

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**JUNE 10, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Harvest Ridge Community Development District

**Board of Supervisors:**

Carla Tabshe, Chairman  
Tony Tabshe, Vice Chairman  
Eric Davidson, Assistant Secretary  
Dawson Ransome, Assistant Secretary  
Jack Tabshe, Assistant Secretary

**Staff:**

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

## Regular Meeting Agenda Tuesday, June 10, 2025 – 11:00 a.m.

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

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

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

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

**Passcode:** Ye9C4fu3

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

**1. Call to Order/Roll Call****2. Public Comment Period****3. Business Items**

**A.** Consideration of Resolution 2025-05; Supplemental Assessment Resolution-Final Terms of 2024 Bonds

**B.** Consideration of Board Resignations

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

1. Paolo Aliaga Resume

2. Gary L. Colglazier Resume

3. Jose Falcon Resume

4. Felix B. Leno Resume

5. Nestor Odukoya Resume

6. Michael Valle Resume

7. Roy W. Wright Resume

**D.** Consideration of Resolution 2025-03; Re-Designating the Officers

**E.** Consideration of the Harvest Ridge Proposed FY2026 Budget

**District Office:**

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

**Meeting Location:**

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

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

**G.** Consideration of the Recreational Facilities Policies & Pool Rules

**H.** Consideration of Registered Voter Count

**I.** Ratification Street Depression Proposals

**4. Consent Agenda Items**

**A.** Approval of Meeting Minutes (*March 11, 2025 Regular Meeting*)

**B.** Acceptance of Financials (*April 2025*)

**C.** Acceptance of the Check Registers (*April 2025*)

**D.** Consideration of Operations and Maintenance Report (*April 2025*)

**5. Staff Reports**

**A.** District Counsel

**B.** District Engineer

**C.** District Manager

1. Field Inspection Report

2. Cypress Creek Aquatics Environmental Services

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

**7. Adjournment**

# **Third Order of Business**

**3A**

## RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING THE SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“**Board**”) of the Harvest Ridge Community Development District (the “**District**”) issued its \$4,510,000 Special Assessment Bonds, Series 2024 (the “**Series 2024 Bonds**”) to finance certain public improvements (the “**2024 Project**”);

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2024 Bonds;

**WHEREAS**, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology dated April 4, 2023, and adopted pursuant to Resolution No. 2023-29 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the Supplemental Special Assessment Methodology Report dated October 23, 2024 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Supplemental Engineer’s Report dated September 2024 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Supplemental Engineer’s Report is hereby approved and ratified.

- c. The 2024 Project will serve a proper, essential, and valid public purpose.
- d. The 2024 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the 2024 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2024 Bonds.** The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

{SIGNATURE PAGE TO FOLLOW}

Approved and adopted this 10<sup>th</sup> day of June, 2025.

**Attest:**

**Harvest Ridge Community  
Development District**

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Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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Name: \_\_\_\_\_  
Chair of the Board of Supervisors

Exhibit A – Supplemental Assessment Methodology Report dated October 23, 2024  
Exhibit B- Supplemental Engineer’s Report dated September 2024

# HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

## FINAL SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Report Date:

October 23<sup>rd</sup> 2024

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## I. INTRODUCTION

This *Supplemental Assessment Methodology Report* (the “Supplemental Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Harvest Ridge Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure are generally described within Exhibit A of this Supplemental Report and further described within the Engineer’s Report, dated October 1st (the “Engineer’s Report”). The objective of this Supplemental Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Property relates directly to the proposed CIP. The District’s CIP will create the public infrastructure enabling Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation. The Engineers Report identified the estimated cost to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Supplemental Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based on the level of proportional benefit received.

This Supplemental Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of the methodology application, the long-term assessment associated with the current CIP is identified. The District will issue Series 2024 Special Assessment Bonds (the “Bonds”) to finance the construction and/or acquisition of a portion of the CIP.

The Series 2024 Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Supplemental Report will determine the benefit, apportionment, and financing structure for the Series 2024 Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## **II. DEFINED TERMS**

**“Assessable Property”** – All private property within the District that receives a special benefit from the CIP.

**“Capital Improvement Program” (CIP)** – The public infrastructure development program as outlined by the Supplemental Engineer’s Report dated October 1, 2024.

**“Developer”** –Lane Road Project, LLC.

**“Development Plan”** – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

**“District”** – Harvest Ridge Community Development District, encompasses 68.38 +/- acres, in Pasco County Florida.

**“Engineer Report”** –Supplemental Engineer’s Report, dated October 1, 2024.

**“Equivalent Assessment Unit” (EAU)** – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

**“Platted Units”** – Private property subdivided as a portion of gross acreage by the platting process.

**“Product Type”** – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction, determined in part as to differentiated sizes, setbacks, and other factors.

**“Unplatted Parcels”** – Gross acreage intended for subdivision and platting according to the Development Plan.

## **III. DISTRICT OVERVIEW**

The District area encompasses 68.38 +/- acres and is located between Lane Road, south of SR54, west of Gall Blvd, in unincorporated Zephyrhills in Pasco County. The primary developer of the Assessable Property is Lane Road Project, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District consists of approximately 289 residential units. The public improvements as described in the Engineer’s Report include but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

#### **IV. CAPITAL IMPROVEMENT PROGRAM**

The District and Developer are responsible for providing the public infrastructure necessary to develop the District's CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Supplemental Report reflect costs as further detailed within the Engineer's Report, these costs are exclusive of any financing-related costs.

#### **V. FINANCING INFORMATION**

The District intends to finance only a portion of the CIP through the issuance of the Series 2024 Bonds. The Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, capitalized interest, and issuance costs. For purposes of this Supplemental Report, allowances have been made for a debt service reserve, capitalized interest, issuance costs, and collection costs as shown in Table 5.

#### **VI. ALLOCATION METHODOLOGY**

The CIP benefits all Assessable Property within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 50' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

## **VII. DETERMINATION OF SPECIAL ASSESSMENT**

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above.

Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will

be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

## VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed before any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Supplemental Report. Debt will not be solely assigned to properties within each phase that have development rights but will be assigned to undevelopable properties to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as outlined in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition was to occur; the true-up provisions in section IX of this Supplemental Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

## IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of the assessment principal. To ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatteable developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatteable developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT	
INFRASTRUCTURE CIP COST SUMMARY	
<u>DESCRIPTION</u>	<u>TOTAL</u>
Amenities	\$942,586.00
Collector Roads	\$492,532.46
Local Roads	\$1,477,597.37
Stormwater Management	\$985,064.91
Utilities, Sewer & Water	\$1,970,129.83
Hardscape/Landscape/Irrigation	\$833,300.00
Professional Services/Contingency	\$635,500.04
	<hr/>
	\$7,336,710.61

TABLE 2

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
<u>PRODUCT</u>	<u>LOT COUNT</u>	<u>PER UNIT</u>	<u>TOTAL EAUS</u>
Single Family 40	239	0.80	191.20
Single Family 50	50	1.00	50.00
<b>TOTAL</b>	<b>289</b>		<b>241.20</b>

Notations:

(<sup>1</sup>) Product Type

(<sup>2</sup>) Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS		
INFRASTRUCTURE CIP COSTS		\$7,336,711
EAUs		241.20
TOTAL CIP COST/BENEFIT PER EAU		\$30,418
<b>Notations:</b>		
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.		

