	DUKE ENERGY	Inv: 010826-5047-ACH	-257.91	-257.91	0.00
01/20/2026	Payment	300038	DUKE ENERGY	Inv: 010826-8604-ACH	-20.93	-20.93	0.00
01/27/2026	Payment	1184	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-800.00	-800.00	0.00
01/27/2026	Payment	1185	COMMUNICATION S	Check for Vendor V00054	-124.31	-124.31	0.00
01/27/2026	Payment	1186	CONSULTING GROUP, LLC	Check for Vendor V00029	-600.00	-600.00	0.00
01/27/2026	Payment	1188	STRALEY ROBIN VERICKER	Check for Vendor V00005	-675.00	-675.00	0.00
01/27/2026	Payment	1189	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
01/30/2026	Payment	1190	SPEAREM ENTERPRISES	Check for Vendor V00008	-930.00	-930.00	0.00
02/04/2026	Payment	1191	BAHR PUMBING LLC	Check for Vendor V00053	-645.00	-645.00	0.00
02/04/2026	Payment	1192	BUSINESS OBSERVER INC	Check for Vendor V00056	-78.75	-78.75	0.00
02/04/2026	Payment	1193	INFRAMARK LLC	Check for Vendor V00003	-14,350.00	-14,350.00	0.00
02/04/2026	Payment	1194	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,678.87	-1,678.87	0.00
02/04/2026	Payment	1195	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-1,904.00	-1,904.00	0.00
02/09/2026	Payment	1196	COMPLETE IT CORP	Check for Vendor V00049	-101.70	-101.70	0.00

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 26-02

Statement Date 02/28/2026

02/09/2026	Payment	1197	GRAU AND ASSOCIATES	Check for Vendor V00037	-500.00	-500.00	0.00
02/09/2026	Payment	1198	U.S. BANK	Check for Vendor V00055	-4,256.13	-4,256.13	0.00
02/10/2026	Payment	300039	DUKE ENERGY	Inv: 013026-6693-ACH	-30.80	-30.80	0.00
02/13/2026	Payment	1199	INFRAMARK LLC	Check for Vendor V00003	-300.00	-300.00	0.00
02/17/2026	Payment	1200	NEW RIVER CDD	Check for Vendor V00058	-600.00	-600.00	0.00
02/17/2026	Payment	1201	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
02/12/2026		JE000363	Supervisor Fees	Valley National Bank	-1,000.00	-1,000.00	0.00
Total Checks					-40,085.55	-40,085.55	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1162	CYPRESS CREEK AQUATICS	Check for Vendor V00011		-490.00	
02/12/2026	Payment	300040	DUKE ENERGY	Inv: 020626-4743-ACH		-20.44	
02/12/2026	Payment	300041	DUKE ENERGY	Inv: 020626-8604-ACH		-20.40	
02/12/2026	Payment	300042	DUKE ENERGY	Inv: 020626-5047-ACH		-195.13	
02/17/2026	Payment	300043	DUKE ENERGY	Inv: 020926-1750-ACH		-1,161.63	
02/26/2026	Payment	1203	MHD COMMUNICATION S	Check for Vendor V00051		-7,891.13	
02/27/2026	Payment	1204	BLUE LIFE POOL SERVICE	Check for Vendor V00034		-800.00	
02/27/2026	Payment	1205	CYPRESS CREEK AQUATICS	Check for Vendor V00011		-980.00	
02/27/2026	Payment	1206	GRAU AND ASSOCIATES	Check for Vendor V00037		-4,500.00	
02/27/2026	Payment	1207	INFRAMARK LLC	Check for Vendor V00003		-183.06	
02/27/2026	Payment	1208	PASCO COUNTY UTILITIES	Check for Vendor V00018		-1,063.47	
02/27/2026	Payment	1209	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004		-3,059.75	
Total Outstanding Checks						-20,365.01	

