



Harvest Ridge Community Development District

April 14, 2026

Agenda Package

Teams Meeting Information

Meeting ID: 281 494 108 290 48

Passcode: Uz2E9rR2

Call in: +1 (646) 838-1601

Phone Conference ID: 849 485 210

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors:

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

Staff:

John Weaver, District Manager
Paul Young, Field Inspector
Vivek K. Babbar, District Counsel
Tyson Waag, District Engineer
Tabitha Blackwelder, District Admin
Jennifer Stewart, District Accountant

REGULAR MEETING AGENDA

Tuesday, April 14, 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. Staff Reports

A. District Accountant

B. Aquatics Report..... Page 4

C. Landscape

i. Discussion of Dead Tree Watering System

ii. Yellowstone Discussion

iii. Consideration of Yellowstone Pool Plant Replacement Proposal #686370 Page 5

D. Field Inspection Report Page 6

E. District Counsel

i. Review of Pasco County Response Regarding Erosion Page 15

F. District Engineer

i. Consideration of EZ-Flow French Drain System Installation..... Page 17

ii. Consideration of CLS Environmental Proposals

a. Pond 3 MES Erosion Repair Proposal #0507 Page 20

b. Pond 4 Embankment Erosion Repair Proposal #0508..... Page 22

c. Pond 6 Embankment Erosion Repair Proposal #0509..... Page 24

d. Pond 6 Erosion Repair Near Sidewalk Proposal #0510 Page 26

G. District Manager

i. Discussion of FY2027 Budget First Draft..... Page 27

ii. Updates on Supervisor’s Requests

5. Business Items

A. Consideration of Inframark Park Bench Proposal #1042..... Page 32

B. Consideration of Inframark Park Benches Proposal #1071 Page 33

C. Consideration of Barco Park Benches Proposal..... Page 35

D. Consideration of General Handyman Proposal #220..... Page 38

- E. Consideration of General Handyman Proposal #185 Page 39
- F. Consideration of Inframark Concrete Panel Repair & Replacement Proposal Page 40
- G. Consideration of Speed Hump Proposals
 - i. Master Gold Plan Traffic Calming Alternative Proposal..... Page 43
 - ii. ACPLM New Modular Rubber Speed Humps Proposal Page 46
- H. Consideration of Inframark Overflow Parking Proposal Page 52
- I. Discussion of Holiday Decorations Purchase
- J. Discussion of Dog Receptacles
- K. Discussion on Parking Lot
- L. Discussion on Street Parking
- M. Discussion of Floor Areas
- N. Social Committee Discussion and Approved Events
- 6. Business Administration**
 - A. Consideration of Meeting Minutes for March 10, 2026..... Page 58
 - B. Review of Financial Statements March 2026 Page 63
 - C. Approval of O&M Report March 2026..... Page 71
- 7. Supervisor Comments**
- 8. Public Comments**
- 9. Adjournment**

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



30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Mar 11, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

sprayed weeds throughout ponds 1-6 picked up trash and treated ponds 4 for algae

Weather Conditions:

Partly cloudy with mist and fog

Wed, Mar 11, 2026, 11:09 AM

Partly cloudy with mist and fog

90°F
64°F

Wind: 8 mph
Humidity: 98%
Total Precip: 0"

Attachments: 14





Proposal #: 686370

Date: 4/6/2026

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

Plant Replacement at Pool Entrances

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include General Labor, Pine Bark Mulch, and 3gal Mammy Croton.

We propose replacing the 8 Dead Crotons at the Entrances to the pool deck. After installation Pine Bark Mulch will be used to touch up each 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.

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...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Summary table with Subtotal (\$465.71), Sales Tax (\$0.00), and Proposal Total (\$465.71).

THIS IS NOT AN INVOICE



Harvest Ridge CDD

Field Inspection Report - March 2026

Monday, March 30, 2026

Prepared For Board Of Supervisors

10 Items Identified

Long Nguyen

Long Nguyen

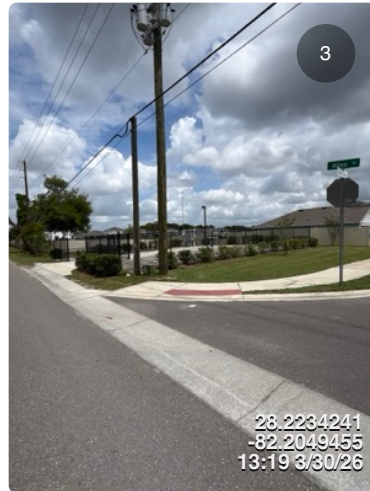
District Inspection Coordinator

Items 1 - Shark's Eye Ln. Entrance

Assigned To: Yellowstone

Monument sign is visible and clear from obstructions. Annuals are healthy. Lift station and surrounding landscape is properly maintained. Evidence of re-growth observed at the damaged hedge behind the monument. Recommending complete removal and replace to enhance overall appearance.

- Please propose to replace dead plant material at the front of the community.

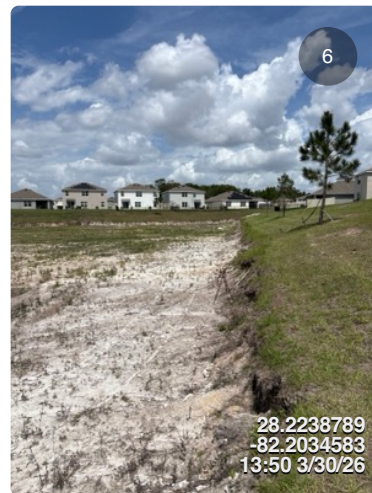
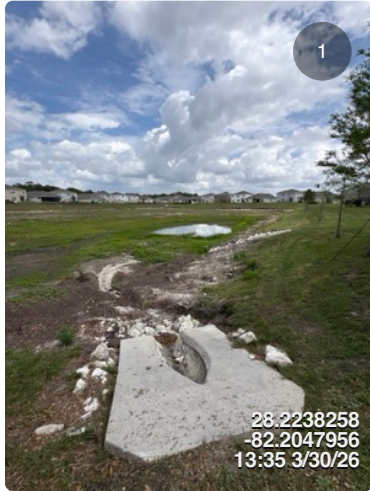


Items 2 - Pond 1

Assigned To: District

Steep littoral zone in ponds is typical evidence of erosion. Vegetative growth around the more affected areas is a sign that there is no progression. Recommend adding more riprap to the culvert to better support it.

- Will continue monitoring for worsening conditions.

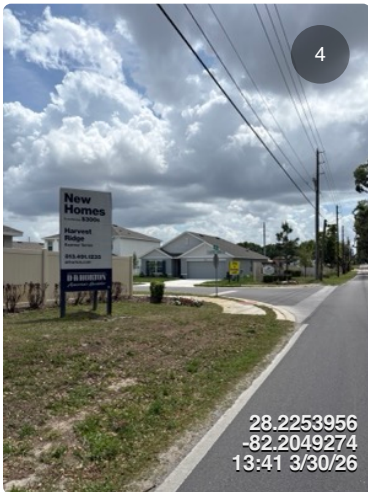


Items 3 - Sunrise Tellin Dr. Entrance

Assigned To: Yellowstone

Monument sign and sale's signs are visible and clear from obstructions. Main entrance landscape needs improvement.

- Monument garden bed has overgrown weeds. Please pick at next service.
- Please replace the dead annuals at the outbound side garden bed if still under warrantee.
- Please remove all declining hedge material and propose to replace with new plants.

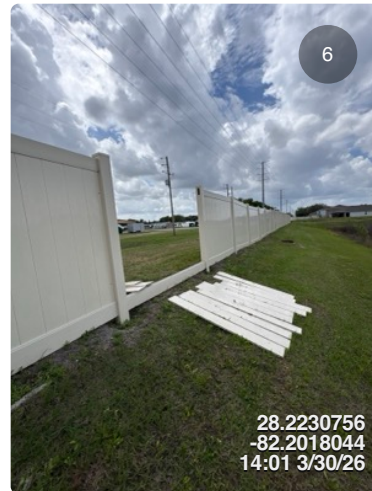
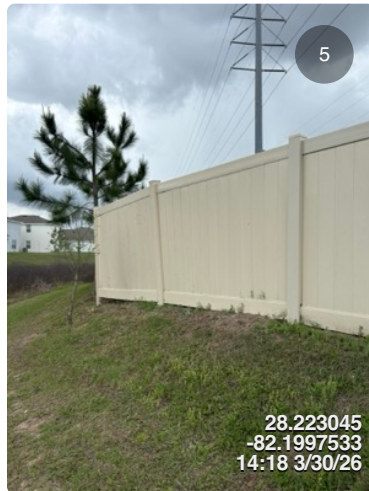


Items 4 - Mitigation Area

Assigned To: Inframark Maintenance Solutions

Mitigation area on the back side of the community is properly maintained. During inspection, I fixed a few sections of the fence shared with the mobile community. The remaining section is missing the top horizontal slat.

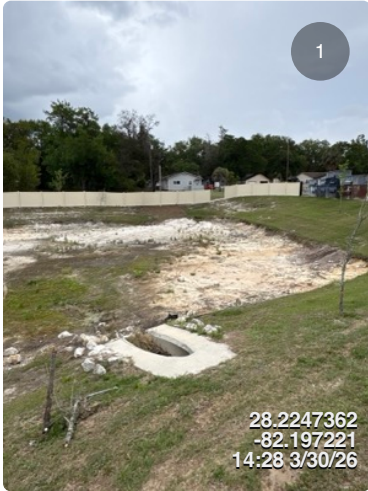
- Please propose to repair this section of fence.



Items 5 - Pond 5

Assigned To: District

Pond is completely dried out. Repair to erosion affected area by the fence made since last inspection. Reporting no indication of increased area of erosion.

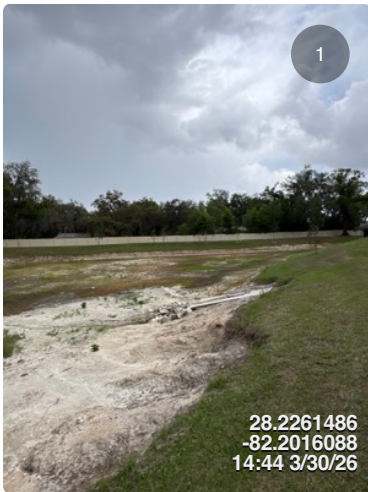


Items 6 - Pond 4

Assigned To: District

Pond is completely dried out. Observed evidence of erosion near the culvert.