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 40	0.80	239	191.20	\$5,815,834	\$24,334
Single Family 50	1.00	50	50.00	\$1,520,877	\$30,418
Total		289	241.20	\$7,336,711	

**Notations:**

1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.

TABLE 5

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 BONDS		
Coupon Rate <sup>(1)</sup>		5.28%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		4,510,000.00
Original Issue Discount		23,724.40
Net Bond Proceeds		4,486,275.60
<hr/> <u>SOURCES AND USES</u> <hr/>		
Construction Fund		4,123,010.75
Capitalized Interest (Months) <sup>(2)</sup>	0	0.00
Debt Service Reserve Fund	25%	75,364.85
Underwriter's Discount	2.00%	90,200.00
Cost of Issuance		197,700.00
Roundings		0.00
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		301,459.38
Collection Costs and Discounts @ 6.00%		18,087.56
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>319,546.94</b>
<b>Notations:</b>		
(1) Based on final interest rate 10.23.24.		
(2) Based on no Capitalized Interest.		

TABLE 6

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SERIES 2024 SPECIAL ASSESSMENT BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40	0.80	191.20	79.27%	239	\$3,575,091.21	\$238,967.80	\$14,958.54	\$999.87
Single Family 50	1.00	50.00	20.73%	50	\$934,908.79	\$62,491.58	\$18,698.18	\$1,249.83
Totals		241.20	100.00%	289	\$4,510,000.00	\$301,459.38		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. No Capitalized Interest Period.

<sup>(2)</sup> Includes principal and interest, net of discounts and collection fees

EXHIBIT A

The Series 2024 Bonds will pay for a portion of the the public capital infrastructure improvements and is \$4,510,000 payable in 30 annual installments of principal of \$999.87 per 40' Lot and \$1,249.83 per 50' Lot. The par debt is \$14,958.54 per 40' Lot and \$18,698.18 per 50' Lot and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL		
TOTAL ASSESSMENT:	<u>\$4,510,000</u>	
ANNUAL ASSESSMENT:	<u>\$301,459.38</u>	(30 Installments)
TOTAL GROSS ASSESSABLE LOTS:	<u>289</u>	
TOTAL ASSESSMENT PER ASSESSABLE 40' LOT:	<u>\$14,958.54</u>	
TOTAL ASSESSMENT PER ASSESSABLE 50' LOT:	<u>\$18,698.18</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE 40' LOT:	<u>\$999.87</u>	(30 Installments)
ANNUAL ASSESSMENT PER GROSS ASSESSABLE 50' LOT:	<u>\$1,249.83</u>	(30 Installments)
SEE EXHIBIT B - ASSESSMENT ROLL		
Notation:		
Assessments shown are net of collection cost		