Outstanding Deposits

Total Outstanding Deposits

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1191	02/04/26	V00053	BAHR PUMBING LLC	8747-2	OCT 25-Main Line Stoppage	Main Line Stoppage	546024-57217	\$645.00
001	1192	02/04/26	V00056	BUSINESS OBSERVER INC	26-00178P-A	JAN 26-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$78.75
001	1193	02/04/26	V00003	INFRAMARK LLC	1164519	Maintenance Services	District Management	531150-51301	\$650.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	ADMINISTRATION	531148-51301	\$458.33
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	FIELD OPERATIONS	531122-51301	\$1,500.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	RECORDING SECRETARY	531036-51301	\$375.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	RENTAL & LEASES	544025-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	ASSESSMENT ROLL	531141-51301	\$416.67
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	RECORD STORAGE FEE	531020-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1193	02/04/26	V00003	INFRAMARK LLC	170672	FEB 26-INFRAMARK MANAGEMENT INVOICE	IT SERVICES	531020-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	Administration	531148-51301	\$458.33
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	District Management	531150-51301	\$2,083.33
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	Field Operations	531122-51301	\$1,500.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	ASSESSMENT ROLL	531141-51301	\$416.67
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	RENTAL & LEASES	544025-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	TECHNOLOGY/DATA STORAGE	531020-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	RECORDING SECRETARY	531036-51301	\$375.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	RECORD STORAGE FEE	531020-51301	\$100.00
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1193	02/04/26	V00003	INFRAMARK LLC	167824	JAN 26-INFRAMARK DISTRICT INVOICE	IT SERVICES	531020-51301	\$100.00
001	1194	02/04/26	V00018	PASCO COUNTY UTILITIES	23797651	WATER 12/06/25-01/08/26	water	543018-53600	\$1,678.87
001	1195	02/04/26	V00013	YELLOWSTONE LANDSCAPE	1091130	JAN 26-Landscape Enhancement	LANDSCAPE MAINTENANCE	546300-53902	\$738.00
001	1195	02/04/26	V00013	YELLOWSTONE LANDSCAPE	1079511	DEC25-Sod Replacement and Mulch Install at Pool	LANDSCAPE ENHANCEMENT	546300-53902	\$1,166.00
001	1196	02/09/26	V00049	COMPLETE IT CORP	19089	CDD/HOA Google Email w/ Vault	Dues, Licenses & Fees	554020-51301	\$101.70
001	1197	02/09/26	V00037	GRAU AND ASSOCIATES	28433	Audit FYE 09/30/2025	Auditing Services	532002-51301	\$500.00
001	1198	02/09/26	V00055	U.S. BANK	8015139	TRUSTEE FEES 12/01/25-11/30/26	Misc Admin	549999-51301	\$4,256.13
001	1199	02/13/26	V00003	INFRAMARK LLC	1164348	Maintenance Services	FENCE REPAIRS-GENERAL MAINTENANCE	546227-57217	\$300.00
001	1200	02/17/26	V00058	NEW RIVER CDD	620120	JAN 26-CLUBHOUSE RENTAL	RENTAL	544025-51301	\$600.00
001	1201	02/17/26	V00013	YELLOWSTONE LANDSCAPE	1107575	FEB 26-LANDSCAPE MAINT	LANDSCAPE MAINT.	546300-53902	\$5,015.00
001	1203	02/26/26	V00051	MHD COMMUNICATIONS	39918	- Harvest Ridge 3rd Gate Addition	Contingency Reserve	549900-53908	\$2,018.48
001	1203	02/26/26	V00051	MHD COMMUNICATIONS	39916	Harvest Ridge Access Control/Cameras/Monitoring	Contingency Reserve	549900-53902	\$5,872.65
001	1204	02/27/26	V00034	BLUE LIFE POOL SERVICE	22360	Regular Pool Service	Pool Maintenance - Contract	534078-57217	\$800.00
001	1205	02/27/26	V00011	CYPRESS CREEK AQUATICS	1474	Jan 2026- Aquatic Maintenance	Aquatic Maintenance	546470-53902	\$490.00
001	1205	02/27/26	V00011	CYPRESS CREEK AQUATICS	1489	February Aquatic Maintenance	Wetland Maintenance	546470-53902	\$490.00
001	1206	02/27/26	V00037	GRAU AND ASSOCIATES	28597	Audit FYE 09/30/2025	Auditing Services	532002-51301	\$4,500.00
001	1207	02/27/26	V00003	INFRAMARK LLC	171464	JAN 2026-POSTAGE/COPIES/MEETING SPACE	postage	541024-51301	\$7.40
001	1207	02/27/26	V00003	INFRAMARK LLC	171464	JAN 2026-POSTAGE/COPIES/MEETING SPACE	B/W copies	541024-51301	\$11.70
001	1207	02/27/26	V00003	INFRAMARK LLC	171464	JAN 2026-POSTAGE/COPIES/MEETING SPACE	color copies	541024-51301	\$0.78
001	1207	02/27/26	V00003	INFRAMARK LLC	171464	JAN 2026-POSTAGE/COPIES/MEETING SPACE	Eric Davidson- 12-11-25 SPRINGHILL SUITES LAND : meeting space:	544025-51301	\$163.18
001	1208	02/27/26	V00018	PASCO COUNTY UTILITIES	24000348	WATER 01/06/26-02/04/26	WATER	543018-53600	\$1,063.47
001	1209	02/27/26	V00004	STANTEC CONSULTING SERVICES INC	2518538	General Consulting Services	District Engineer	531147-51301	\$3,059.75
001	300039	02/10/26	V00010	DUKE ENERGY	013026-6693-ACH	ELECTRIC 12/30/25-01/28/26	ELECTRIC	543041-53100	\$30.80
001	300040	02/12/26	V00010	DUKE ENERGY	020626-4743-ACH	ELECTRIC 01/07/26-02/04/26	ELECTRIC	543041-53100	\$20.44
001	300041	02/12/26	V00010	DUKE ENERGY	020626-8604-ACH	ELECTRIC 01/07/26-02/04/26	ELECTRIC	543041-53100	\$20.40
001	300042	02/12/26	V00010	DUKE ENERGY	020626-5047-ACH	ELECTRIC 01/07/26-02/04/26	ELECTRIC	543041-53100	\$195.13
001	300043	02/17/26	V00010	DUKE ENERGY	020926-1750-ACH	ELECTRIC 01/10/26-02/07/26	ELECTRIC	543013-53100	\$1,161.63
Fund Total									\$49,335.26

Total Checks Paid	\$49,335.26
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HARVEST RIDGE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STANTEC CONSULTING SERVICES INC	1/30/2026	2518538	\$3,059.75			General Consulting Services
Variable Contract Subtotal			\$3,059.75			
Utilities						
CHARTER COMMUNICATIONS	2/12/2026	1936376021226	\$129.40			Spectrum internet
DUKE ENERGY	1/30/2026	013026-6693-ACH	\$30.80			ELECTRIC
DUKE ENERGY	2/6/2026	020626-8604-ACH	\$20.40			ELECTRIC
DUKE ENERGY	2/6/2026	020626-5047-ACH	\$195.13			ELECTRIC
DUKE ENERGY	2/6/2026	020626-4743-ACH	\$20.44			ELECTRIC
DUKE ENERGY	2/9/2026	020926-1750-ACH	\$1,161.63		\$1,428.40	ELECTRIC
PASCO COUNTY UTILITIES	2/20/2026	24000348	\$1,063.47			WATER
Utilities Subtotal			\$2,621.27			
Regular Services						
CYPRESS CREEK AQUATICS	1/1/2026	1474	\$490.00			Aquatic Maintenance
GRAU AND ASSOCIATES	1/5/2026	28433	\$500.00			Audit FYE 09/30/2025
GRAU AND ASSOCIATES	2/2/2026	28597	\$4,500.00		\$5,000.00	Audit FYE 09/30/2025
INFRAMARK LLC	12/29/2025	1164348	\$300.00			FENCE REPAIRS-GENERAL MAINTENANCE
U.S. BANK	12/24/2025	8015139	\$4,256.13			TRUSTEE FEES 12/01/25-11/30/26
YELLOWSTONE LANDSCAPE	2/2/2026	1107575	\$5,015.00			LANDSCAPE MAINT.
Regular Services Subtotal			\$15,061.13			
Additional Services						
COMPLETE IT CORP	2/1/2026	19089	\$101.70			CDD/HOA Google Email w/ Vault
CYPRESS CREEK AQUATICS	2/1/2026	1489	\$490.00			February Aquatic Maintenance
Harvest Ridge CDD	2/10/2026	02102026-0108	\$2,224.74			SERIES 2024 FY26 TAX DIST ID 01.08.2026
INFRAMARK LLC	2/17/2026	171464	\$11.70			B/W copies
INFRAMARK LLC	2/17/2026	171464	\$0.78			color copies

HARVEST RIDGE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	2/17/2026	171464	\$163.18		\$175.66	Eric Davidson- 12-11-25 SPRINGHILL SUITES LAND : meeting space:
MHD COMMUNICATIONS	12/30/2025	39918	\$2,018.48			- Harvest Ridge 3rd Gate Addition
MHD COMMUNICATIONS	12/30/2025	39916	\$5,872.65		\$7,891.13	Harvest Ridge Access Control/Cameras/Monitoring
YELLOWSTONE LANDSCAPE	12/31/2025	1079511	\$1,166.00			LANDSCAPE ENHANCEMENT
Additional Services Subtotal			\$12,049.23			
TOTAL			\$47,898.78			