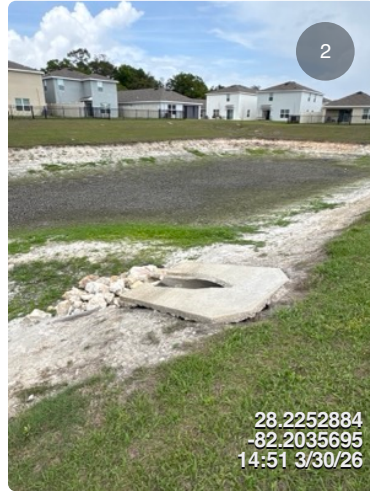
- Will continue to monitor for worsening conditions.



Items 7 - Pond 2

Assigned To: District

Pond is completely dried out. Recommend adding more riprap to the culverts to better support it.

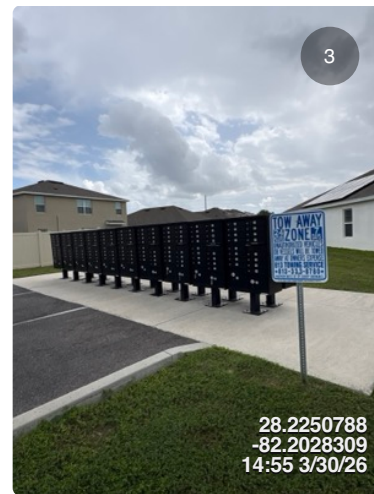


Items 8 - Mail Kiosk

Assigned To: Yellowstone

Mailbox station is clean and properly maintained.

- Please treat for crack weeds at next service.



Items 9 - Amenity Center

Assigned To: Yellowstone

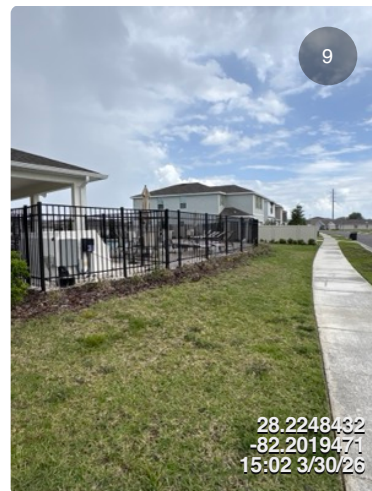
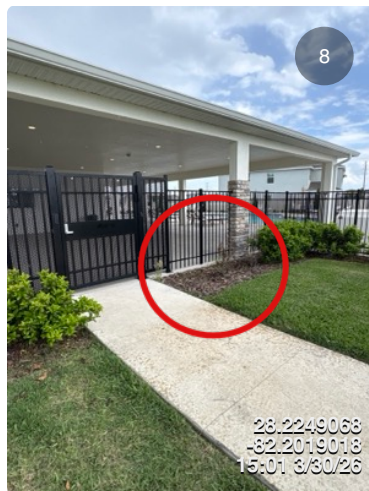
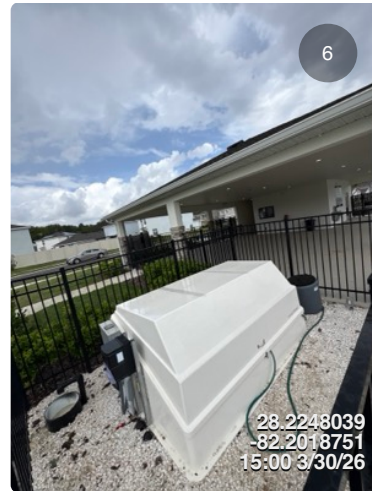
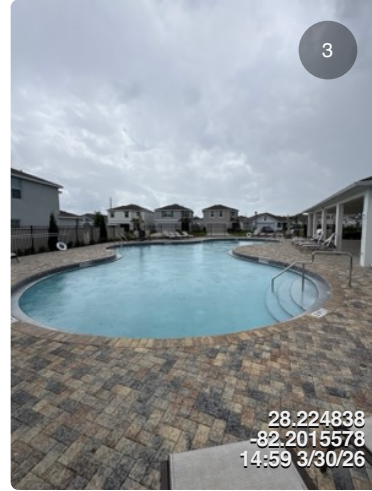
Pool was being serviced during time of inspection. Pool furniture is clean and orderly.

Bathrooms are clean. Water fountain and shower are functioning properly. Message board is

clean and visible. Plants along the southside of the pool area have been trimmed and are showing re-growth along the bottom.

- Please treat for weeds inside the pool area.

- Please pull the dead plant material at all 3 entry gates and propose to replace with new plants.

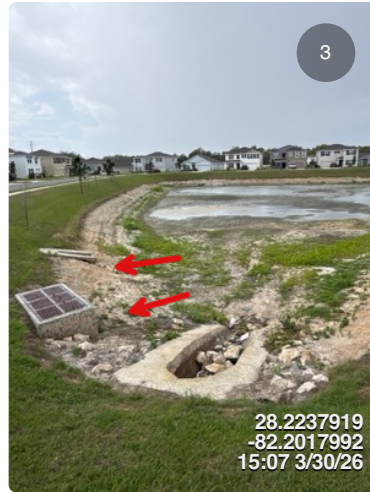


Items 10 - Pond 3

Assigned To: District

Water level is extremely low. Recommend adding more riprap to culvert and concrete structure for better support. Observed evidence of erosion at the north bank.

- Will continue to monitor for worsening conditions.





From: Nurse, Vanessa <Vanessa.Nurse@stantec.com>
Sent: Tuesday, March 24, 2026 9:03 AM
To: Waag, Tyson <tyson.waag@stantec.com>
Subject: FW: Lane Road (HARVEST RIDGE CDD)

Hey Tyson,

See email below from Pasco County regarding the erosion issue at Harvest Ridge.

Thank you,

Vanessa Nurse

Assistant Project Manager

Direct: 813.223.9500

Mobile: 813.312.2174

Fax: 813.223.0009

vanessa.nurse@stantec.com

Stantec

777 S. Harbour Island Boulevard, Suite 600

Tampa, FL 33602-5729



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Please consider the environment before printing this email.

From: Tracy R. Okel <tokel@pascocountyfl.net>
Sent: Tuesday, March 24, 2026 8:26 AM
To: Nurse, Vanessa <Vanessa.Nurse@stantec.com>
Subject: Lane Road

You don't often get email from tokel@pascocountyfl.net. [Learn why this is important](#)

Good morning Vanessa,

Thank you for contacting Pasco County Department of Public Works regarding the erosion issue along Lane Road. We understand this matter is important to you and other citizens within the community.

A site visit was conducted to determine the root cause of the erosion. The erosion is being caused by the lack of dedicated drainage under the fence. There is approximately 15 feet of land outside of the right of way until the fence. The natural slope of the land off the road is

downhill towards the fence. Without dedicated drainage the water runoff will pick the path of least resistance under the fence. Recommend having your landscape contractor design and install dedicated drainage under your fence.

At Pasco County we strive to provide excellent public services that meet the needs of our citizens and enhance the quality of life for our residents and visitors, Public Works continues to be diligent in helping to resolve issues such as these and we thank you for your communication and patience as we strive to keep Pasco a Premier County.

If you have any further questions or concerns, please feel free to contact me directly.

Respectfully,



Tracy Okel
Field Technician
Department of Public Works
Pasco County
P: 727-834-3611 x1062
C: 727-514-3608
4454 Grand Blvd
New Port Richey, FL 34652
tokel@mypasco.net
www.mypasco.net

“Serving our community to create a better future.”



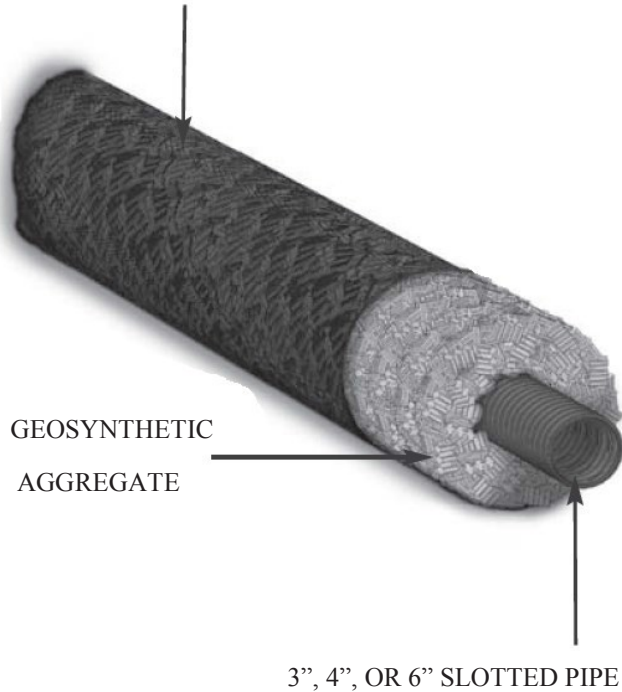
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CUSA18A7

Caution: This email originated from outside of Stantec. Please take extra precaution.
Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

EZFLOW

30-SIEVE GEOTEXTILE MESH



SLOTTED DRAIN PIPE:

The black, single-wall, corrugated EZflow drainage pipe is constructed of polyethylene resins with high recycled content typically greater than 90%. Pipe meets ASTM F405 standard specifications.

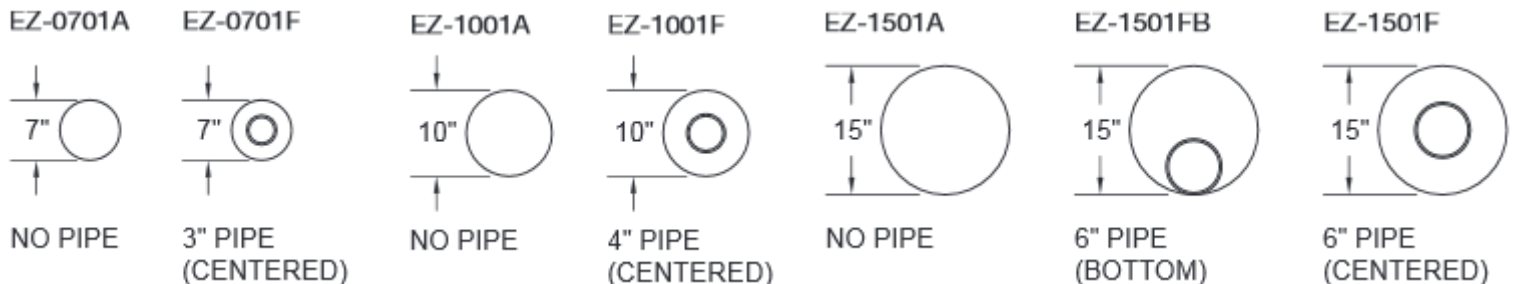
GEOSYNTHETIC AGGREGATE:

The blue geosynthetic EZflow drainage aggregate is made from 100% recycled polystyrene (EPS) materials.