## Exhibit B – Assessment Roll Detail

	PARCELID	NAME	Product Type	Principal	Annual Assessment (net of collection cost)
1	15-26-21-0240-00000-0010	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
2	15-26-21-0240-00000-0020	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
3	15-26-21-0240-00000-0030	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
4	15-26-21-0240-00000-0040	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
5	15-26-21-0240-00000-0050	PRYOR JARRIS RASHARD	Single Family 40'	\$14,958.54	\$999.87
6	15-26-21-0240-00000-0060	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
7	15-26-21-0240-00000-0070	MONCAYO DAN JAHAZIEL SANCHEZ & LEIVA DINA GRACIELA & DANIEL & G	Single Family 40'	\$14,958.54	\$999.87
8	15-26-21-0240-00000-0080	OUTLAW JANET KIM & JUSTIN ANTHONY-THOMAS	Single Family 40'	\$14,958.54	\$999.87
9	15-26-21-0240-00000-0090	JOHNSON GREGORY MAURICE & DIAN TAYLOR	Single Family 40'	\$14,958.54	\$999.87
10	15-26-21-0240-00000-0100	RICHARDSON MARLON C JR & ROSS GENEVA B	Single Family 40'	\$14,958.54	\$999.87
11	15-26-21-0240-00000-0110	GONZALEZ EDUARDO JOSE RIVERO	Single Family 40'	\$14,958.54	\$999.87
12	15-26-21-0240-00000-0120	DIEP KIM PHUNG	Single Family 40'	\$14,958.54	\$999.87
13	15-26-21-0240-00000-0130	GOMEZ BRICENO OSCAR ALEXANDER	Single Family 40'	\$14,958.54	\$999.87
14	15-26-21-0240-00000-0140	LOZADA ELIANA IBELKA JIMENEZ	Single Family 40'	\$14,958.54	\$999.87
15	15-26-21-0240-00000-0150	AUGUSTE MAX R ASSE	Single Family 40'	\$14,958.54	\$999.87
16	15-26-21-0240-00000-0160	FREGIS ASMIN	Single Family 40'	\$14,958.54	\$999.87
17	15-26-21-0240-00000-0170	CARCAMO ROBERTO CARLOS & MILLER KATHERINE	Single Family 40'	\$14,958.54	\$999.87
18	15-26-21-0240-00000-0180	CABA JUAN JOSE CABA	Single Family 40'	\$14,958.54	\$999.87
19	15-26-21-0240-00000-0190	ALIOE BRUCE GIOVANNI & SANTOS FELICIA MARIE	Single Family 40'	\$14,958.54	\$999.87
20	15-26-21-0240-00000-0200	ADAMES KATHIA YARIE RIVERA & TORRES JOSE MIGUEL MENDEZ	Single Family 40'	\$14,958.54	\$999.87
21	15-26-21-0240-00000-0210	CENTENO RODRIGUEZ KARLA DELMARIE & ARROYO GUZMAN ARNALDO	Single Family 40'	\$14,958.54	\$999.87
22	15-26-21-0240-00000-0220	TODD SAMUEL VANN JR & MAGEE CATHERINE KELLY	Single Family 40'	\$14,958.54	\$999.87
23	15-26-21-0240-00000-0230	GARCIA-RODRIGUEZ DANIELA MARIE & GARCIA HENRY ALEXANDER	Single Family 40'	\$14,958.54	\$999.87
24	15-26-21-0240-00000-0240	MORANT KELSO SAMUEL JR & WHITELY-HARVEY ERIN AMANA	Single Family 40'	\$14,958.54	\$999.87
25	15-26-21-0240-00000-0250	RULLAN ALEXIS NICOLE & SAMANTHA JEANETTE	Single Family 40'	\$14,958.54	\$999.87
26	15-26-21-0240-00000-0260	SIERRA AMBER MEAGAN	Single Family 40'	\$14,958.54	\$999.87
27	15-26-21-0240-00000-0270	BAKER STACY D	Single Family 40'	\$14,958.54	\$999.87
28	15-26-21-0240-00000-0280	OSORIO JEISSON HENRY RINCON & ESPANOL ELIANA TORRES	Single Family 40'	\$14,958.54	\$999.87
29	15-26-21-0240-00000-0290	GALARZA STEVEN & BOLIVAR SANDRA LISSETH SAAVEDRA	Single Family 40'	\$14,958.54	\$999.87
30	15-26-21-0240-00000-0300	TEJADA NICOLAS	Single Family 40'	\$14,958.54	\$999.87
31	15-26-21-0240-00000-0310	QUINTANA JASMINE ANN & JEFFREY FRANK	Single Family 40'	\$14,958.54	\$999.87
32	15-26-21-0240-00000-0320	HIBSON CHARLENE DENETTE	Single Family 40'	\$14,958.54	\$999.87
33	15-26-21-0240-00000-0330	LEAL ANNY CRISTINA & PARRA CARLOS ALBERTO LEAL	Single Family 40'	\$14,958.54	\$999.87
34	15-26-21-0240-00000-0340	CLARK KHARI SHARLISHA	Single Family 40'	\$14,958.54	\$999.87
35	15-26-21-0240-00000-0350	LIM HENG HUOR & PISEY	Single Family 40'	\$14,958.54	\$999.87
36	15-26-21-0240-00000-0360	WILLS NATHAN JAMES & RODRIGUEZ BRIANNA NICHOLE	Single Family 40'	\$14,958.54	\$999.87
37	15-26-21-0240-00000-0370	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
38	15-26-21-0240-00000-0380	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
39	15-26-21-0240-00000-0390	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
40	15-26-21-0240-00000-0400	FORTUNE WESNA H & FAUDADEMY JEAN F	Single Family 40'	\$14,958.54	\$999.87
41	15-26-21-0240-00000-0410	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
42	15-26-21-0240-00000-0420	WANG ZHONGMIN & ZHANG MEIQING	Single Family 40'	\$14,958.54	\$999.87
43	15-26-21-0240-00000-0430	GARCIA GABRIELA BEATRIZ COLINA	Single Family 40'	\$14,958.54	\$999.87
44	15-26-21-0240-00000-0440	MALDONADO JAMILESS JIMENEZ & JIMENEZ MANUEL JAVIER	Single Family 40'	\$14,958.54	\$999.87
45	15-26-21-0240-00000-0450	BAIN TAMRA MADELINE & JORDAN ANTHONY	Single Family 40'	\$14,958.54	\$999.87
46	15-26-21-0240-00000-0460	HILL SEAN DAVID	Single Family 40'	\$14,958.54	\$999.87
47	15-26-21-0240-00000-0470	COHEN GARY WAYNE JR & LEGNER JAMIE ALLISON	Single Family 40'	\$14,958.54	\$999.87
48	15-26-21-0240-00000-0480	SHANNON KURT JR	Single Family 40'	\$14,958.54	\$999.87
49	15-26-21-0240-00000-0490	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
50	15-26-21-0240-00000-0500	BORDERS DANTE MAURICE & HARRIS CHARLENE YVETTE	Single Family 40'	\$14,958.54	\$999.87