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
HARVEST RIDGE CDD 37278 sharks Eye Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22360	02/01/2026	\$800.00	03/03/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Pasco - Commercial	Regular Pool Service	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

170672

CUSTOMER ID

C3190

PO#**DATE**

2/1/2026

NET TERMS

Due On Receipt

DUE DATE

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	458.33		458.33
District Management	1	Ea	2,083.33		2,083.33
Field Operations	1	Ea	1,500.00		1,500.00
Assessment Roll	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Record Storage Fee	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
IT Services	1	Ea	100.00		100.00
Subtotal					6,850.00

Subtotal	\$6,850.00
Tax	\$0.00
Total Due	\$6,850.00

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

167824

CUSTOMER ID

C3190

PO#**DATE**

1/2/2026

NET TERMS

Due On Receipt

DUE DATE

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	458.33		458.33
District Management	1	Ea	2,083.33		2,083.33
Field Operations	1	Ea	1,500.00		1,500.00
Assessment Roll	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Record Storage Fee	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
IT Services	1	Ea	100.00		100.00
Subtotal					6,850.00

Subtotal	\$6,850.00
Tax	\$0.00
Total Due	\$6,850.00

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

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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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

171464

CUSTOMER ID

C3190

PO#**DATE**

2/17/2026

NET TERMS

Due On Receipt

DUE DATE

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.74		7.40
B/W Copies	78	Ea	0.15		11.70
Color Copies	2	Ea	0.39		0.78
Eric Davidson- 12-11-25 SPRINGHILL SUITES LAND : meeting space: \$163.18	1	Ea	163.18		163.18
Subtotal					183.06

Subtotal

\$183.06

Tax

\$0.00

Total Due

\$183.06

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.



11555 Heron Bay Blvd. Suite 201,
Coral Springs, FL, 33076
Info@newrivercdd.com

INVOICE

Submitted on 01/27/26

Invoice for:

Clubhouse Rental- REOCCURRING
MEETING DATES

Harvest Ridge
Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Payable to:

New River CDD
via Check or Money Order

Invoice

620120

Due date

2/11/2026

Description	Qty	Rental Rate	Total price
Clubhouse Rental- 2/10/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 3/10/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 4/14/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 5/12/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 6/9/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 7/14/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 8/11/26 @6pm-8pm EST	1	\$75.00	\$75.00
Clubhouse Rental- 9/8/26 @6pm-8pm EST	1	\$75.00	\$75.00

Notes: New River CDD agreed upon
rental rate be set to \$75 per meeting.

Subtotal \$600.00

Adjustments \$0.00

\$600.00



INVOICE

Page 1 of 2

Invoice Number	2518538
Invoice Date	January 30, 2026
Customer Number	933104
Project Number	238201968

Bill To

Harvest Ridge CDD
Accounts Payable
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607
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
Federal Tax ID
11-2167170

Project Description: Harvest Ridge CDD

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$34,000.00
Authorization Previously Billed:	\$16,396.50
Authorization Budget Remaining:	\$14,543.75
Authorization Billed to Date:	\$19,456.25
Current Invoice Due:	\$3,059.75
For Period Ending:	January 23, 2026

Invoice email:	InframarkCMS@payableslockbox.com
Client contact email:	brian.lamb@inframark.com
Include:	Billing Backup

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.

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

Invoice Number

2518538

Project Number

238201968

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level		Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M		0.25	183.00	45.75
		0.25		45.75
Level 10				
Rankin, Ashley Alexandra		1.50	190.00	285.00
Waag, R Tyson (Tyson)		2.75	190.00	522.50
Waag, R Tyson (Tyson)		9.50	198.00	1,881.00
		13.75		2,688.50
Level 12				
Kline, Christian		1.50	217.00	325.50
		1.50		325.50
Professional Services Subtotal		15.50		3,059.75

Top Task 2026 Total	3,059.75
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Total Fees & Disbursements

\$3,059.75

INVOICE TOTAL (USD)

\$3,059.75

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-08	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	0.50	217.00	108.50	INTERNAL PREP MEETING FOR HARVEST RIDGE CDD- BOS MEETING NEXT DAY.	
2025-12-09	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	1.00	217.00	217.00	HARVEST RIDGE CDD- BOS MEETING. DISCUSS PARKING ENFORCEMENT + TRAFFIC CALMING.	
2025-12-16	238201968	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT MAPPING STATUS UPDATE TO TW PER TLS	
2025-12-08	238201968	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.50	190.00	285.00	PROJECT MANAGER SUPPORT	
2025-12-08	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CORRESPONDENCE WITH DM AND FOLLOW UP WITH VENDOR REGARDING SOIL INVESTIGATION PROPOSALS FOR AMENITY CENTER AND OPEN AREA.	
2025-12-09	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	TEAMS COORDINATION. MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS)	
2025-12-10	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH VENDOR AND REACH OUT TO SURVEY CONTRACTOR FOR PROPOSAL.	
2025-12-16	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY PROJECT COORDINATION MEETING.	
2026-01-05	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CONTACT SURVEY VENDORS FOR PROPOSALS.	
2026-01-06	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DM AND GEOVIEW	
2026-01-07	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH DM. CORRESPONDENCE WITH GEOVIEW. CORRESPONDENCE WITH SURVEY TEAM.	
2026-01-08	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH SURVEY TEAM AND SUBMIT PROPOSAL TO DM. CORRESPONDENCE WITH DM.	
2026-01-12	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CONTACT WITH GEOVIEW REGARDING AMENITY/LOT INVESTIGATION AND POND 1 & 6 GPR SCHEDULING.	
2026-01-13	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON).	
2026-01-16	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW EMAIL CORRESPONDENCE AND SCHEDULE SITE VISIT.	
2026-01-21	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	EMAIL CORRESPONDENCE WITH FIELD MANAGER. RESPOND REGARDING MAILBOX FENCING AND OWNERSHIP.	
2026-01-22	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	198.00	495.00	SITE VISIT TO VIEW COMMUNITY CONCERNS WITH SIDEWALKS, INSTALLATION OF SPEED BUMPS, AND FENCE OWNERSHIP.	
Total subTask 2026					15.50		\$3,059.75		
Total Top Task 2026					15.50		\$3,059.75		
Total Project 238201968					15.50		\$3,059.75		

February 12, 2026
 Invoice Number: 1936376021226
 Account Number: 8337 13 001 1936376
 Security Code: 2005
 Service At: 37278 SHARKS EYE LN
 ZEPHYRHILLS FL 33541

Auto Pay Notice
NEWS AND INFORMATION
Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary Service from 02/12/26 through 03/11/26
 details on following pages

Previous Balance	124.31
Payments Received -Thank You!	-124.31
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	9.40
Current Charges	\$129.40
YOUR AUTO PAY WILL BE PROCESSED 03/01/26	
Total Due by Auto Pay	\$129.40

Thank you for choosing Spectrum Business.