GEOTEXTILE MESH:

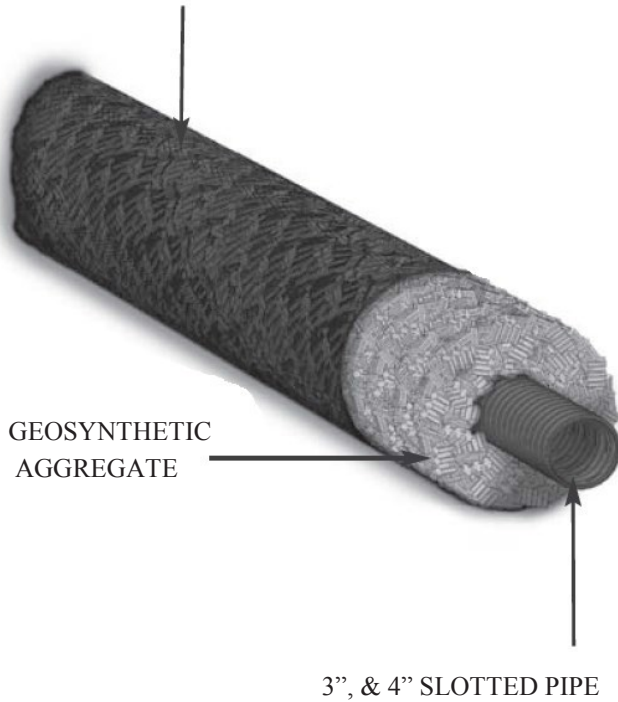
The 30-sieve geotextile mesh fabric has an apparent opening size of 0.60 mm, a unit weight between 2.5 and 3.5 ounces per square yard, and strength of 100 pounds per square inch in accordance with ASTM D-3786. The flow rate through the mesh is 300 gallons per minute per foot at 3" of head in accordance with ASTM D-4491.

Storage and Flow for EZflow Drainage Bundles					
Aggregate-Only Bundles			Pipe Bundles		
Product	Storage Volume (gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)	Product	Storage Volume (Gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)
EZ-0701A	8.8	37.1	EZ-0701F	11.4	80.8
EZ-1001A	17.2	75.7	EZ-1001F	21.5	130.9
EZ-1501A	36.5	170.3	EZ-1501F/EZ-1501FB	45.8	345.0



EZ-DRAIN

30-SIEVE GEOTEXTILE MESH



SLOTTED DRAIN PIPE:

The black, single-wall, corrugated EZflow drainage pipe is constructed of polyethylene resins with high recycled content typically greater than 90%. Pipe meets ASTM F405 standard specifications.

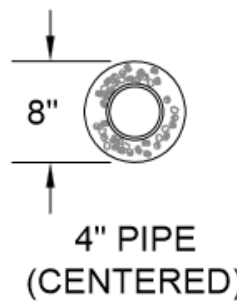
GEOSYNTHETIC AGGREGATE:

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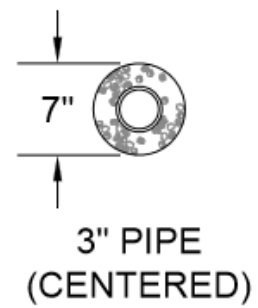
GEOTEXTILE MESH:

The 30-sieve geotextile mesh fabric has an apparent opening size of 0.60 mm, a unit weight between 2.5 and 3.5 ounces per square yard, and strength of 100 pounds per square inch in accordance with ASTM D-3786. The flow rate through the mesh is 300 gallons per minute per foot at 3" of head in accordance with ASTM D-4491.

**EZ-0502F
&
EZ-0802F**



EZ-0702F



Storage and Flow for EZflow Drainage Bundles			
Pipe Bundles			
Product	Length	Storage Volume (Gallons / bundle)	Flow Capacity (gpm @ 1% slope)
EZ-0502F	5'	5.7	80.8
EZ-0702F	10'	11.4	80.8
EZ-0802F	10'	15.8	112.7



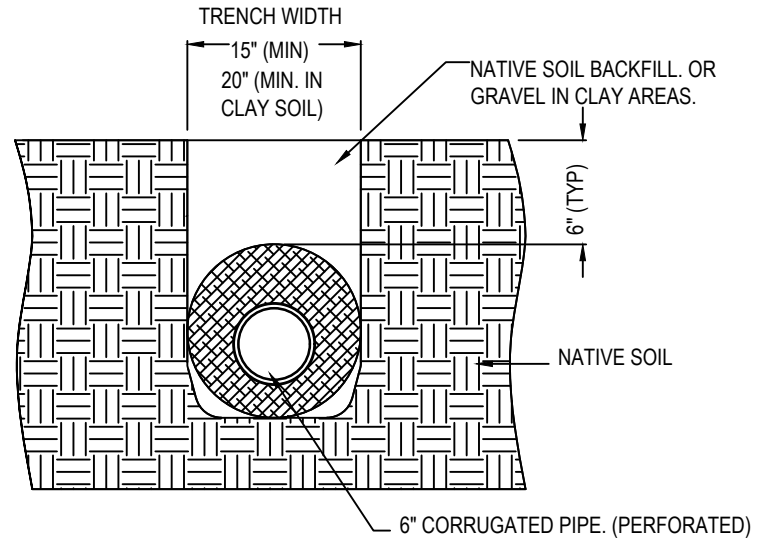
PROJECT NAME:

FILE #

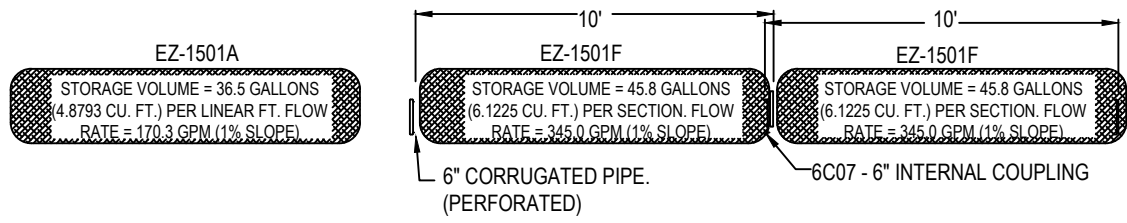
ID_EZFLOW_15IN



INSTALLATION DETAIL



SECTION

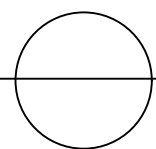


PLAN VIEWS

ADDITIONAL COVER MAY BE REQUIRED BASED ON SITE CONDITIONS. 12" COVER REQUIRED TO OBTAIN AN H-10 LOAD RATING. CONSULT WITH A LOCAL ENGINEER FOR SITE SPECIFIC REQUIREMENTS.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



EZ FLOW SYSTEM
EZFLOW - 15" EZFLOW INSTALLATION



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
4/8/2026	00000507

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

Project
MES Erosion Repair

Description	Qty	U/M	Rate	Total
<p>MES Erosion Repair</p> <p>Recommended Material: install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System and 6" to 12" Limerock Rip Rap</p> <p>Approx. Project Location: Pond 3</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Outfall Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES Outfall Structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods install Type C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Mirafi (type FG22HF) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES Outfall Structure 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.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install Type C350 Turf Reinforcement Mat (Soft) Armoring System and Mirafi (type FG22HF) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Re-vegetate with Sod 6. De-mobilize</p> <p>*CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair upon request.</p>	1	ea	9,329.10	9,329.10

Initial:	<i>Continue on next page...</i>
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Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
4/8/2026	00000507

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

Project
MES Erosion Repair

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas. *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. *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. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year 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. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$9,329.10



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
4/8/2026	00000508

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

Project
Pond 4 - Erosion Repair

Description	Qty	U/M	Rate	Total
<p>Project: Embankment Erosion Repair</p> <p>Project Location: Pond 4</p> <p>Project Material: High Strength Geogrid Flexamat with Earth Anchoring System</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring System to run along slope of pond 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.</p> <p>1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize</p>	1	ea	10,641.28	10,641.28

Initial:	<i>Continue on next page...</i>



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
4/8/2026	00000508

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

Project
Pond 4 - Erosion Repair

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas. *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. *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. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year 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. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$10,641.28



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
4/8/2026	00000509

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

Project
Pond 6 - Embankment Erosion

Description	Qty	U/M	Rate	Total
<p>Project: Embankment Erosion Repair</p> <p>Project Location: Pond 6</p> <p>Project Material: High Strength Geogrid Flexamat with Earth Anchoring System</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring System to run along slope of pond 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.</p> <p>1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize</p>	1	ea	11,717.91	11,717.91

Initial:	<i>Continued on next page...</i>
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Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
4/8/2026	00000509

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

Project
Pond 6 - Embankment Erosion

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas. *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. *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. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year 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. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$11,717.91



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
4/8/2026	00000510

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

Project
Pond 6 - Erosion near Sidewalk

Description	Qty	U/M	Rate	Total
<p>Project: Erosion Repair near Sidewalk</p> <p>Project Location: Pond 6</p> <p>Project Material: High Strength Geogrid Flexamat with Earth Anchoring System</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring System to run along slope of pond 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.</p> <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>*One (1) year 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>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>	1	ea	5,760.21	5,760.21

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$5,760.21



Harvest Ridge
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET
DATE

CLEAR PARTNERSHIPS



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

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$3,992.00	\$0.00	\$3,992.00	\$0.00
Special Assmnts- Tax Collector	\$355,150.00	\$352,343.00	\$2,807.00	\$355,150.00	\$442,606.38
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$17,704.26
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest - Tax Collector	\$0.00	\$505.00	\$0.00	\$505.00	\$0.00
TOTAL REVENUES	\$355,150.00	\$356,840.00	\$2,807.00	\$359,647.00	\$424,902.13