51	15-26-21-0240-00000-0510	ARCE JOEL	Single Family 40'	\$14,958.54	\$999.87
52	15-26-21-0240-00000-0520	PAUL KYLE JOSEPH	Single Family 40'	\$14,958.54	\$999.87
53	15-26-21-0240-00000-0530	BRITT DEBRA LYNN & BILLY GENE	Single Family 40'	\$14,958.54	\$999.87
54	15-26-21-0240-00000-0540	NGUYEN KHANG DUY & H SON DO	Single Family 40'	\$14,958.54	\$999.87
55	15-26-21-0240-00000-0550	VADLA SRIKIRAN	Single Family 40'	\$14,958.54	\$999.87
56	15-26-21-0240-00000-0560	BELL MILTON CHARLES JR	Single Family 40'	\$14,958.54	\$999.87
57	15-26-21-0240-00000-0570	OLTROGGE BRADLEY & DOUGLAS MORGAN	Single Family 40'	\$14,958.54	\$999.87
58	15-26-21-0240-00000-0580	GAY ALEXIS SKIJA	Single Family 40'	\$14,958.54	\$999.87
59	15-26-21-0240-00000-0590	RAMIREZ JOSE & NINO JULIETH & CELIS KAREN JULIANA	Single Family 40'	\$14,958.54	\$999.87
60	15-26-21-0240-00000-0600	FLORES JAY PEE LACSON & FLORES JENNY PEREZ	Single Family 40'	\$14,958.54	\$999.87
61	15-26-21-0240-00000-0610	CHAMPION DOMINIQUE & WILKS JONATHAN	Single Family 40'	\$14,958.54	\$999.87
62	15-26-21-0240-00000-0620	LUCIEN JOSUE & YATARI RANEISHA	Single Family 40'	\$14,958.54	\$999.87
63	15-26-21-0240-00000-0630	NGUYEN KIMBERLY LYNN	Single Family 40'	\$14,958.54	\$999.87
64	15-26-21-0240-00000-0640	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
65	15-26-21-0240-00000-0650	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
66	15-26-21-0240-00000-0660	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
67	15-26-21-0240-00000-0970	BERMUDEZ WALESKA MOREIRA & MOREIRA THAILIS SHADAI SANTOS	Single Family 40'	\$14,958.54	\$999.87
68	15-26-21-0240-00000-0980	NGUYEN KIM THIEN & NGUYEN PHONG THANH	Single Family 40'	\$14,958.54	\$999.87
69	15-26-21-0240-00000-0990	LEBRON NORBERTO & HANCOCK LINDA FAYE	Single Family 40'	\$14,958.54	\$999.87
70	15-26-21-0240-00000-1000	MARTINEZ REBECCA ALICEA & XAVIER	Single Family 40'	\$14,958.54	\$999.87
71	15-26-21-0240-00000-1010	BLACK ASHLEY MYRA & MUHAMMED NURULAMIYN A	Single Family 40'	\$14,958.54	\$999.87
72	15-26-21-0240-00000-1020	OZGUZEL EREN	Single Family 40'	\$14,958.54	\$999.87
73	15-26-21-0240-00000-1030	BURGOS JOSE ANGEL TORRES & REYES LIVIA ENID GARCIA	Single Family 40'	\$14,958.54	\$999.87
74	15-26-21-0240-00000-1040	VACA ANGEL F & RUEDA-ALVAREZ DIANA F	Single Family 40'	\$14,958.54	\$999.87
75	15-26-21-0240-00000-1050	RAJAN EDWARD JAYARAJ & JAYARAJ MARY ROSE	Single Family 40'	\$14,958.54	\$999.87
76	15-26-21-0240-00000-1060	CHAVEZ PEDRO GERARDO SANCHEZ & GRISELL ANTONIETA MELENDEZ DE	Single Family 40'	\$14,958.54	\$999.87
77	15-26-21-0240-00000-1070	KACHROO DIWAKAR & KUCHROO PRACHI	Single Family 40'	\$14,958.54	\$999.87
78	15-26-21-0240-00000-1080	TRAN THU ANH & HUYNH GIAU CONG	Single Family 40'	\$14,958.54	\$999.87
79	15-26-21-0240-00000-1090	VALLE AMANDA MARIA & VALLE MICHAEL & ROBERTA	Single Family 40'	\$14,958.54	\$999.87
80	15-26-21-0240-00000-1100	ALCALA LUIS C GIL & RAMOS DAITH C GONZALEZ	Single Family 40'	\$14,958.54	\$999.87
81	15-26-21-0240-00000-1110	MORENO JOSE TRINIDAD & CERVANTES DIANA LEE	Single Family 40'	\$14,958.54	\$999.87
82	15-26-21-0240-00000-1120	ALMONTE LUIS R & RODRIGUEZ ROSELYN	Single Family 40'	\$14,958.54	\$999.87
83	15-26-21-0240-00000-1130	LOPEZ AMELIA RIVERA REVOCABLE LIVING TRUST	Single Family 40'	\$14,958.54	\$999.87
84	15-26-21-0240-00000-1140	KOSAR ISMAIL	Single Family 40'	\$14,958.54	\$999.87
85	15-26-21-0240-00000-1150	MCGHEE ZIABRIA MICHE	Single Family 40'	\$14,958.54	\$999.87
86	15-26-21-0240-00000-1360	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
87	15-26-21-0240-00000-1370	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
88	15-26-21-0240-00000-1380	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
89	15-26-21-0240-00000-1390	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
90	15-26-21-0240-00000-1400	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
91	15-26-21-0240-00000-1410	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
92	15-26-21-0240-00000-1420	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
93	15-26-21-0240-00000-1430	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
94	15-26-21-0240-00000-1440	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
95	15-26-21-0240-00000-1450	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
96	15-26-21-0240-00000-1460	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
97	15-26-21-0240-00000-1470	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
98	15-26-21-0240-00000-1480	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
99	15-26-21-0240-00000-1490	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87
100	15-26-21-0240-00000-1500	D R HORTON INC	Single Family 40'	\$14,958.54	\$999.87





201	15-26-21-0240-00000-2510	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
202	15-26-21-0240-00000-2520	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
203	15-26-21-0240-00000-2530	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
204	15-26-21-0240-00000-2540	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
205	15-26-21-0240-00000-2550	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
206	15-26-21-0240-00000-2560	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
207	15-26-21-0240-00000-2570	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
208	15-26-21-0240-00000-2580	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
209	15-26-21-0240-00000-2590	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
210	15-26-21-0240-00000-2600	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
211	15-26-21-0240-00000-2610	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
212	15-26-21-0240-00000-2620	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
213	15-26-21-0240-00000-2630	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
214	15-26-21-0240-00000-2640	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
215	15-26-21-0240-00000-2650	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
216	15-26-21-0240-00000-2660	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
217	15-26-21-0240-00000-2670	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
218	15-26-21-0240-00000-2680	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
219	15-26-21-0240-00000-2690	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
220	15-26-21-0240-00000-2700	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
221	15-26-21-0240-00000-2710	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
222	15-26-21-0240-00000-2720	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
223	15-26-21-0240-00000-2730	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
224	15-26-21-0240-00000-2740	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
225	15-26-21-0240-00000-2750	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
226	15-26-21-0240-00000-2760	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
227	15-26-21-0240-00000-2770	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
228	15-26-21-0240-00000-2780	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
229	15-26-21-0240-00000-2790	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
230	15-26-21-0240-00000-2800	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
231	15-26-21-0240-00000-2810	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
232	15-26-21-0240-00000-2820	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
233	15-26-21-0240-00000-2830	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
234	15-26-21-0240-00000-2840	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
235	15-26-21-0240-00000-2850	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
236	15-26-21-0240-00000-2860	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
237	15-26-21-0240-00000-2870	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
238	15-26-21-0240-00000-2880	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
239	15-26-21-0240-00000-2890	LANE ROAD PROJECT LLC	Single Family 40'	\$14,958.54	\$999.87
240	15-26-21-0240-00000-0670	LANE ROAD PROJECT LLC	Single Family 50'	\$18,698.18	\$1,249.83
241	15-26-21-0240-00000-0680	LANE ROAD PROJECT LLC	Single Family 50'	\$18,698.18	\$1,249.83
242	15-26-21-0240-00000-0690	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
243	15-26-21-0240-00000-0700	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
244	15-26-21-0240-00000-0710	LEE YVETTE LASHAWDA	Single Family 50'	\$18,698.18	\$1,249.83
245	15-26-21-0240-00000-0720	FALCON JOSE	Single Family 50'	\$18,698.18	\$1,249.83
246	15-26-21-0240-00000-0730	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
247	15-26-21-0240-00000-0740	BELLIVEAU SAVANNHA RENEE & MERCEDES NYDIA & MERCEDES MARIA	Single Family 50'	\$18,698.18	\$1,249.83
248	15-26-21-0240-00000-0750	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
249	15-26-21-0240-00000-0760	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
250	15-26-21-0240-00000-0770	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83