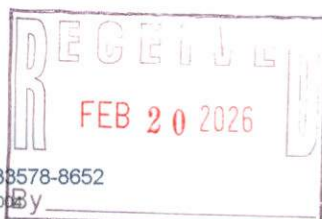
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 12 02132026 NNNNNNNN 01 000902 0000

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



February 12, 2026
HARVESTRIDGE CDD

Invoice Number: 1936376021226
 Account Number: 8337 13 001 1936376
 Service At: 37278 SHARKS EYE LN
 ZEPHYRHILLS FL 33541

Total Due by Auto Pay \$129.40



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001193637600129403

February 12, 2026

Invoice Number: HARVESTRIDGE CDD
 Account Number: 1936376021226
 Security Code: 8337 13 001 1936376
 2005

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 12 02132026 NNNNNNNN 01 000902 0004

Charge Details

Previous Balance	124.31
Check Payment-thank You	01/30 -124.31
Remaining Balance	\$0.00

Payments received after 02/12/26 will appear on your next bill.

Service from 02/12/26 through 03/11/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Promotional Discount	-5.00

Your promotional price will expire on 11/11/26

Xumo Stream Box	5.00
\$45.00	

Spectrum Business™ TV Total \$45.00

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-90.00

Your promotional price will expire on 11/11/26

Business WiFi	10.00
\$50.00	

Spectrum Business™ Internet Total \$50.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 11/11/26

Spectrum Business™ Voice Continued

\$20.00

Phone number (813) 355-4174

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

**Other Charges**

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.70
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	6.13
Taxes, Fees and Charges Total	\$9.40

Current Charges \$129.40

Total Due by Auto Pay \$129.40

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.



duke-energy.com
800.700.8744

Your Energy Bill

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

Bill date Jan 30, 2026
For service Dec 30 - Jan 28
30 days

Account number **9101 4645 6693**

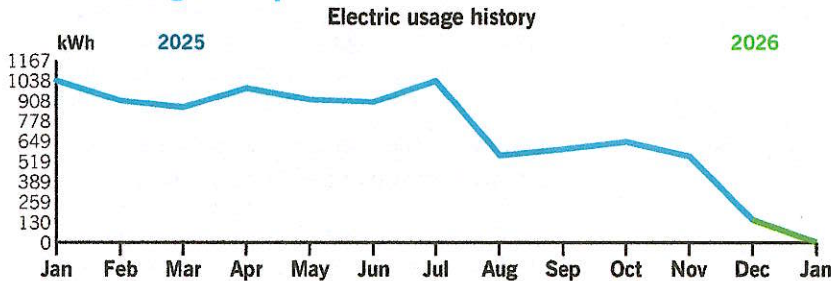
Billing summary

Previous Amount Due	\$40.05
<i>Payment Received Jan 21</i>	-40.05
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Feb 20	\$30.80



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 61°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1	1,036	8,118	676
Avg. Daily (kWh)	0	31	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 of automatic draft

\$30.80
by Feb 20

Your payment is scheduled to be made by monthly automatic draft on Feb 20

\$ _____ \$ _____
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

025770 000001463



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



duke-energy.com
800.700.8744

Account number **9101 4645 6693**

Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
4377177	Actual	Dec 30 - Jan 28
Usage Values		
Billed kWh		0.550 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Dec 30 25 to Jan 28 26	
Meter - 4377177	
Customer Charge	\$14.27
Energy Charge	
0.550 kWh @ 13.443c	0.08
Fuel Charge	
0.550 kWh @ 4.127c	0.02
Minimum Bill Adjustment	15.63
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Your Energy Bill

Page 1 of 3

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

Bill date Feb 6, 2026
For service Jan 7 - Feb 4
29 days

Account number **9101 6914 8604**

Billing summary

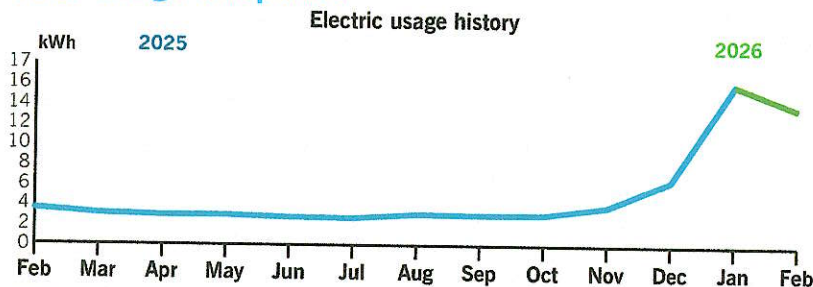
Previous Amount Due	\$20.93
<i>Payment Received Jan 29</i>	-20.93
Current Electric Charges	19.87
Taxes	0.53
Total Amount Due Feb 27	\$20.40



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

68°	67°	75°	79°	81°	83°	83°	81°	75°	67°	65°	60°	41°	
Current Month				Feb 2025	12-Month Usage				Avg Monthly Usage				
Electric (kWh)				13	3				61				5
Avg. Daily (kWh)				0	0				0				
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

\$20.40
by Feb 27

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

025741 000002490



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

889101691486040006600000000000000000204000000020408

fb.def.duke.bills.20260205205620.98.afp-51481-000002490



duke-energy.com
877.372.8477

Account number **9101 6914 8604**

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Jan 7 - Feb 4
<u>Usage Values</u>		
Billed kWh		13.217 kWh
Billed Demand kW		0.030 kW
Load Factor		63.30 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jan 07 26 to Feb 04 26

Meter - 8396493

Customer Charge	\$18.47
Energy Charge	
13.217 kWh @ 3.411c	0.45
Fuel Charge	
13.217 kWh @ 4.422c	0.58
Demand Charge	
0.030 kW @ \$11.69	0.35
Asset Securitization Charge	
13.217 kWh @ 0.181c	0.02
Total Current Charges	\$19.87