EXPENDITURES

Administrative

Supervisor Fees	\$12,000.00	\$4,200.00	\$7,800.00	\$12,000.00	\$12,000.00
ProfServ-Dissemination Agent	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$5,000.00
ProfServ-Info Technology	\$600.00	\$1,602.00	\$0.00	\$1,602.00	\$1,200.00
Recording Secretary	\$2,400.00	\$2,250.00	\$150.00	\$2,400.00	\$4,500.00
ProfServ-Trustee Fees	\$0.00	\$4,256.00	\$0.00	\$4,256.00	\$4,300.00
Field Management	\$12,000.00	\$9,000.00	\$3,000.00	\$12,000.00	\$18,000.00
Assessment Roll	\$0.00	\$2,500.00	\$0.00	\$2,500.00	\$5,000.00
District Counsel	\$8,500.00	\$3,334.00	\$5,166.00	\$8,500.00	\$8,500.00
District Engineer	\$9,500.00	\$6,815.00	\$2,685.00	\$9,500.00	\$15,000.00
Administration	\$4,500.00	\$2,750.00	\$1,750.00	\$4,500.00	\$5,500.00
District Management	\$25,000.00	\$13,150.00	\$11,850.00	\$25,000.00	\$25,000.00
Accounting Services	\$9,000.00	\$6,000.00	\$3,000.00	\$9,000.00	\$12,000.00
Auditing Services	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
Website ADA Compliance	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00
Postage, Phone, Faxes, Copies	\$500.00	\$120.00	\$380.00	\$500.00	\$500.00
Rentals and Leases	\$600.00	\$2,094.00	\$0.00	\$2,094.00	\$5,000.00
General Liability	\$3,094.00	\$2,915.00	\$179.00	\$3,094.00	\$3,500.00
Public Officials Insurance	\$2,531.00	\$2,385.00	\$146.00	\$2,531.00	\$2,700.00
Property & Casualty Insurance	\$15,000.00	\$14,259.00	\$741.00	\$15,000.00	\$15,000.00
Legal Advertising	\$3,500.00	\$79.00	\$3,421.00	\$3,500.00	\$2,000.00
Misc- Non Ad Valorem Taxes	\$0.00	\$201.00	\$0.00	\$201.00	\$500.00
Bank Fees	\$200.00	\$266.00	\$0.00	\$266.00	\$400.00
Financial & Revenue Collections	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
Meeting Expense	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$1,200.00
Website Admin Services	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,600.00
Misc Admin	\$250.00	\$300.00	\$0.00	\$300.00	\$500.00

Harvest Ridge
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Short-Term Loan Repayment	\$7,000.00	\$3,125.00	\$3,875.00	\$7,000.00	\$50,000.00
Dues, Licenses, Subscriptions	\$175.00	\$277.00	\$0.00	\$277.00	\$500.00
Onsite Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Disclosure Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meeting Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$8,852.13
Total Administrative	\$124,650.00	\$94,078.00	\$51,243.00	\$145,321.00	\$216,352.13
Utility Services					
Amenity Internet	\$750.00	\$515.00	\$235.00	\$750.00	\$1,300.00
Street Lights	\$20,000.00	\$5,872.00	\$14,128.00	\$20,000.00	\$20,000.00
Water/Waste	\$15,000.00	\$4,992.00	\$10,008.00	\$15,000.00	\$11,000.00
Electric Utility Services	\$12,000.00	\$1,707.00	\$10,293.00	\$12,000.00	\$12,000.00
Total Utility Services	\$47,750.00	\$13,086.00	\$34,664.00	\$47,750.00	\$44,300.00
Amenity					
Garbage Dumpster- Rental/Collection	\$1,500.00	\$114.00	\$1,386.00	\$1,500.00	\$1,500.00
Pool Maintenance- Contract	\$12,000.00	\$4,060.00	\$7,940.00	\$12,000.00	\$9,600.00
Contracts- HVAC	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Janitorial- Supplies/Others	\$5,000.00	\$2,325.00	\$2,675.00	\$5,000.00	\$5,600.00
Amenity R&M	\$5,000.00	\$845.00	\$4,155.00	\$5,000.00	\$5,000.00
Pool Treatments & Other R&M	\$500.00	\$1,219.00	\$0.00	\$1,219.00	\$3,000.00
Stormwater System R&M	\$8,500.00	\$0.00	\$8,500.00	\$8,500.00	\$6,000.00
Entrance Monuments, Gates, Walls R&M	\$10,000.00	\$1,044.00	\$8,956.00	\$10,000.00	\$10,000.00
Annual Stormwater Report	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
Playground Equipment	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
Misc Admin	\$1,150.00	\$755.00	\$395.00	\$1,150.00	\$1,150.00
Access Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Access R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Amenity	\$48,250.00	\$10,362.00	\$38,607.00	\$48,969.00	\$46,950.00
Landscape and Pond Maintenance					
R&M Drainage	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Landscaping- R&M	\$1,000.00	\$765.00	\$235.00	\$1,000.00	\$10,000.00
Landscape - Annuals	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Landscape - Mulch	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00

Harvest Ridge
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
Landscape Maintenance- Contract	\$55,000.00	\$30,579.00	\$24,421.00	\$55,000.00	\$63,300.00
Waterway Management	\$6,500.00	\$3,875.00	\$2,625.00	\$6,500.00	\$6,000.00
Irrigation Maintenance	\$6,000.00	\$859.00	\$5,141.00	\$6,000.00	\$6,000.00
Contingency Reserve	\$60,000.00	\$31,604.00	\$28,396.00	\$60,000.00	\$25,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Landscape and Pond Maintenance	\$134,500.00	\$67,682.00	\$66,818.00	\$134,500.00	\$116,300.00
Parks and Recreation					
MISC	\$0.00	-\$450.00	\$450.00	\$0.00	\$1,000.00
Total Parks and Recreation	\$0.00	-\$450.00	\$450.00	\$0.00	\$1,000.00
TOTAL EXPENDITURES	\$355,150.00	\$184,758.00	\$191,782.00	\$376,540.00	\$424,902.13
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$172,082.00	-\$188,975.00	-\$16,893.00	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$172,082.00	-\$188,975.00	-\$16,893.00	\$0.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	-\$16,893.00
FUND BALANCE, ENDING	\$0.00	\$172,082.00	-\$188,975.00	-\$16,893.00	-\$16,893.00

Assessment Summary
Fiscal Year 2027 vs. "Fiscal Year 2026

ASSESSMENT ALLOCATION											
Assessment Area One											
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Single Family 40'	239	\$1,468.01	\$1,253.13	\$214.88	\$1,063.83	\$1,063.83	\$0.00	\$0.00	\$2,531.84	\$2,316.96	\$214.88
Single Family 50'	50	\$1,835.02	\$1,566.41	\$268.60	\$1,329.79	\$1,329.79	\$0.00	\$0.00	\$3,164.81	\$2,896.20	\$268.60
	289										

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 7x4 concrete pad Labor included	1	\$700.00	\$700.00
Material Polly Plastic Bench 6ft in length cedar color	1	\$1,275.00	\$1,275.00
		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

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

Customer signature

Date

Images



Deluxe Inlay Memorial Benches

4.845 Reviews

Highly rated by customers for: Product Quality, Customer Service

\$859.00 Quantity discounts available

SKU:
KBC1153-TN/GN

Treetop SKU:
2ZK2327-TN/GN

Kirby SKU:
ABC1153-TN/GN

Quantity Discounts

Quantity	Price
3	\$835.00

Ships in 4 - 5 Weeks





Description

Message enhanced with a high-gloss resin.

Attractive recycled plastic seat, back and frames

UV and moisture resistant

Seat Length Options: 4 ft., 5 ft., 6 ft. or 8 ft.

Engraved letters with high-gloss color inlay

2" height lettering, on 2" x 4" boards

Cambria Font

Maximum Characters (Including Spaces):

4 ft. bench: 22 characters per board

5 ft. bench: 26 characters per board

6 ft. bench: 32 characters per board

8 ft. bench: 43 characters per board

Guaranteed Against Breakage for 50 Years

Engraved benches may vary slightly from the proof based on character limits, capitalization, punctuation and location of screws

For special spacing or characters please contact customer service to place your order

***No returns on custom benches**



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

RECIPIENT:

John Weaver
Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Estimate #220	
Sent on	Mar 16, 2026
Total	\$250.00

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	general handyman services including minor repairs, installations, and maintenance tasks. Remove 2 coded gate latches and replace with pull handles. change code on remaining gate. Price includes mobilization and de-mobilization plus all labor and materials to complete the job.	1	\$250.00	\$250.00

Total	\$250.00
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This quote is valid for the next 30 days, after which values may be subject to change.



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

Estimate #185

Sent on Mar 10, 2026

Total \$175.00

RECIPIENT:

John Weaver
Harvest Ridge CDD
37024 Sunrise Tellin Dr
Zephyrhills, Florida 33541

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	general handyman services including minor repairs, installations, and maintenance tasks. Repair vinyl fencing along Lane Rd by the steel gates Price includes all labor and materials to complete the job.	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.



***HARVEST RIDGE CDD
MAINTENANCE PROPOSAL***

April 7, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Concrete Repair & Replacement Proposal

Board-ready proposal for district concrete hazard correction, panel replacement, and pedestrian-safety restoration.

Inframark, LLC respectfully proposes to furnish labor, material, equipment, supervision, disposal, and project closeout required to complete the identified concrete repair scope within Harvest Ridge Community Development District. This work package is structured to correct unsafe walking surfaces, improve appearance, and deliver a clean, durable repair with minimal disruption to the community.

27	675 SF	2	\$12,567.50
Panels Replaced	Concrete Replacement Area	Trip-Hazard Grinds	Total Project Investment

PROJECT SUMMARY

The approved pricing basis is structured at **\$18.50 per square foot** for panel replacement and **\$40.00 per location** for concrete grinding. Each replacement panel is measured at approximately **5' x 5'**, allowing the repair quantity to be presented clearly and consistently for board review.

Project Location

Harvest Ridge Community Development District
Wesley Chapel, Florida 33545

CLIENT / DELIVERY INFO

Client

Harvest Ridge Community Development District

Attention

John Weaver, District Manager

Detailed Scope & Commercial Terms

COUNT BREAKDOWN

Repair Group	Occurrences	Panels Per Occurrence	Total Panels
Large multi-panel replacement area	1	6 panels	6
Four-panel replacement area	1	4 panels	4
Three-panel replacement areas	2	3 panels	6
Two-panel replacement areas	4	2 panels	8
Single-panel replacement areas	3	1 panel	3
Total Replacement Quantity	11 areas	5' × 5' each	27 panels

Included Work

- Sawcut and remove damaged concrete panels
- Inspect and recompact subgrade as needed for stability
- Install new 4-inch concrete sections at marked replacement locations
- Reinforce and joint new concrete to match surrounding layout as required
- Provide professional broom finish for a uniform pedestrian surface
- Mechanically grind two trip-hazard locations for ADA alignment
- Haul off debris, maintain a clean work zone, and perform final cleanup

Commercial Terms

- Panel replacement area: 675 square feet total
- Unit price: \$18.50 per square foot
- Grinding allowance: 2 locations at \$40.00 each
- Estimated duration: 3 to 4 working days
- Mobilization target: within 72 hours of approval
- Warranty: 6-month workmanship coverage
- Change orders: only for concealed or unforeseen conditions outside the defined scope

PRICE SUMMARY

Description	Quantity	Unit Rate	Amount
Concrete panel replacement	675 SF	\$18.50 / SF	\$12,487.50
Trip-hazard grinding	2 EA	\$40.00 / EA	\$80.00
Total Project Investment			\$12,567.50

Project Assurance

Inframark, LLC will perform the work in a clean, professional, and workmanlike manner suitable for CDD review and resident-facing environments. The intent of this proposal is to deliver a straightforward, well-defined concrete correction package that improves safety, appearance, and long-term serviceability without unnecessary complexity.