251	15-26-21-0240-00000-0780	DANIEL ADELINA I & VAZQUEZ ELIUD J PEREZ	Single Family 50'	\$18,698.18	\$1,249.83
252	15-26-21-0240-00000-0790	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
253	15-26-21-0240-00000-0800	BALRAM ANDY MAHIN & KAVITA	Single Family 50'	\$18,698.18	\$1,249.83
254	15-26-21-0240-00000-0810	TRINH JENNY TRUC	Single Family 50'	\$18,698.18	\$1,249.83
255	15-26-21-0240-00000-0820	ULLOA NORA ECHEMENDIA & CAMPOS YUSDANY MESA	Single Family 50'	\$18,698.18	\$1,249.83
256	15-26-21-0240-00000-0830	D R HORTON INC	Single Family 50'	\$18,698.18	\$1,249.83
257	15-26-21-0240-00000-0840	CARABALLO MELANIE Z & TORRES NELSON J & BAEZ ZOBEIDA	Single Family 50'	\$18,698.18	\$1,249.83
258	15-26-21-0240-00000-0850	SAED HAYTHAM SABRIS & ABDELHADI LINDA ALI & SAED SABRIS B	Single Family 50'	\$18,698.18	\$1,249.83
259	15-26-21-0240-00000-0860	CRUZ JUAN CARLOS ALVARADO & ZAYAS ILIANA RAMIREZ	Single Family 50'	\$18,698.18	\$1,249.83
260	15-26-21-0240-00000-0870	GOMEZ CARMEN & GONZALEZ MANUEL & GONZALEZ DORIMAR	Single Family 50'	\$18,698.18	\$1,249.83
261	15-26-21-0240-00000-0880	WEEKES VIDA	Single Family 50'	\$18,698.18	\$1,249.83
262	15-26-21-0240-00000-0890	HENRY VAUGHN STEVENSON & DENELTA M ADDERLEY	Single Family 50'	\$18,698.18	\$1,249.83
263	15-26-21-0240-00000-0900	HATFIELD JEFFREY ALLEN & MORSE LINDA MARIE	Single Family 50'	\$18,698.18	\$1,249.83
264	15-26-21-0240-00000-0910	NGUYEN VAN QUYEN	Single Family 50'	\$18,698.18	\$1,249.83
265	15-26-21-0240-00000-0920	DEGROAT ALONDRA MARIE & MARKS CHARLES KEITH JR	Single Family 50'	\$18,698.18	\$1,249.83
266	15-26-21-0240-00000-0930	OLESON DOUGLAS ERIC	Single Family 50'	\$18,698.18	\$1,249.83
267	15-26-21-0240-00000-0940	GUZMAN RAYMUNDO EMMANUEL & JUSTO CARLY	Single Family 50'	\$18,698.18	\$1,249.83
268	15-26-21-0240-00000-0950	RAMOS NATALIE	Single Family 50'	\$18,698.18	\$1,249.83
269	15-26-21-0240-00000-0960	PEREZ VICTOR STEAVEN & CYNTHIA	Single Family 50'	\$18,698.18	\$1,249.83
270	15-26-21-0240-00000-1160	CHIATOH SYLVIE NONO & MARCEL LEMALUE SAH	Single Family 50'	\$18,698.18	\$1,249.83
271	15-26-21-0240-00000-1170	NIX MICHAEL CARL & NIX MATHEW TAEHO	Single Family 50'	\$18,698.18	\$1,249.83
272	15-26-21-0240-00000-1180	KROUSE NATHAN JACK & TIPTON KENDALL LYN	Single Family 50'	\$18,698.18	\$1,249.83
273	15-26-21-0240-00000-1190	VASQUEZ PENA ERIC S & ANTIGUA FERNANDEZ ARISLA Y	Single Family 50'	\$18,698.18	\$1,249.83
274	15-26-21-0240-00000-1200	LEIVA ALEJANDRO MISael & DAWN CANDICE	Single Family 50'	\$18,698.18	\$1,249.83
275	15-26-21-0240-00000-1210	TEBOH LINUS AKUM & NYUONGU ITA TANG	Single Family 50'	\$18,698.18	\$1,249.83
276	15-26-21-0240-00000-1220	MURRIETA MILLUSHKA	Single Family 50'	\$18,698.18	\$1,249.83
277	15-26-21-0240-00000-1230	GARCIA GRISELDA	Single Family 50'	\$18,698.18	\$1,249.83
278	15-26-21-0240-00000-1240	MACHUMU IRENge & NSIBULA TULIA	Single Family 50'	\$18,698.18	\$1,249.83
279	15-26-21-0240-00000-1250	COLGLAZIER GARY LYNN & CAROLYN SUE	Single Family 50'	\$18,698.18	\$1,249.83
280	15-26-21-0240-00000-1260	FRITH SHAMEKA DENISE	Single Family 50'	\$18,698.18	\$1,249.83
281	15-26-21-0240-00000-1270	MYLES RONDA CHARISSE	Single Family 50'	\$18,698.18	\$1,249.83
282	15-26-21-0240-00000-1280	FOREHAND LEAH MAE & PALLADINO KYLE JOHN	Single Family 50'	\$18,698.18	\$1,249.83
283	15-26-21-0240-00000-1290	JIMENEZ NIKO ARSENIO & GORDON MELISSA LYNN	Single Family 50'	\$18,698.18	\$1,249.83
284	15-26-21-0240-00000-1300	JALCA JOSE LUIS III	Single Family 50'	\$18,698.18	\$1,249.83
285	15-26-21-0240-00000-1310	DAVIS DENNIS LAMONT & ALTAGRACE PIERRE & ET AL	Single Family 50'	\$18,698.18	\$1,249.83
286	15-26-21-0240-00000-1320	PHILISTIN WESLINE & LUZINCOURT OMULET	Single Family 50'	\$18,698.18	\$1,249.83
287	15-26-21-0240-00000-1330	ROSS XIOMARA YESSENIA & KENNETH DAVID	Single Family 50'	\$18,698.18	\$1,249.83
288	15-26-21-0240-00000-1340	HAMPTON STACI PATRICE	Single Family 50'	\$18,698.18	\$1,249.83
289	15-26-21-0240-00000-1350	BROWN TIYASHIAUNNA SHNAE	Single Family 50'	\$18,698.18	\$1,249.83
			Total	\$4,510,000.00	\$301,459.38

**SUPPLEMENTAL ENGINEER'S REPORT FOR THE  
HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
September 2024

## **1. PURPOSE**

This report supplements the District's *Engineer's Report*, dated March 2023 ("Master Report") for the purpose of describing the first phase of the District's CIP<sup>1</sup> to be known as the "**2024 Project**" a/k/a "**Assessment Area One Project**."

## **2. 2024 PROJECT**

The District's 2024 Project includes the portion of the CIP that is necessary for the development of what is known as "**Assessment Area One**" of the District. A legal description and sketch for Assessment Area One are shown in **Exhibit A**.