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.51
Total Taxes	\$0.53

Bill date Feb 6, 2026
For service Jan 7 - Feb 4
29 days

Account number **9101 7223 5047**

Billing summary

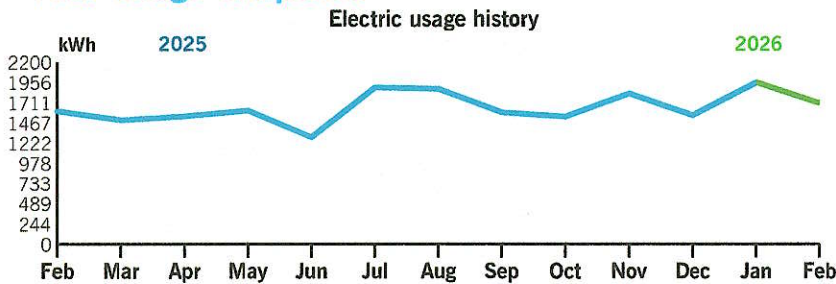
Previous Amount Due	\$257.91
<i>Payment Received Jan 29</i>	-257.91
Current Electric Charges	190.08
Taxes	5.05
Total Amount Due Feb 27	\$195.13



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 41°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,702	1,609	19,900	1,658
Avg. Daily (kWh)	59	54	55	
12-month usage based on most recent history				

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 7223 5047

\$195.13
by Feb 27

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

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

025743 000002490



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



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

889101722350470006600000000000000001951300000195134



duke-energy.com
877.372.8477

Page 3 of 3

Account number **9101 7223 5047**

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Jan 7 - Feb 4
<u>Usage Values</u>		
Billed kWh		1,701.825 kWh
Billed Demand kW		3.014 kW
Load Factor		81.13 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jan 07 26 to Feb 04 26	
Meter - 8398454	
Customer Charge	\$18.47
Energy Charge	
1,701.825 kWh @ 3.411c	58.05
Fuel Charge	
1,701.825 kWh @ 4.422c	75.25
Demand Charge	
3.014 kW @ \$11.69	35.23
Asset Securitization Charge	
1,701.825 kWh @ 0.181c	3.08
Total Current Charges	\$190.08

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	4.88
Total Taxes	\$5.05





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HARVEST RIDGE CDD
37016 SUNRISE TELLIN DR SIGN
ZEPHYRHILLS FL 33541

Bill date Feb 6, 2026

For service Jan 7 - Feb 4
29 days

Account number **9101 6915 4743**

Billing summary

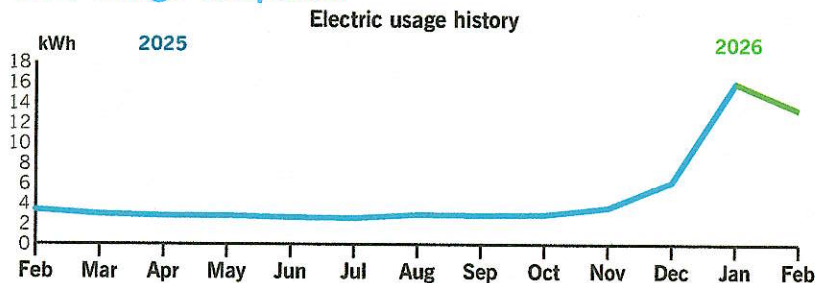
Previous Amount Due	\$21.04
Payment Received Jan 29	-21.04
Current Electric Charges	19.91
Taxes	0.53
Total Amount Due Feb 27	\$20.44



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 41°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	3	63	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				



fb.def.duke.bills.20260205205620.98.afp-51445-000002496

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

Amount of automatic draft

\$20.44
by Feb 27

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

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

025723 000002496



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



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

889101691547430006600000000000000000204400000020443



duke-energy.com
877.372.8477

Account number **9101 6915 4743**

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Jan 7 - Feb 4
Usage Values		
Billed kWh		13.550 kWh
Billed Demand kW		0.030 kW
Load Factor		64.89 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jan 07 26 to Feb 04 26

Meter - 8410204

Customer Charge	\$18.47
Energy Charge	
13.550 kWh @ 3.411c	0.47
Fuel Charge	
13.550 kWh @ 4.422c	0.60
Demand Charge	
0.030 kW @ \$11.69	0.35
Asset Securitization Charge	
13.550 kWh @ 0.181c	0.02
Total Current Charges	\$19.91

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.51
Total Taxes	\$0.53



Your Energy Bill

Service address
HARVEST RIDGE CDD
00 LANE RD
ZEPHYRHILLS FL 33541

Bill date Feb 9, 2026
For service Jan 10 - Feb 7
29 days

Account number 9101 6232 1750

Billing summary

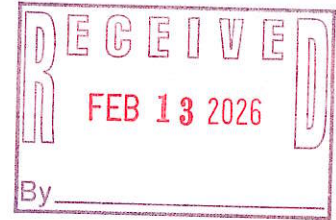
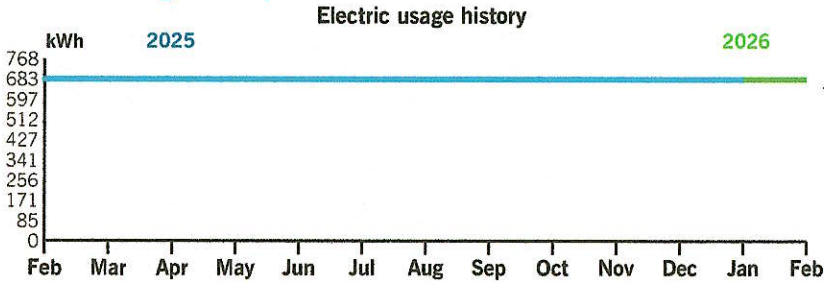
Previous Amount Due	\$1,181.11
Payment Received Feb 02	-1,181.11
Current Lighting Charges	1,159.07
Taxes	2.56
Total Amount Due Mar 02	\$1,161.63



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8.6%, Purchased Power 1.7%, Gas 81.8%, Oil 0.1%, Nuclear 0%, Solar 7.8% (For prior 12 months ending December 31, 2025).

Your usage snapshot



Average temperature in degrees

68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 47°

	Current Month	Feb 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	683	683	8,190	683
Avg. Daily (kWh)	24	21	23	

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

\$1,161.63
by Mar 2

Your payment is scheduled to be made by monthly automatic draft on Mar 2

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

012051 000001471



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



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

88910162321750000660000000000000011616300001161633

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
 800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
 Automatically from your bank account duke-energy.com/automatic-draft
 Speedpay (fee applies) 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

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
 Home duke-energy.com/manage-home
 Business duke-energy.com/manage-bus

General questions or concerns

Online 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

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: Mar 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.