MASTER GOLD PLAN

Traffic Calming Alternatives Proposal

Prepared for Harvest Ridge Community Development District

Attention: John Weaver

Executive framing

RealEx Construction has structured three traffic-calming pathways to give the District a clear capital-allocation decision: a commercial-grade modular system that prioritizes performance stability, a capital-efficient modular system optimized for lower upfront deployment, and the original permanent asphalt installation for full roadway integration. Each option is turnkey, installation-ready, and aligned to the same twelve-location program.

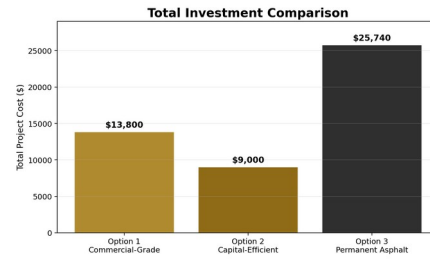
OPTION 1	OPTION 2	OPTION 3
Commercial-Grade Modular System \$13,800	Capital-Efficient Modular System \$9,000	Permanent Asphalt Installation \$25,740

Purpose-built choices for performance, capital efficiency, and long-range infrastructure planning.

Strategic Comparison

The board can now evaluate the program through the lens of capital allocation, operational durability, and implementation speed.

Decision Metric	Option 1	Option 2	Option 3
Installed cost per location	\$1,150	\$750	\$2,145
Implementation cadence	Approx. 2 working days	Approx. 2 working days	Approx. 3–4 working days
Capital profile	Balanced performance investment	Lowest upfront capital deployment	Highest infrastructure investment
Recommended lens	Performance stability	Cost efficiency / best ROI	Permanent roadway integration



Executive read

- Option 2 creates the lowest capital entry point while still delivering district-wide traffic calming.
- Option 1 improves material quality and board optics without reaching the cost profile of asphalt.
- Option 3 remains the strongest infrastructure solution, but with the highest initial funding requirement.

Recommended board framework

If the District's primary objective is to achieve immediate network-wide traffic calming with disciplined capital deployment, Option 2 provides the strongest cost-efficiency profile. If the board prefers a stronger commercial-grade presentation and enhanced material robustness while maintaining a significant discount to asphalt, Option 1 becomes the premium modular selection.

Option Profiles

Each pathway below is priced as a turnkey installed solution inclusive of layout, anchoring, field labor, and site cleanup.

OPTION 1 | COMMERCIAL-GRADE MODULAR SYSTEM

\$1,150 per hump • \$13,800 total

- Commercial-grade modular rubber system selected for stronger visual presentation and more consistent field performance.
- Designed for decision-makers seeking an elevated modular alternative without moving into full permanent asphalt capital.
- Efficient 2-day field execution keeps installation disruption controlled while preserving premium option value.

OPTION 2 | CAPITAL-EFFICIENT MODULAR SYSTEM

\$750 per hump • \$9,000 total

- Optimized for upfront capital efficiency while still achieving broad traffic-calming coverage across all twelve locations.
- Creates the strongest return profile relative to required capital deployment and is well-positioned for budget-sensitive approval.
- Provides a disciplined, execution-ready solution where cost containment is the principal board priority.

OPTION 3 | PERMANENT ASPHALT INSTALLATION

\$2,145 per hump • \$25,740 total

- Permanent asphalt speed hump installation with roadway markings and signage in line with the original submitted program.
- Best fit for a board seeking full infrastructure integration rather than modular deployment.
- Highest initial investment, with a projected construction duration of approximately 3–4 working days.

Approval pathway

Upon direction from the District, RealEx Construction can immediately finalize the selected path into an execution-ready approval package and mobilization schedule. Pricing above is framed to simplify decision-making while preserving flexibility between capital efficiency, upgraded modular performance, and permanent roadway investment.

**Prepared by
RealEx Construction, LLC**



April 7, 2026

Proposal #19831426

Contact

John Weaver
Phone 813 390-1036
jweaver@inframark.com

Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

New Modular Rubber Speed Humps

Scope of work:

1. Secure job site for safety of crew and residents using barricades and/or cones.
2. Prep 12 areas where the speed humps are to be installed.
3. Furnish and install 12 new modular rubber speed humps approximately 3' wide by approximately 2" high by the width of the drive lane.
4. Paint new speed humps white chevrons with reflective glass beads using DOT approved latex paint.
5. Clean up the job site.

Labor and Material - \$53,325.00

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 THE CUSTOMER.

*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, FLAGMEN, LANE CLOSURE, 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



April 7, 2026

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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.
- *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 TYPE 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.
- *SPEED HUMPS WILL BE SCHEDULED TO BE PAINTED APPROXIMATELY 1 WEEK AFTER INSTALLATION TO ALLOW NEW ASPHALT TO CURE. TEMPORARY MARKINGS WILL BE APPLIED PRIOR TO FINAL STRIPING OF SPEED BUMPS FOR VEHICLE VISIBILITY.
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- *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 AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS 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.
- *ACPLM PROVIDES NO WARRANTY FOR THE INSTALLATION OF RUBBER SPEED BUMPS OR SPEED HUMPS.



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Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 7, 2026

Proposal #19831426

Contact

John Weaver
Phone 813 390-1036
jweaver@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:

Terms: 75% Prior to Commencement, 25% Upon 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,
Tampa, FL 33619



April 7, 2026

Proposal #19831426

Contact

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Customer

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37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Terms: 75% Prior to Commencement, 25% Upon 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 Condition: 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 of 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 standards 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 delay 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 proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$53,325.00



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Harvest Ridge CDD: Speed Hump Placement



Office: 813.633.0548
Fax: 813.634.2686

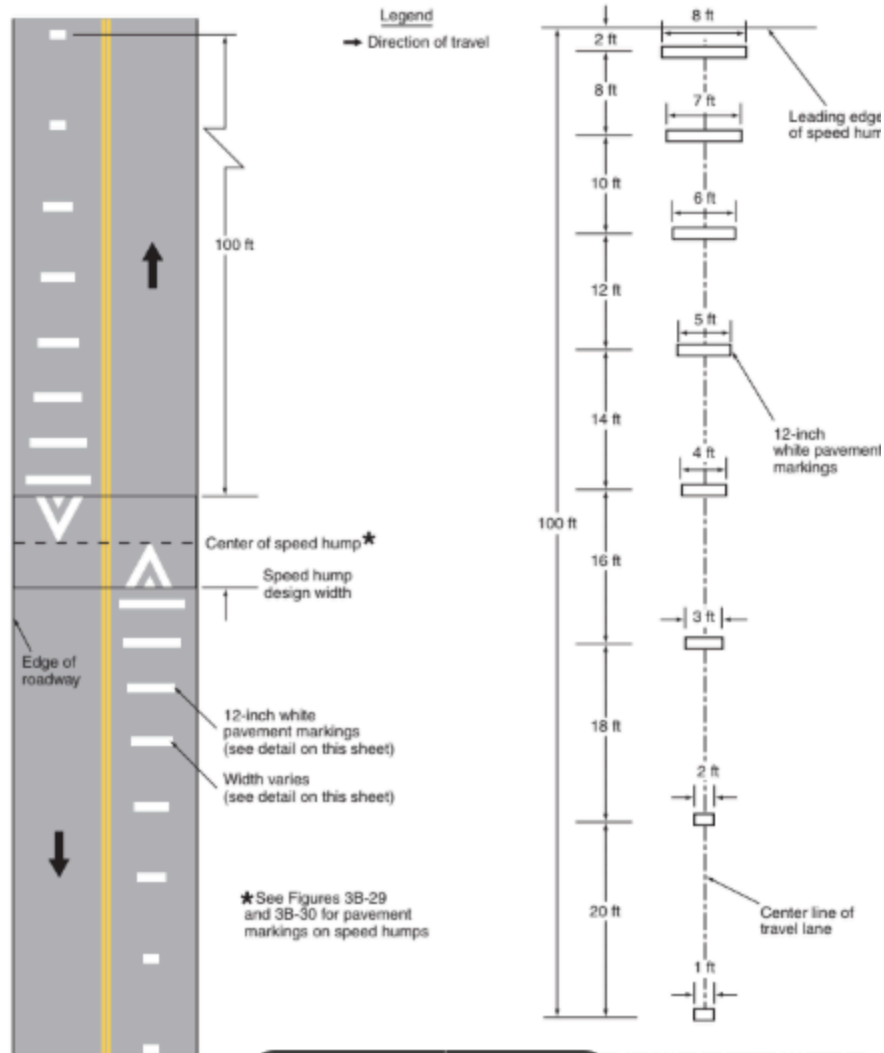


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2010 S 51st Street,
Tampa, FL 33619

Figure 3B-31. Advance Warning Markings for Speed Humps



INFRAMARK OVERFLOW PARKING IMPROVEMENT PROPOSAL

Harvest Ridge CDD - Zephyrhills, Florida

Project Intent

Proposed low-cost overflow parking improvement utilizing graded and compacted shell or limerock surfacing, one-way circulation, minimum required ADA parking nearest the pool, and a matching 150 LF x 6' walk connection to the existing amenity parking area.

Conceptual board package

Best-fit 25-space basis

\$39,000 proposal

Project Overview

Inframark proposes a cost-efficient overflow parking improvement on the open parcel fronting Angel Wings Way. The concept is intended to increase organized parking capacity near the amenity area while maintaining a clean, board-friendly layout.

The recommended basis includes grading and site preparation, compacted shell or limerock surfacing, one entry and one exit, minimum required ADA nearest the pool, and a matching walk to the existing amenity parking area.