### **Product Mix**

The table below shows the product types that will be part of the 2024 Project:

#### **PRODUCT TYPES**

<b>Product Type</b>	<b>2024 Project Units</b>
Single Family – 40'	239
Single Family – 50'	50
<b>TOTAL</b>	<b>289</b>

### **List of 2024 Project Improvements**

The various improvements that are part of the overall CIP – including those that are part of the 2024 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2024 Project includes, generally stated, the following items relating to Assessment Area One: stormwater management, utilities, perimeter roadways/hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, and soft costs.

### **Permits**

All permits have been issued and the project is complete.

### **Estimated Costs**

The table below shows the costs that are necessary for delivery of the Assessment Area One lots for the 2024 Project, which includes the roads, utilities, and other improvements specific to Assessment Area One as well as "master" improvements that may be outside of those phases such as offsite roads and utilities, the amenity, etc.

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<sup>1</sup> All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

## ESTIMATED COSTS OF DELIVERING THE ASSESSMENT AREA ONE PROJECT

<u>Improvement</u>	<u>2024 Project Estimated Cost</u>
Amenities	\$942,586.00
Collector Road	\$492,532.46
Local Road	\$1,477,597.37
Stormwater	\$985,064.91
Utilities Water and Sewer	\$1,970,129.83
Hardscape Landscape Irrigation	\$833,300.00
Professional Services /Contingency	\$635,500.04
<b>Total</b>	<b>\$7,336,710.61</b>

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- d. Impact fee credits may be available from master roadway and utility improvements. The developer and the District will enter into an acquisition agreement whereby the developer may elect to keep any such credits, provided that consideration is provided to the District in the form of improvements, land, a prepayment of debt assessments, or other consideration.

While the delivery of the 2024 Project will necessarily involve the installation of certain "master" improvements, the District's 2024 Project is a part of the entire CIP, which functions as a system of improvements that includes the entire CIP for Harvest Ridge CDD. Accordingly, the 2024 Project lots only receive a pro-rated benefit from the overall CIP based on "ERU" factors as established under the District's assessment reports.

### 3. CONCLUSION

The 2024 Project will be designed in accordance with current governmental regulations and requirements. The 2024 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the 2024 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the 2024 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the 2024 Project that is at least equal to the costs of the 2024 Project.

As described above, this report identifies the benefits from the 2024 Project to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's 2024 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The 2024 Project will be owned by the District or other governmental units and such 2024 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2024 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2024 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2024 Project or the fair market value.

Please note that the 2024 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2024 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

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Hamid Sahebkar, P.E.

Date: September 2024

**EXHIBIT A:** Legal Description and Sketch of 2024 Project Area a/k/a Assessment Area One

**Exhibit A**

# LANE ROAD SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACTS 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 AND 60  
 ZEPHYRHILLS COLONY COMPANY, PLAT BOOK 1, PAGE 55  
 SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST,  
 PASCO COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

Lane Road Project, LLC, a Florida limited liability company, (Owner) hereby state and declare that they are the fee simple owner of all lands referred to as LANE ROAD SUBDIVISION, as described in the legal description which is a part of this plat, and make the following dedications:

Owner hereby reserves fee title to Tracts 1,2,3,4,5,6,8, & 9 (Private Streets); Tracts 11,13,15,17,18, & 21 (Open Space); Tract 7 (Emergency Access); Tract 14 (Mail Kiosk Area); Tract 12 (Amenity Area); Tract 16 (Neighborhood Park/Open Play Area); Tract 20 (Neighborhood Park 'A' Jogging Trail); Tracts 23 & 24 (6 PVC Fences) and Tracts 10, 25, 26 & 35 (10' Type 'B' Landscape Buffers); Tracts 27-34 (Pond/Drainage Areas), as shown and depicted hereon for conveyance by the Owner to the Harvest Ridge Community Development District (CDD), a local unit of special purpose government that will be organized and existing pursuant to Chapter 190, Florida Statutes by separate instrument, subsequent to the recording of this Plat. The foregoing tracts shall be maintained by Owner for the purposes stated herein until such conveyance occurs, and shall be maintained by the CDD for such purposes from and after such conveyance for the benefit and use of the property owners in the CDD.

In the event of any accident, blockage or other emergency, at the request of an emergency services provider, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The CDD shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.

Owner does further:

grant, convey and dedicate to the County Tract 19 (Open Space/Irrigation Well/Pump Station) as shown hereon, and the facilities located therein, for purposes incidental thereto.

grant, convey and dedicate to the perpetual use of the public and the "County" all public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the "County".

grant, convey and dedicate to the "County" a perpetual easement over and across all street rights-of-way, which are depicted hereon as Tracts 1,2,3,4,5,6,8 & 9, for any and all governmental purposes including (without limitation) fire, law enforcement and emergency medical services.

reserve unto themselves, their successors and assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s. 177.085(1).

reserve unto themselves, their respective heirs, successors, assigns or legal representatives, a non-exclusive easement in all Drainage, Fence, and Landscaping Easements as shown and depicted hereon to be conveyed to the CDD by separate instrument, subsequent to the recording of this Plat.

grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection, and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such utility easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

reserve unto themselves, their respective heirs, successors, assigns or legal representatives, a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on the plat. Said non-exclusive easement is for the installation, operation, maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with s. 177.091(28).

grant, convey, and dedicate to the County, a non-exclusive flow-through easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property on this plat. In the event the CDD fails to properly maintain any drainage easements/facilities, preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easements for the purpose of performing maintenance to ensure the free flow of water.

## OWNER

Lane Road Project, LLC, a Florida limited liability company

By: Joseph Tabshe  
 Manager  
 Witness  
 Print Name  
 Witness  
 Print Name

## ACKNOWLEDGMENT

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF PASCO )

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared by means of physical presence, Carla Tabshe, who has identified herself to me as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

My commission expires: \_\_\_\_\_ Commission Number: \_\_\_\_\_

Notary Public, State of Florida at Large

(Printed Name of Notary)

## PROPERTY INFORMATION:

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF PASCO )

We, Southern Title Services of Tampa Bay, Inc., a Title Company duly licensed in the State of Florida, have completed an Owner & Encumbrance Report (Owner & Encumbrance Report for the Filing of A Subdivision Plat in Pasco County, Florida, FATIC File No. 20171159 & 20181132) and, based on said report find that the title of the property is vested in Lane Road Project, LLC, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in the Owner & Encumbrance Report for the Filing of A Subdivision Plat in Pasco County, Florida, FATIC File No. 20171159 & 20181132.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Southern Title Services of Tampa Bay, Inc.