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.

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

Outdoor Lighting

Billing period Jan 10 - Feb 07

Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

Billing details - Lighting

Billing Period - Jan 10 26 to Feb 07 26

Customer Charge	\$1.92
Energy Charge	
682.500 kWh @ 4.188c	28.58
Fuel Charge	
682.500 kWh @ 4.325c	29.52
Asset Securitization Charge	
682.500 kWh @ 0.062c	0.42
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
Total Current Charges	\$1,159.07

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.01
Gross Receipts Tax	1.55
Total Taxes	\$2.56





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



3260 1 1
11-70054

HARVEST RIDGE CDD

Service Address: **37278 SHARKS EYE LANE AMENITY CENTER**

Bill Number: 24000348

Billing Date: 2/20/2026

Billing Period: 1/8/2026 to 2/6/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	1/8/2026	1591	2/6/2026	1659	29	68
Irrig Potable	230797244	1/8/2026	277	2/6/2026	287	29	10

Usage History

Water		
February 2026	68	10
January 2026	106	6
December 2025	83	26
November 2025	69	14
October 2025	77	11
September 2025	102	2
August 2025	92	17
July 2025	78	6
June 2025	76	15
May 2025	105	14
April 2025	96	13
March 2025	87	9

Transactions

Previous Bill	1,678.87
Payment 02/11/26	-1,678.87 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1 13.0 Thousand Gals X \$2.18	28.34
Water Tier 2 12.0 Thousand Gals X \$3.47	41.64
Water Tier 3 13.0 Thousand Gals X \$6.94	90.22
Water Tier 4 30.0 Thousand Gals X \$9.36	280.80
Sewer	
Sewer Base Charge	53.43
Sewer Charges 68.0 Thousand Gals X \$7.20	489.60
Irrigation	
Water Base Charge	22.37
Water Tier 1 10.0 Thousand Gals X \$3.47	34.70
Total Current Transactions	1,063.47
TOTAL BALANCE DUE	\$1,063.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net
☐ Check this box if entering change of mailing address on back.

FEB 23 2026

Account # 1240500
Customer # 01545109
Balance Forward 0.00
Current Transactions 1,063.47

Total Balance Due \$1,063.47
Due Date 3/9/2026

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

015451091124050082400034890001063477

Cypress Creek Aquatics, Inc.
12231 Main St Unit 1196
San Antonio, FL 33576
352-877-4463



Invoice

Date	Invoice #
1/1/2026	1474

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	January 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
			Total	\$490.00

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Harvest Ridge Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 28433
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>500.00</u>
Current Amount Due	\$ <u><u>500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Harvest Ridge Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 28597
Date 02/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>4,500.00</u>
Current Amount Due	\$ <u><u>4,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,000.00	0.00	0.00	0.00	0.00	5,000.00

Payment due upon receipt.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1164348
Invoice Date	12/29/2025
Due Date	1/28/2026

To: Harvest Ridge Community Development District
2005 Pan Am Cir Ste 300

Tampa, FL 33607-2359

Service Description	Total
Maintenance Services	\$300.00

Please Pay This Amount

Subtotal	\$300.00
Sales Tax	\$0.00
Total	\$300.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

29 Dec 2025 01:11:57PM CST

DISTRICT : HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1164348 - DETAIL

INVOICE DATE: 12/29/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	11/21/2025	4387708	HVRCDD District Area	General Maintenance; One section of fencing was repaired.	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
	11/26/2025	4387726	HVRCDD District Area	General Maintenance; One additional section of fence repaired.	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	
				BWO Total	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	
				Invoice Total	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8015139
Account Number: 276508000
Invoice Date: 12/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Harvest Ridge CDD
Attn District Manager 2005 Pan Am Ci
rcle Suite 300
Tampa, FL 33607
United States

Harvest Ridge Community Development District Special Assessment Bonds, Series 2024

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Harvest Ridge Community Development District
Special Assessment Bonds, Series 2024**

Invoice Number: 8015139
Account Number: 276508000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 276508000
Invoice # 8015139
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Harvest Ridge Community Development District
Special Assessment Bonds, Series 2024

Invoice Number: 8015139
Invoice Date: 12/24/2025
Account Number: 276508000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Accounts Included 276508000 276508001 276508002 276508003 276508004 276508005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2025 - 11/30/2026				\$3,950.00
Incidental Expenses 12/01/2025 to 11/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

INVOICE #	INVOICE DATE
1107575	2/2/2026
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: March 4, 2026

Invoice Amount: \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance February 2026	\$5,015.00

Invoice Total **\$5,015.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Harvest Ridge CDD
2005 Pan Am Circle
Tampa, FL, United States 33607

Invoice #	19089
Invoice Date	02-01-26
Balance Due	\$101.70

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis.	\$16.95	6.0	\$101.70

Subtotal	\$101.70
Tax	\$0.00
Invoice Total	\$101.70
Payments	\$0.00
Credits	\$0.00
Balance Due	\$101.70

Cypress Creek Aquatics, Inc.
12231 Main St Unit 1196
San Antonio, FL 33576
352-877-4463



Invoice

Date	Invoice #
2/1/2026	1489

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	February 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
			Total	\$490.00

HARVEST RIDGE CDD
DISTRICT CHECK REQUEST

Date 2/10/2026

Payable To Harvest Ridge CDD

Check Amount **\$2,224.74**

Check Description Series 2024 - FY 25 Tax Dist. **ID 1.08.2025**

Code: **201.103200.1000**

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

HARVEST RIDGE CDD**2026****TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	316,462.77	49.75%	0.497500
Net DS Series 2024	319,590.00	50.25%	0.502500
Net Total	636,052.77	100.00%	1.000000

Date Received	Amount Received	49.75%	50.25%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2024 Debt Service Revenue			
10/30/2025	7/16/1907	1,370.23	1,383.77	-	10/30/2025	1138
11/14/2025	7,084.33	3,524.75	3,559.58	-	11/14/2025	1146
11/20/2025	9,809.07	4,880.42	4,928.65	-	11/20/2025	1156
12/5/2025	593,510.16	295,296.05	298,214.11	-	12/5/2025	1165
12/10/2025	11,443.92	5,693.83	5,750.09	-	12/10/2025	1168
12/17/2025	15,303.98	7,614.37	7,689.61	-	12/17/2025	1172
1/8/2026	6,607.50	3,287.51	3,319.99	-	1/12/2026	1182
2/10/2026	4,427.71	2,202.97	2,224.74	-	2/10/2026	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	650,940.67	323,870.12	327,070.55	-		
Net Total on Roll	636,052.77					
Collection Surplus / (Deficit)	14,887.90					