Program Summary

PARKING FIELD	110' x 75'
WALK CONNECTION	150 LF x 6'
CIRCULATION	One entry / one exit
ADA BASIS	Minimum required
CONSTRUCTION	Shell or limerock
PROPOSAL TOTAL	\$39,000

LOW-COST APPROACH

Designed as a practical surface-parking improvement using compacted shell or limerock rather than asphalt or concrete.

BOARD CLARITY

Layout, access, and walk connection are presented in a clean visual format intended to read quickly in a CDD packet.

FIELD FLEXIBILITY

Final geometry can be fine-tuned during civil layout without changing the overall improvement intent.

Why this approach is board-efficient



Open parcel basis adjacent to existing amenity parking

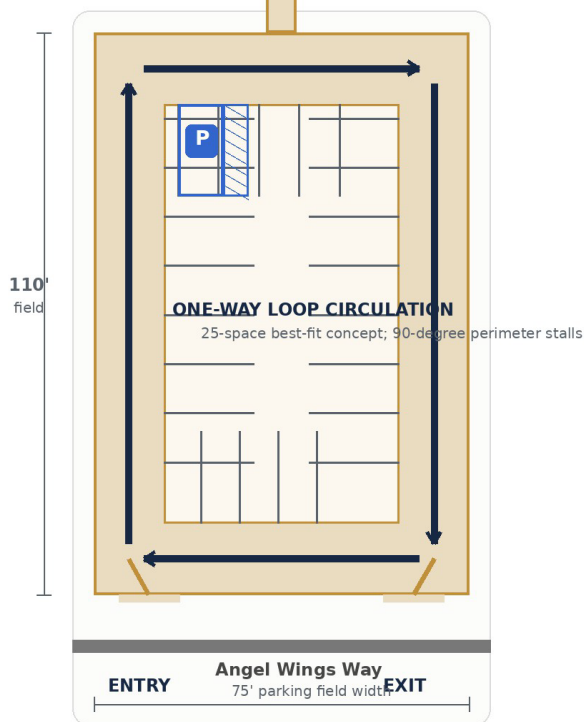


Context Notes

Improvement area is shown within the open parcel only. Proposed parking field and shell walk are kept off adjacent residential lots and positioned to relate directly back to the existing amenity parking area nearest the pool.

CONCEPTUAL PARKING FIT PLAN

Harvest Ridge CDD - preliminary planning exhibit for conceptual approval



Planning Basis

Capacity target

25 spaces total, including minimum required ADA located nearest the pool walk connection

Circulation

Single entry and single exit from Angel Wings Way with clockwise one-way loop circulation

Fit strategy

Perimeter loop allows the lot to read cleanly from the road while keeping all parking inside

Construction basis

Low-cost crushed shell or limerock surface over graded and compacted subgrade; no land

Civil allowance

Concept anticipates grading work to create a stable parking section and positive drainage

Board purpose

Prepared for conceptual approval and pricing discussion only; final geometry remains subject to field verification

PRELIMINARY PLANNING EXHIBIT - NOT FOR CONSTRUCTION OR PERMIT

Planning Basis

The exhibit illustrates a best-fit concept targeting approximately 25 total spaces with a clockwise loop, single entry and exit from Angel Wings Way, and minimum required ADA positioned nearest the pool walk connection. Final stripe count and exact geometry remain subject to field verification and civil layout refinement.

Scope of Work

- Site preparation and grading of the raw lot to create a stable parking section and positive drainage.
- Installation of compacted shell or limerock parking surface across the proposed 110' x 75' field.
- Formation of one-way circulation with one entry and one exit from Angel Wings Way.
- Preparation of minimum required ADA parking closest to the pool-side walk connection.
- Installation of wheel stops for assigned parking layout and parking space numbering.
- Construction of approximately 150 LF x 6' matching shell walk to the existing pool parking area.
- Basic traffic control markings and field layout consistent with the conceptual exhibit.

Proposal Total

\$39,000

Lump sum conceptual pricing

Estimated Duration 5 - 7
working days

Basis Weather permitting

Commercial Notes

- Conceptual pricing for board consideration only
- Excludes unforeseen unsuitable soils, utility conflicts, and permit fees
- Minor field adjustments may occur during staking and grading

Proposal Positioning

This proposal is intentionally framed as a cost-efficient, low-impact parking improvement rather than an overbuilt paving project. That positioning helps the district evaluate the work as a practical capacity enhancement while still allowing for proper grading, organized traffic flow, and a finished appearance consistent with the amenity area.

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

1 The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development
2 District was held on Tuesday, March 10, 2026, at 11:00 a.m. at the New River Amenity Center
3 located at 5227 Autumn Ridge Drive, Wesley Chapel FL 33545..
4

5 Present and constituting a quorum were:

6	Michael Valle	Chairperson
7	Gary Colglazier	Vice Chairperson
8	Jose Falcon	Assistant Secretary
9	Felix Leno	Assistant Secretary
10	Alondra De Groat	Assistant Secretary

11
12 Also present either in person or via Teams Communication were:

13	John Weaver	District Manager, Inframark
14	Vivek Babbar	District Counsel, Straley Robin Vericker (<i>via Teams</i>)
15		
16	Tyson Waag	District Engineer, Stantec (<i>via Teams</i>)
17	Long Nguyen	Field Services, Inframark
18	Residents and Members of the Public	

19 *This is not a certified or verbatim transcript but rather represents the context and summary of*
20 *the meeting. The full meeting is available in audio format upon request. Contact the District*
21 *Office for any related costs for an audio copy.*
22

23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Mr. Weaver called the meeting to order and conducted roll call. A quorum was established.
25

26 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

27

On MOTION by Mr. Leno, seconded by Ms. De Groat, with all in favor, 28 the motion to accept the March 10, 2026, meeting agenda carried.
--

29

30 **THIRD ORDER OF BUSINESS**

Public Comments

31 There being none, the next order of business followed.
32

33 **FOURTH ORDER OF BUSINESS**

District Accountant Report

34 Not present. No updates for the Board.
35
36

37 **FIFTH ORDER OF BUSINESS** **Business Items**

38 **A. Consideration of Inframark Proposals**

39 **i. Lock Removal #17**

40 On MOTION by Ms. De Groat, seconded by Mr. Valle, with all in favor,
41 the motion to approve Inframark Lock Removal proposal #17 in the amount
42 of \$175 carried.

43
44 **ii. Black Gate Lach Installation #122**

45 Proposal tabled.

46
47 **iii. Fence Repair #123**

48 Proposal tabled.

49
50 **B. Aquatics Report**

51 The Board reviewed the aquatics report and discussed pond conditions. Several of the ponds
52 currently have high algae growth and excessive grass due to the low water levels. Garbage and
53 debris have also accumulated in certain areas. Ongoing cleanup and maintenance efforts will be
54 continued to address these issues.

55
56 **C. Field Inspection Report**

57 The Board reviewed the field inspection report. Discussion ensued regarding dead plants
58 along Allen Road that need to be removed, Yellowstone will address this issue.

59 There is a leaning tree near the pond and Yellowstone will be consulted regarding its
60 removal.

61 The dead plants around the pool area will be pulled and the weeds in the mulch beds have
62 been sprayed.

63 The Board requested feedback on the mulch proposal from Yellowstone including a mulch
64 schedule.

65 The Board requested a wet check of the irrigation systems be completed immediately.

66

67 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, the
68 motion to appoint Mr. Valle to proceed with necessary landscape
69 maintenance and coordination with Yellowstone as discussed carried.

70

71 **D. Landscape Report**
72 **i. Consideration of Yellowstone Proposal #669440 for Irrigation Main Line Leak**
73 **Repair**
74 Proposal tabled.

75
76 **ii. Consideration of Yellowstone New Irrigation 2 Zones Installation by**
77 **Clubhouse Proposal #657303**
78 Proposal tabled.

79
80 **iii. Consideration of Yellowstone Enhancement**
81 Proposal tabled.

82
83 **E. Consideration of Erosion Proposals**

84 **i. Steadfast Erosion Proposal**
85 Not approved.

86
87 **ii. Cypress Creek Erosion Proposal**
88 Not approved.

89
90 **iii. CLS Erosion Proposal #491**

91 On MOTION by Mr. Falson, seconded by Mr. Leno, with Mr. Colglazier
92 opposed, the motion to approve CLS Erosion Proposal #491 in the amount
93 of \$5,307.02 carried.

94
95 **F. Consideration of ACPLM Proposals**

96 **i. Sidewalk Repairs Estimate #18860925, #190121025, & #190581025**

97 On MOTION by Ms. De Groat, seconded by Mr. Colglazier, with all in
98 favor, the motion to obtain two additional proposals for sidewalk repair with
99 NTE of \$15,000 carried.

100
101 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
102 motion to obtain three proposals to address the dips in the Sand Dollar
103 sidewalk carried.

104
105
106
107

108 **G. Consideration of Inframark Park Bench Proposals #1042 & #1071**
109 Discussion ensued. Ms. De Groat expressed concern regarding benches located near the
110 ponds and the potential liability they may present. Mr. Babbar advised that the CDD should be
111 adequately protected in the event of any liability-related situations associated with those areas.
112 Proposal tabled.

113
114 **H. Consideration of Inframark Gate Latch Proposal #166**

115 On MOTION by Mr. Falcon, seconded by Ms. De Groat, with all in favor,
116 the motion to approve the Inframark Gate Latch Proposal #166 in the
117 amount of \$225 carried.

118
119 **SIXTH ORDER OF BUSINESS** **Business Administration**

120 **A. Consideration of the Meeting Minutes of February 10, 2026**

121 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the
122 motion to approve the February 10, 2026, meeting minutes as amended with
123 the correction of Mr. Colglazier and Ms. De Groat's last names carried.

124
125 **B. Acceptance of Financials for the Month of February 2026**

126 **C. Acceptance of the Check Registers for the Month of February 2026**

127 **D. Consideration of Operations and Maintenance Invoices for February 2026**

128 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the
129 consent agenda items B through D with the Financials for February 2026, the
130 Check Register for February 2026, and the Operations and Maintenance
131 Expenditures for February 2026, were approved as presented.

132
133 **E. Review of FY2025 Final Audit Report**

134 On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the
135 motion to accept the FY2025 Final Audit Report carried.

136
137 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

138 **A. District Counsel**

139 There being none, the next item followed.

140
141 **B. District Engineer**

142 The District Engineer's geological review meeting is scheduled for March 12, 2026, and Mr.
143 Waag expects to provide an update to the Board on March 13, 2026.