Grace Payne  
 President

## REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081(1), Florida statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177, Part 1, Florida Statutes and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Alex W. Parnes  
 Pasco County Surveyor  
 Florida Professional Surveyor and Mapper, License No. 5131  
 State of Florida

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

## CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

## SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Chapter 177, Florida Statutes, Part I.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

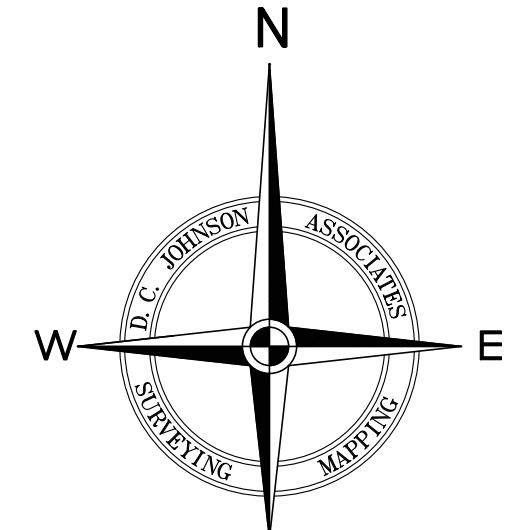
D.C. Johnson & Associates, Inc.  
 Florida Licensed Business No. 4514

Daniel C. Johnson  
 Florida Professional Land Surveyor No. 3653

# LANE ROAD SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACTS 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 AND 60  
ZEPHYRHILLS COLONY COMPANY, PLAT BOOK 1, PAGE 55  
SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST,  
PASCO COUNTY, FLORIDA

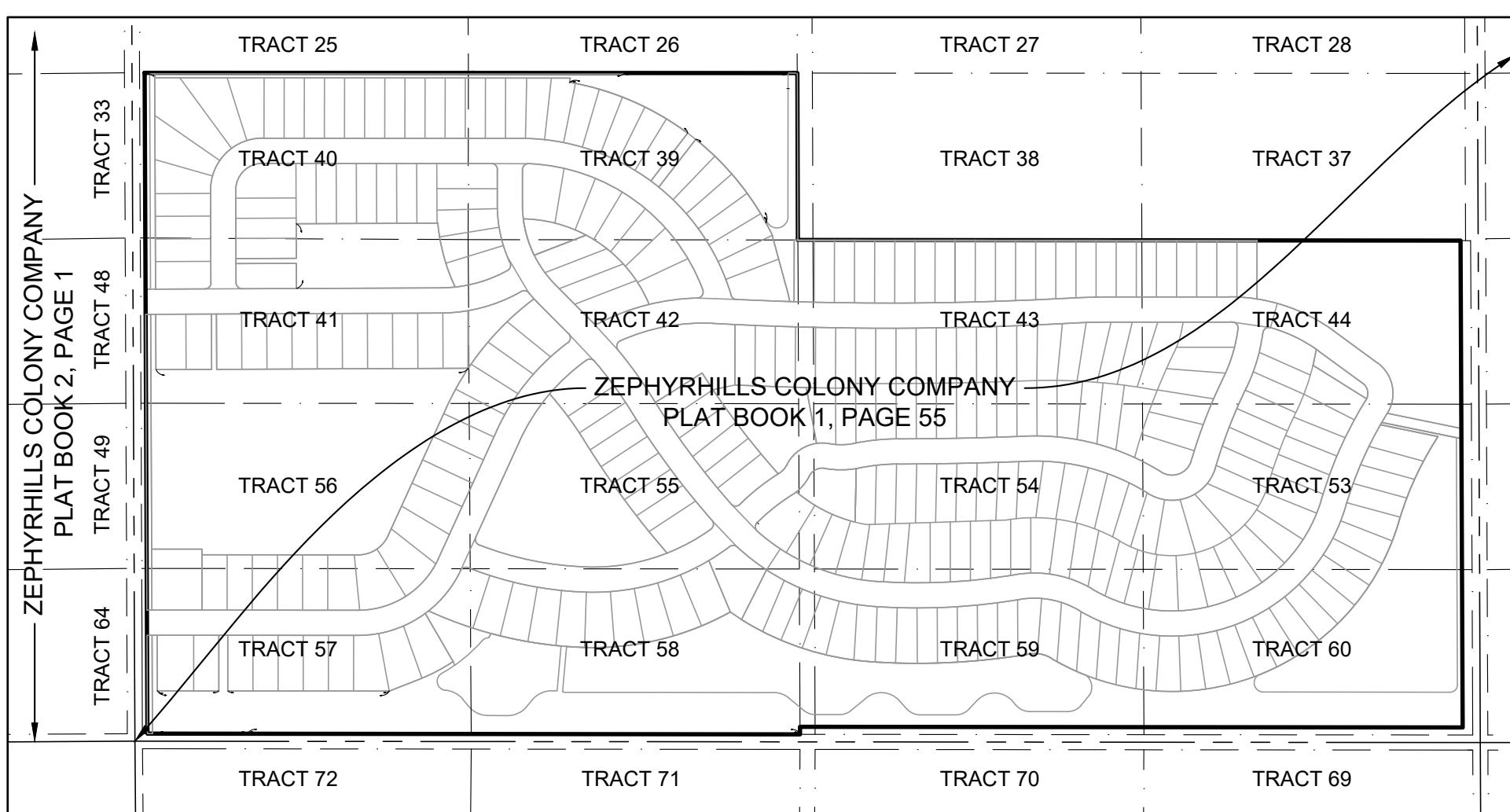
PLAT BOOK



SCALE 1" = 150'