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Date	Invoice
12/30/2025	39918
Account	
Inframark	

Terms	Due Date	PO Number	Reference	
NET15	01/14/2026			

Project Name	#1548 - Harvest Ridge 3rd Gate Addition
Billing Type	Standard
Billing Method	Fixed Fee
Original Deposit	\$0.00
Company Name	Inframark
Contact Name	Bryan Radcliff

Total Other Charges: \$2,018.48

Approved Quote #6515

<p>Make checks payable to MHD Communications.</p> <p>Or pay your invoice online through the payment link in the email of which this invoice was attached.</p> <p>For ACH, please email finance@mhdit.com for the payment information.</p>	Invoice Subtotal:	\$2,018.48
	Sales Tax:	\$151.39
	Invoice Total:	\$2,169.87
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$2,169.87



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Date	Invoice
12/30/2025	39916
Account	Inframark

Terms	Due Date	PO Number	Reference
NET15	01/14/2026		

Project Name	#1525 - Harvest Ridge Access Control/Cameras/Monitoring
Billing Type	Standard
Billing Method	Fixed Fee
Original Deposit	\$15,158.08
Company Name	Inframark
Contact Name	Bryan Radcliff

Total Other Charges: \$21,030.73

Total Adjustments: -\$15,158.08

Remaining Balance - Approved Quote #6417

<p>Make checks payable to MHD Communications.</p> <p>Or pay your invoice online through the payment link in the email of which this invoice was attached.</p> <p>For ACH, please email finance@mhdit.com for the payment information.</p>	Invoice Subtotal:	\$5,872.65
	Sales Tax:	\$1,336.84
	Invoice Total:	\$7,209.49
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$7,209.49



INVOICE

INVOICE #	INVOICE DATE
1079511	12/31/2025
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: January 30, 2026

Invoice Amount: \$1,166.00

Description	Current Amount
Sod Replacement and Mulch Install at Pool	
Landscape Enhancement	\$1,166.00

Invoice Total **\$1,166.00**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

**HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

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 each major fund of Harvest Ridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, 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 each major fund of the District, as of September 30, 2025, 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 February 18, 2026, 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.

February 18, 2026

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, 2025. 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.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$138,735).
- The change in the District's total net position in comparison with the prior fiscal year was (\$174,704), a decrease. 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, 2025, the District's governmental funds reported combined ending fund balances of \$350,922, an increase of \$314,953 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, and the remaining is unassigned fund balance which is available for spending at the District's discretion.

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 three governmental funds 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, debt service fund and capital projects fund, all of which are considered major funds.

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, liabilities exceeded assets 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,		2025	2024
Assets, excluding capital assets	\$	366,830	\$ 46,498
Capital assets, net of depreciation		4,123,011	-
Total assets		4,489,841	46,498
Current liabilities		111,648	10,529
Long-term liabilities		4,516,928	-
Total liabilities		4,628,576	10,529
Net Position			
Net investment in capital assets		(387,947)	-
Restricted		105,256	-
Unrestricted		143,956	35,969
Total net position	\$	(138,735)	\$ 35,969

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

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

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,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 624,854	\$ 158,573
Operating grants and contributions	7,279	-
Capital grants and contributions	6,013	-
General revenues	7,995	-
Total revenues	<u>646,141</u>	<u>158,573</u>
Expenses:		
General government	76,200	35,169
Maintenance and operations	240,424	79,213
Bond issuance costs	294,163	-
Interest	210,058	-
Total expenses	<u>820,845</u>	<u>114,382</u>
Change in net position	<u>(174,704)</u>	<u>44,191</u>
Net position - beginning	35,969	(8,222)
Net position - ending	<u>\$ (138,735)</u>	<u>\$ 35,969</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$820,845. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments and interest income. In total, expenses increased from the prior fiscal year. The majority of the change in expenses results from an increase in general government, maintenance and operations, interest expense and bond issuance costs.

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, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$4,123,011 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken as the capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$4,440,000 Bonds outstanding and \$100,000 line of credit payable outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

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.

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, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 139,119
Accounts receivable	1,186
Prepaid items	19,559
Restricted assets:	
Investments	206,966
Capital assets:	
Nondepreciable	4,123,011
Total assets	<u>4,489,841</u>
LIABILITIES	
Accounts payable and accrued expenses	15,908
Accrued interest payable	95,740
Non-current liabilities:	
Due within one year	70,000
Due in more than one year	4,446,928
Total liabilities	<u>4,628,576</u>
NET POSITION	
Net investment in capital assets	(387,947)
Restricted for debt service	105,256
Unrestricted	143,956
Total net position	<u>\$ (138,735)</u>

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 76,200	\$ 76,200	\$ -	\$ -	\$ -
Maintenance and operations	240,424	247,807	-	6,013	13,396
Interest on long-term debt	210,058	300,847	7,279	-	98,068
Bond issuance costs	294,163	-	-	-	(294,163)
Total governmental activities	820,845	624,854	7,279	6,013	(182,699)
General revenues:					
Unrestricted investment earnings					7,995
Total general revenues					7,995
Change in net position					(174,704)
Net position - beginning					35,969
Net position - ending					<u>\$ (138,735)</u>

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds				Total
	General	Debt	Service	Capital Projects	Governmental Funds
ASSETS					
Cash	\$ 139,119	\$ -		\$ -	\$ 139,119
Investments	-		200,977	5,989	206,966
Accounts receivable	1,186		-	-	1,186
Due from other funds	-		19	-	19
Prepaid items	19,559		-	-	19,559
Total assets	<u>\$ 159,864</u>	<u>\$ 200,996</u>		<u>\$ 5,989</u>	<u>\$ 366,849</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 15,908	\$ -		\$ -	\$ 15,908
Due to other funds	-		-	19	19
Total liabilities	<u>15,908</u>		<u>-</u>	<u>19</u>	<u>15,927</u>
Fund balances:					
Nonspendable:					
Prepaid items	19,559		-	-	19,559
Restricted for:					
Debt service	-		200,996	-	200,996
Capital projects	-		-	5,970	5,970
Unassigned	124,397		-	-	124,397
Total fund balances	<u>143,956</u>		<u>200,996</u>	<u>5,970</u>	<u>350,922</u>
Total liabilities and fund balances	<u>\$ 159,864</u>	<u>\$ 200,996</u>		<u>\$ 5,989</u>	<u>\$ 366,849</u>

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds	\$	350,922
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,123,011	
Accumulated depreciation	-	4,123,011