144 Over the past two years Pond 6 has been continuously eroding. Immediate attention is required,
145 as the washout is expected to worsen with the upcoming rainy season.

146

147 **C. District Manager**

148 There being none, the next item followed.

149

150 **EIGHTH ORDER OF BUSINESS**

Supervisors' Comments

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

152

153 **NINTH ORDER OF BUSINESS**

Public Comments

154 Residents voiced concerns that the benches would create an issue with trash accumulation, the
155 installation of a pedestrian gate in the back not being effective, the opinion that speed bumps were
156 a potential waste of money, and they request for the Board to consider using Taffe or pavers around
157 the pool instead of shells.

158

159 **TENTH ORDER OF BUSINESS**

Adjournment

160 On MOTION by Mr. Falcon, seconded by Ms. De Groat, with all in favor,
161 the meeting adjourned at 7:48 p.m.

162

163

164

165

166 _____
John Weaver

167 District Manager

Chairperson

*Harvest Ridge
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash In Bank	\$ 280,515	\$ -	\$ -	\$ -	\$ 280,515
Due From Other Funds	25,728	-	-	-	25,728
Investments:					
Acquisition & Construction Account	-	-	6,095	-	6,095
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	340,060	-	-	340,060
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 306,243	\$ 415,425	\$ 6,095	\$ 4,440,000	\$ 5,167,763
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	-
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	-	25,709	19	4,540,000	4,565,728

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	389,716	-	-	389,716
Capital Projects	-	-	6,076	-	6,076
Unassigned:	306,243	-	-	(100,000)	206,243
TOTAL FUND BALANCES	306,243	389,716	6,076	(100,000)	602,035
TOTAL LIABILITIES & FUND BALANCES	\$ 306,243	\$ 415,425	\$ 6,095	\$ 4,440,000	\$ 5,167,763

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,861	\$ 4,861	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	357,709	2,559	100.72%

EXPENDITURES**Administration**

Supervisor Fees	12,000	5,200	6,800	43.33%
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	9,382	118	98.76%
Administration	4,500	2,750	1,750	61.11%
District Management	25,000	13,150	11,850	52.60%
Accounting Services	9,000	6,163	2,837	68.48%
Auditing Services	-	5,000	(5,000)	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	206	294	41.20%
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	323	(73)	129.20%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	833	(658)	476.00%
Short Term Loan Admin/Interest	7,000	3,125	3,875	44.64%
Total Administration	124,650	98,473	26,177	79.00%

Electric Utility Services

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Internet	750	623	127	83.07%
Street Lights	20,000	7,033	12,967	35.17%
Water/Waste	15,000	4,992	10,008	33.28%
Electric Utility Services	12,000	1,957	10,043	16.31%
Total Electric Utility Services	47,750	14,605	33,145	30.59%
<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	35,594	19,406	64.72%
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	72,697	61,803	54.05%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	4,920	7,080	41.00%
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	1,429	8,571	14.29%
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	-	1,150	0.00%
Total Amenities	48,250	10,852	37,398	22.49%
TOTAL EXPENDITURES	355,150	196,627	158,523	55.36%
Excess (deficiency) of revenues Over (under) expenditures	-	161,082	161,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,161		
FUND BALANCE, ENDING		\$ 306,243		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,490	\$ 4,490	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	303,608	2,108	100.70%
<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	188,720	185,464	5796.07%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	<u>\$ 3,256</u>	<u>\$ 188,720</u>	<u>\$ 178,952</u>	<u>5796.07%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		<u>\$ 389,716</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 106	\$ 106	0.00%
TOTAL REVENUES	-	106	106	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	106	106	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		<u>\$ 6,076</u>		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 26-03

Statement Date 03/31/2026

G/L Account No. 101002 Balance	280,515.46	Statement Balance	282,156.34
		Outstanding Deposits	10.70
Positive Adjustments	0.00		
Subtotal	280,515.46	Subtotal	282,167.04
Negative Adjustments	0.00	Outstanding Checks	-1,651.58
Ending G/L Balance	280,515.46	Ending Balance	280,515.46

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/10/2025	Payment	1162	CYPRESS CREEK AQUATICS	Check for Vendor V00011			-490.00
03/31/2026	Payment	300050	DUKE ENERGY	Inv: 031026-1750-ACH			-1,161.58
Total Outstanding Checks							-1,651.58

March 2026 Meeting

HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ADP, INC	3/6/2026	030626-2991870	\$23.00			PAYROLL-THRU 2/10/2026
BLUE LIFE POOL SERVICE	3/1/2026	22687	\$860.00			Regular Pool Service
INFRAMARK LLC	3/1/2026	173070	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	3/1/2026	173070	\$458.33			ADMINISTRATION
INFRAMARK LLC	3/1/2026	173070	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	3/1/2026	173070	\$1,500.00			FIELD OPERATION
INFRAMARK LLC	3/1/2026	173070	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	3/1/2026	173070	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	3/1/2026	173070	\$100.00			RENTAL & LEASES
INFRAMARK LLC	3/1/2026	173070	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	3/1/2026	173070	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	3/1/2026	173070	\$100.00			RECORD STORAGE FEE-IS DATA STORAGE
INFRAMARK LLC	3/1/2026	173070	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	3/1/2026	173070	\$100.00	\$6,850.00	\$6,850.00	IT SERVICES
Monthly Contract Subtotal			\$7,733.00			
Variable Contract						
STANTEC CONSULTING SERVICES INC	3/6/2026	2533235	\$2,567.25			General Consulting Services-Thru 02/27/26
Variable Contract Subtotal			\$2,567.25			
Utilities						
CHARTER COMMUNICATIONS	2/12/2026	1936376021226-ACH	\$118.70			CHARTER SERVICES
CHARTER COMMUNICATIONS	3/12/2026	1936376031226	\$129.40		\$248.10	TV, INTERNET AND PHONE SVS
DUKE ENERGY	2/27/2026	022726-6693-ACH	\$30.80			ELECTRIC
DUKE ENERGY	3/6/2026	030626-8604-ACH	\$20.30			ELECTRIC
DUKE ENERGY	3/6/2026	030626-5047-ACH	\$179.28			ELECTRIC
DUKE ENERGY	3/6/2026	030626-4743-ACH	\$20.32			ELECTRIC

March 2026 Meeting

HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

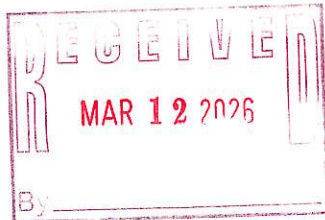
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DUKE ENERGY	3/10/2026	031026-1750-ACH	\$1,161.58		\$1,412.28	ELECTRIC
Utilities Subtotal			\$1,660.38			
Regular Services						
INFRAMARK LLC	3/13/2026	173924	\$85.51			Services provided for the Month of: February 2026
INFRAMARK LLC	3/13/2026	173924	\$163.18	\$248.69		Eric Davidson 3/13
INFRAMARK LLC	3/20/2026	1165912	\$385.00		\$633.69	maintenance services
MIKE WELLS	3/9/2026	26023	\$150.00			Annual renewal fee
YELLOWSTONE LANDSCAPE	3/2/2026	1129464	\$5,015.00			LANDSCAPE MAINTENANCE
Regular Services Subtotal			\$5,798.69			
Additional Services						
COMPLETE IT CORP	3/1/2026	19406	\$101.70			MARCH 2026-Google Vault
Additional Services Subtotal			\$101.70			
TOTAL			\$17,861.02			



ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715467342
Advice of Debit Date	: 03/08/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$23.00



0006306 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-J94

Processing Charges for
 Period Ending Date: 02/10/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-J94 \$23.00

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1303 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

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
22687	03/01/2026	\$860.00	03/31/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Pasco - Commercial	Regular Pool Service	1	800.00	800.00
CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

SUBTOTAL	860.00
TAX	0.00
TOTAL	860.00
BALANCE DUE	\$860.00

Pay invoice



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173070

DATE

3/1/2026

BILL TO

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

CUSTOMER ID

C3190

NET TERMS

Due On Receipt

PO#

DUE DATE

3/1/2026

Services provided for the Month of: March 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.



INVOICE

Invoice Number 2533235
Invoice Date March 6, 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:	\$19,456.25
Authorization Budget Remaining:	\$11,976.50
Authorization Billed to Date:	\$22,023.50
Current Invoice Due:	\$2,567.25
For Period Ending:	February 27, 2026

Invoice email: InframarkCMS@payableslockbox.com
Client contact email: jweaver@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

Invoice Number
Project Number

2533235
238201968

Top Task 2026 **2026 FY General Consulting Services**

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 10			
Waag, R Tyson (Tyson)	10.50	198.00	2,079.00
	10.50		2,079.00
Level 12			
Kline, Christian	2.00	226.00	452.00
	2.00		452.00
Professional Services Subtotal	12.50		2,531.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Waag, R Tyson (Tyson)	2026-01-22			36.25
US9970774 50 MILES				
Disbursements Subtotal				36.25

Top Task 2026 Total **2,567.25**

Total Fees & Disbursements \$2,567.25

INVOICE TOTAL (USD) **\$2,567.25**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-04	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	2.00	226.00	452.00	SPEED HUMP CONCEPT AND DETAIL REVIEW AND COORDINATION.	
2026-01-26	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CONTACT GEOVIEW REGARDING INVESTIGATIONS. REVIEW EMAIL CORRESPONDENCE.	
2026-01-27	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING.	
2026-01-30	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	REVIEW EMAIL CORRESPONDENCE FROM DM AND REPLY.	
2026-02-02	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	REVIEW COMMUNITY AERIAL TO DETERMINE SPEED HUMP LOCATIONS. TEAM COORDINATION.	
2026-02-03	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	UPDATE TRAFFIC CALMING EXHIBIT AND SCOPE OF SERVICES AND PROVIDE TO DM. VIEW GEOVIEW EMAIL CORRESPONDENCE AND PROVIDE GEOVIEW REPORTS TO DM.	
2026-02-04	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	TEAM COORDINATION AND FOLLOW UP WITH DM REGARDING TRAFFIC CALMING SCOPE OF SERVICES. REVIEW MONTHLY BILLING STATEMENT.	
2026-02-05	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	ASSIST GEOVIEW ON WHERE TO DIRECT INVOICING FOR AMENITY CENTER/LOT INVESTIGATION AND POND 1 AND 6 INVESTIGATION	
2026-02-06	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	REVIEW EMAIL CORRESPONDENCE, PROVIDED MAP, PLAN SET, AND PROPERTY APPRAISAL TO RESPOND TO DM REGARDING RV PARKING.	
2026-02-09	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH GEOVIEW TO DISCUSS REPORT RESULTS AND FINDINGS.	
2026-02-10	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	198.00	594.00	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (IN-PERSON). DISCUSS WITH VENDOR REGARDING PROPOSALS.	
2026-01-22	238201968	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	36.25	1.00	36.25	SITE VISIT: REVIEW COMMUNITY CONCERNS WITH MANHOLES, FENCE OWNERSHIP, AND POND CONDITIONS.	US9970774
Total subTask 2026					48.75		\$2,567.25		
Total Top Task 2026					48.75		\$2,567.25		
Total Project 238201968					48.75		\$2,567.25		

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
<i>YOUR AUTO PAY WILL BE PROCESSED 03/01/26</i>	
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



February 12, 2026



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

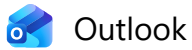
Continued on the next page...

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.





Re: Charter Inv - Harvest Ridge

From Teresa Farlow <Teresa.Farlow@Inframark.com>
Date Wed 3/4/2026 1:42 PM
To Mitchell, Louise <lmitchell@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>
Cc Hix, Nancy <Nancy.Hix@inframark.com>

I logged into the website and they gave a credit for paperless which I never do. So they charged \$118.70

Payment Date	Status	Amount
Mar 1, 2026	Successful	-\$118.70

Teresa Farlow |Accounts Payable Supervisor



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
 (O) 813.873.7300 ext. 340
www.inframarkims.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: Mitchell, Louise <lmitchell@inframark.com>
Sent: Wednesday, March 4, 2026 12:24 PM
To: Sowani, Natasha <Natasha.Sowani@inframark.com>
Cc: Teresa Farlow <Teresa.Farlow@Inframark.com>; Hix, Nancy <Nancy.Hix@inframark.com>; Mitchell, Louise <lmitchell@inframark.com>
Subject: Re: Charter Inv - Harvest Ridge

Hello Natasha,

Reviewing and will provide an update soon.

Thank you,

****Please note that all vendor invoices should be directed to our new email address at inframarkCMS@payableslockbox.com**

Louise Mitchell | Accounts Payable Specialist



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 407.566.4374
www.inframarkims.com

From: Sowani, Natasha <Natasha.Sowani@inframark.com>
Sent: Wednesday, March 4, 2026 12:20 PM
To: Mitchell, Louise <lmitchell@inframark.com>
Cc: Teresa Farlow <Teresa.Farlow@Inframark.com>; Hix, Nancy <Nancy.Hix@inframark.com>
Subject: Charter Inv - Harvest Ridge

Hi Louise,

The Charter invoice for Harvest Ridge is clearing for a different amount, see below. Can you please look into this for us?

Default Decision: Return Cutoff Time: 2:30 PM Eastern Time
(US & Canada)

Client ID: Harvest Ridge C-1303 Amount: \$118.70
Paid Date: 03/03/2026

PPD / 0000358635 / DR
ACH DEBIT PPD CMPY ID: 0000358635 SPECTRUM SPECTRUM 260303

Thanks,

Natasha Sowani | Director of Accounting



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(O) 813.873.7300 ext 106 (M) 813.608.8241

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please reply "to all".**

March 12, 2026
 Invoice Number: 1936376031226
 Account Number: **8337 13 001 1936376**
 Security Code: **2005**
 Service At: 37278 SHARKS EYE LN
 ZEPHYRHILLS FL 33541

Auto Pay Notice

Contact Us

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

Summary

*Service from 03/12/26 through 04/11/26
 details on following pages*

Previous Balance	129.40
Payments Received -Thank You!	-118.70
Adjustments	-10.00
Remaining Balance	\$0.70
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	8.70
Current Charges	\$128.70
<i>YOUR AUTO PAY WILL BE PROCESSED 03/29/26</i>	
Total Due by Auto Pay	\$129.40

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

Effective with last month's bill statement, a \$5 monthly fee has been applied to customers who receive paper bills. As a courtesy, a one-time \$10 credit has been added to your current bill. To avoid this fee going forward, please enroll in paperless billing at Spectrum.net/Paperless.



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

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 03132026 NNNNNNNN 01 000809 0003

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



March 12, 2026
HARVESTRIDGE CDD

Invoice Number: 1936376031226
 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





March 12, 2026

Invoice Number: HARVESTRIDGE CDD
 1936376031226
 Account Number: 8337 13 001 1936376
 Security Code: 2005

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

8633 2390 DY RP 12 03132026 NNNNNNNN 01 000809 0003

Charge Details

Previous Balance		129.40
EFT Payment	03/01	-118.70

Payments received after 03/12/26 will appear on your next bill.

Adjustments

Paper Bill Credit - Adjustment	02/22	-10.00
Adjustments Total		-\$10.00

Remaining Balance \$0.70

Service from 03/12/26 through 04/11/26

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
Total	\$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
Total	\$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

\$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
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	\$8.70

Current Charges \$128.70

Total Due by Auto Pay \$129.40

Billing 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**.



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Jan 29 - Feb 25
<u>Usage Values</u>		
Billed kWh		0.104 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 - Jan 29 26 to Feb 25 26	
Meter - 4377177	
Customer Charge	\$14.27
Energy Charge	
0.104 kWh @ 10.203c	0.01
Minimum Bill Adjustment	15.72
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 usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		11.974 kWh
Billed Demand kW		0.030 kW
Load Factor		59.39 %



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 - Feb 05 26 to Mar 04 26	
Meter - 8396493	
Customer Charge	\$18.47
Energy Charge	
11.974 kWh @ 3.411c	0.40
Fuel Charge	
11.974 kWh @ 4.422c	0.53
Demand Charge	
0.030 kW @ \$11.69	0.35
Asset Securitization Charge	
11.974 kWh @ 0.172c	0.02
Total Current Charges	\$19.77

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 usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		1,508.306 kWh
Billed Demand kW		3.032 kW
Load Factor		74.03 %



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 - Feb 05 26 to Mar 04 26	
Meter - 8398454	
Customer Charge	\$18.47
Energy Charge	
1,508.306 kWh @ 3.411c	51.45
Fuel Charge	
1,508.306 kWh @ 4.422c	66.70
Demand Charge	
3.032 kW @ \$11.69	35.44
Asset Securitization Charge	
1,508.306 kWh @ 0.172c	2.59
Total Current Charges	\$174.65

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	\$0.15
Gross Receipts Tax	4.48
Total Taxes	\$4.63





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Mar 6, 2026
For service Feb 5 - Mar 4
28 days

Account number 9101 6915 4743

Billing summary

Previous Amount Due	\$20.44
Payment Received Feb 27	-20.44
Current Electric Charges	19.79
Taxes	0.53
Total Amount Due Mar 27	\$20.32



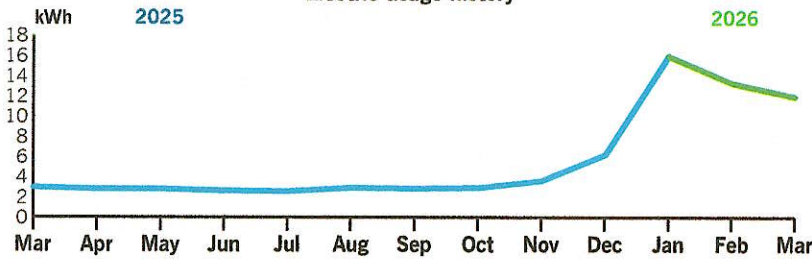
Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 60° 69°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	3	72	6
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.

Amount of automatic draft

\$20.32
by Mar 27

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

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

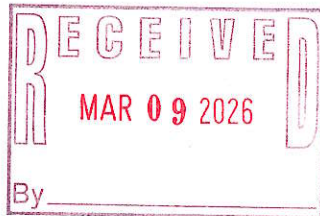


Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



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

Account number
9101 6915 4743



025564 000002703

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

8891016915474300066000000000000000000000000203200000020322

fb.def.duke.bills.20260305205959.62.afp-51127-000002703



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	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		12.173 kWh
Billed Demand kW		0.030 kW
Load Factor		60.38 %



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 - Feb 05 26 to Mar 04 26	
Meter - 8410204	
Customer Charge	\$18.47
Energy Charge	
12.173 kWh @ 3.411c	0.41
Fuel Charge	
12.173 kWh @ 4.422c	0.54
Demand Charge	
0.030 kW @ \$11.69	0.35
Asset Securitization Charge	
12.173 kWh @ 0.172c	0.02
Total Current Charges	\$19.79

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





INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#
 173924

DATE
 3/13/2026

CUSTOMER ID
 C3190

NET TERMS
 Due On Receipt

PO#

DUE DATE
 3/13/2026

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

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	17	Ea	0.74		12.58
B/W Copies	468	Ea	0.15		70.20
Color Copies	7	Ea	0.39		2.73
Eric Davidson- 1-19-26 SPRINGHILL SUITES LAND : meeting space: \$163.18	1	Ea	163.18		163.18
Subtotal					248.69

Subtotal	\$248.69
Tax	\$0.00
Total Due	\$248.69

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.



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

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

Invoice Number	1165912
Invoice Date	3/20/2026
Due Date	4/19/2026

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

Tampa, FL 33607-2359

Service Description	Total
Maintenance Services	\$385.00

Subtotal	\$385.00
Sales Tax	\$0.00
Total	\$385.00

Please Pay This Amount

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

20 Mar 2026 12:29:54PM CST

DISTRICT : HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1165912 - DETAIL

INVOICE DATE: 3/20/2026

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										
	2/9/2026	4489321	HVRCDD District Area	General Maintenance; Fence Panel Repairs	\$0.00	\$0.00	\$385.00	\$0.00	\$385.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$385.00	\$0.00	\$385.00	
				BWO Total	\$0.00	\$0.00	\$385.00	\$0.00	\$385.00	
				Invoice Total	\$0.00	\$0.00	\$385.00	\$0.00	\$385.00	

INVOICE



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
 PO Box 401
 Dade City, FL 33526-0401

Date Issued: 3/9/2026
 Invoice Number: 26023
 Due Date: 4/9/2026

Billed To:
 Harvest Ridge
 C/O Inframark
 Brian Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

DESCRIPTION	AMOUNT
Harvest Ridge Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
 Information Services Department
 PO Box 401
 Dade City, FL 33526-0401



INVOICE

INVOICE #	INVOICE DATE
1129464	3/2/2026
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: April 1, 2026

Invoice Amount: \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance March 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 #	19406
Invoice Date	03-01-26
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