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(95,740)	
Line of credit	(100,000)	
Bonds payable	(4,416,928)	(4,612,668)
Net position of governmental activities	\$	(138,735)

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, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 324,007	\$ 300,847	\$ -	\$ 624,854
Interest income	7,995	7,279	6,013	21,287
Total revenues	332,002	308,126	6,013	646,141
EXPENDITURES				
Current:				
General government	76,200	-	-	76,200
Maintenance and operations	240,424	-	-	240,424
Debt Service:				
Principal	-	70,000	-	70,000
Interest	1,128	112,538	-	113,666
Cost of issuance	6,263	-	287,900	294,163
Capital outlay	-	-	4,123,011	4,123,011
Total expenditures	324,015	182,538	4,410,911	4,917,464
Excess (deficiency) of revenues over (under) expenditures	7,987	125,588	(4,404,898)	(4,271,323)
OTHER FINANCING SOURCES (USES)				
Transfer in/(out)	-	43	(43)	-
Bond discount	-	-	(23,724)	(23,724)
Bond proceeds	-	75,365	4,434,635	4,510,000
Line of credit proceeds	100,000	-	-	100,000
Total other financing sources (uses)	100,000	75,408	4,410,868	4,586,276
Net change in fund balances	107,987	200,996	5,970	314,953
Fund balances - beginning	35,969	-	-	35,969
Fund balances - ending	\$ 143,956	\$ 200,996	\$ 5,970	\$ 350,922

See notes to the financial statements

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 314,953
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	4,123,011
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	70,000
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(4,510,000)
Governmental funds report the draws on lines of credit as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(100,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	23,724
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(652)
Change in accrued interest	(95,740)
Change in net position of governmental activities	<u>\$ (174,704)</u>

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.

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 funds:

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.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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. Depreciation expense is not reported in the governmental fund financial statements.

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 payables 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 AND INVESTMENTS

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 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Fund Class Y	\$ 206,966	S&P AAAM	Weighted average maturity: 45 days
Total Investments	<u>\$ 206,966</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2: Investments* whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3: Investments* whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 4,123,011	\$ -	\$ 4,123,011
Total capital assets, not being depreciated	-	4,123,011	-	4,123,011
Governmental activities capital assets, net	<u>\$ -</u>	<u>\$ 4,123,011</u>	<u>\$ -</u>	<u>\$ 4,123,011</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$7,337,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the water supply and sewer and wastewater management improvements, and roads are to be conveyed to others for ownership and maintenance responsibilities.

During the current year, the District paid the Developer \$4,123,011 for the acquisition of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On November 7, 2024, the District issued \$4,510,000 of Special Assessment Bonds, Series 2024, consisting of various Term Bonds with due dates 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. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Line of credit

In February 2025, the District entered into a Note Agreement with Valley National Bank to obtain a tax-exempt revolving line of credit in an amount not to exceed \$100,000 with a fixed interest rate of 6.5%. The line of credit was established to fund maintenance projects, operating requirements, and emergency needs. Interest payments are due semiannually on May 1 and November 1. The full outstanding principal, along with any accrued interest, must be paid at maturity, which is scheduled for February 1, 2028.

The District has pledged as collateral non-ad valorem special assessments on all assessable units within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments. The District is required to maintain in a separate Reserve Fund at least 10% of the maximum annual debt service. The District was in compliance with the Note requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2024	\$ -	\$ 4,510,000	\$ 70,000	\$ 4,440,000	\$ 70,000
Less: Bond discount	-	(23,724)	(652)	(23,072)	-
Direct borrowings:					
Line of credit	-	100,000	-	100,000	-
Total	\$ -	\$ 4,586,276	\$ 69,348	\$ 4,516,928	\$ 70,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 70,000	\$ 229,775	\$ 299,775
2027	75,000	226,713	301,713
2028	75,000	223,431	298,431
2029	80,000	220,150	300,150
2030	85,000	216,650	301,650
2031-2035	480,000	1,020,206	1,500,206
2036-2040	630,000	883,531	1,513,531
2041-2045	810,000	704,925	1,514,925
2046-2050	1,060,000	466,013	1,526,013
2051-2054	1,075,000	148,081	1,223,081
Total	\$ 4,440,000	\$ 4,339,475	\$ 8,779,475

NOTE 7 – 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 8 – 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 9 – 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 10 – 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.

**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, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 297,475	\$ 324,007	\$ 26,532
Interest	-	7,995	7,995
Total revenues	<u>297,475</u>	<u>332,002</u>	<u>34,527</u>
EXPENDITURES			
Current:			
General government	188,525	76,200	112,325
Maintenance and operations	208,950	240,424	(31,474)
Interest	-	1,128	(1,128)
Debt Service:			
Cost of issuance	-	6,263	(6,263)
Total expenditures	<u>397,475</u>	<u>324,015</u>	<u>73,460</u>
Excess (deficiency) of revenues over (under) expenditures	(100,000)	7,987	107,987
Other Financing Sources (Uses)			
Line of credit proceeds	100,000	100,000	-
Total other financing sources (uses)	<u>100,000</u>	<u>100,000</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	107,987	<u>\$ 107,987</u>
Fund balance - beginning		<u>35,969</u>	
Fund balance - ending		<u>\$ 143,956</u>	

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, 2025.

**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, 2025
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.	1
Employee compensation	\$0
Independent contractor compensation	\$14,350
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 - \$1,049.63 - \$1,312.03 Debt service - \$1,063.83 - \$1,329.79
Special assessments collected	\$624,854
Outstanding Bonds:	
Series 2024, due May 1, 2054	\$4,440,000



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**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, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 18, 2026.

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*.

We noted certain matters that we reported to management of the District in a separate letter dated February 18, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

February 18, 2026



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**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, 2025. 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, 2025.

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.

February 18, 2026



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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, 2025 and have issued our report thereon dated February 18, 2026.

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 February 18, 2026, 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.

February 18, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Board Approval of Debt Issuance:

Observation: During the fiscal year ended September 30, 2025, the District obtained a \$100,000 revolving line of credit with Valley National Bank. The decision to obtain the line of credit was made by one Board member and was not documented in the meeting minutes nor was it approved by the Board in an official District meeting.

Recommendation: The District should ensure that all debt issuances are formally approved by the Board in a regular Board meeting and that approval is documented in transcribed meeting minutes.

Management Response: The District will abide by the recommendation in the future.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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.
2. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.
3. 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, 2025, except as noted above.

4. 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, 2025, except as noted above.

5. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
6. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. 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.
8. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.