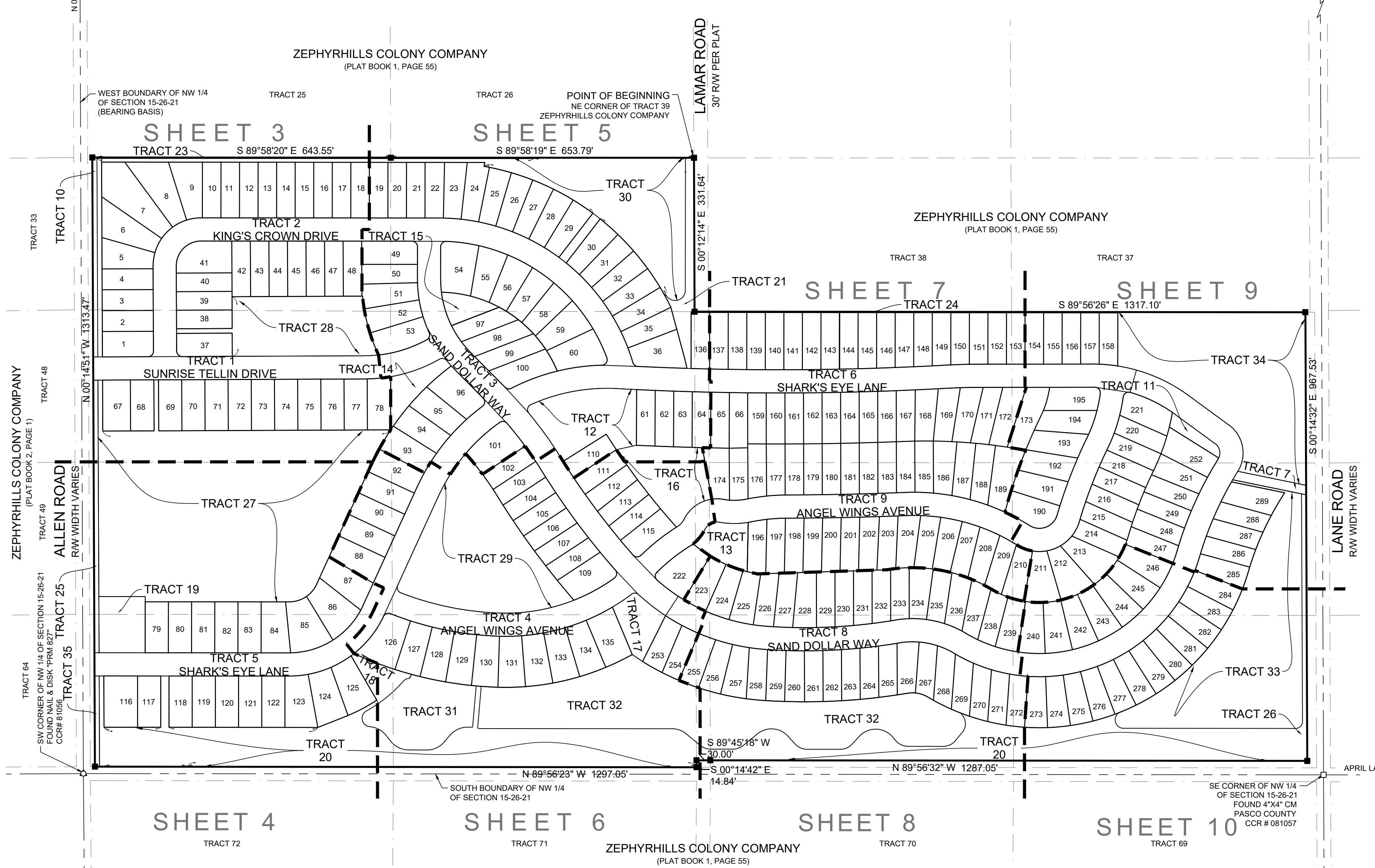
**LEGEND**

- = IRON PIPE, IRON ROD
- = CONCRETE MONUMENT
- = PROPERTY LINE, CENTERLINE
- = RIGHT-OF-WAY
- = OFFICIAL RECORDS BOOK
- = PLAT BOOK
- = PAGE
- = CLEAR SIGHT TRIANGLE (SEE DETAIL)
- = CERTIFIED CORNER RECORD
- = NON-RADIAL LINE
- = ACCESS/DRAINAGE/UTILITY EASEMENT
- = SET 5/8" IR "DC JOHNSON LB 4514"
- = SET 4"x4" CM "PRM LB 4514"
- = SET NAIL & DISK "PCP LB 4514"
- = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
- = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
- = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)



# DETAIL OF ZEPHYRHILLS COLONY COMPANY LANDS

SCALE: 1" = 300'



## NOTES:

1. Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 15, Township 26 South, Range 21 East, Pasco County, Florida. Said line bears N.00°14'51"W.
2. The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
3. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
4. All platted utility easements will provide that such easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
5. A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## TRACT TABLE F

TRACTS 1-6, 8 & 9	PRIVATE STREETS
TRACTS 11, 13, 15, 17, 18 & 21	OPEN SPACE
TRACT 7	EMERGENCY ACCESS
TRACT 12	AMENITY AREA
TRACT 14	MAIL KIOSK AREA
TRACT 16	NEIGHBORHOOD PARK/OPEN PLAY AREA
TRACT 19	OPEN SPACE/IRRIGATION WELL/PUMP STATION
TRACT 20	NEIGHBORHOOD PARK 'A' JOGGING TRAIL
TRACTS 23-24	2' FENCE EASEMENT
TRACTS 10, 25, 26 & 35	10' TYPE 'B' LANDSCAPE BUFFER
TRACTS 27-34	POND/DRAINAGE AREA

# **Third Order of Business**

**3B**

# **Third Order of Business**

**3C**

**Paolo Aliaga**  
33541

8622371633

37301 Angel Wings Ave, Zephyrhills, FL

paolo.a.aliaga@gmail.com

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

### **Professional Experience**

#### **Deputy Sheriff**

*October 2020 - Present*

*Hillsborough County Sheriff, Tampa, Florida*

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

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

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

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

#### **Military Police**

*December 2020 - Present*

*United States Army, Saint Petersburg, Florida*

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

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

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

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

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

### **Correctional Police Officer**

*Essex County Department of Corrections*

*December 2019 - June 2020*

*Newark, New Jersey*

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

### **Correctional Police Officer**

*New Jersey Department of Corrections*

*July 2017 - December 2019*

*Newark, New Jersey*

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

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

### **Education**

**Bachelor of Science in Homeland Security**

*August 2016 - December 2020*

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

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

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

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

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

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

September 2012 - June 2015

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

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

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

### **Key Skills**

- **Bilingual in Spanish and English**

Gary L. Colglazier  
37116 Sharks Eye Lane  
Zephyrhills, Florida 33541  
812-569-8779  
[gcolglazier@frontier.com](mailto:gcolglazier@frontier.com)

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

#### WORK

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

Seymour Indiana Community Schools (bus driver) 1985 to 2022

#### CIVIC WORK

Jackson County Indiana Democrat Precinct Board 1986 to 2022

City of Seymour Indiana Freeman Field Airport Board 2003 to 2005

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

City of Seymour Indiana Planning Commission Board 2000 to 2023

**Jose I. Falcon**

joseifalcon@yahoo.com

**708-574-6628**

**Professional Summary:** National Construction Manager with more than 20 years working in commercial and residential project repairs, installation and project management. Extensive knowledge in interpreting blueprints and electrical plans and diagrams, mentoring apprentice electricians and following and enforcing OSHA guidelines.

**Education:**

IBEW NECA Technical Institute certification

Associates in Liberal Arts, Lakeland College

Construction Occupation Certificate, Lakeland College

**Experience:**

National Construction Manager, DAS and Public Safety Systems, Halo Synergy Group

September 2003— Present

- Manage residential construction and industrial electrical projects. Oversee pre-construction meetings, establish project scope, analyze blueprints and building codes, and ensure alignment with business requirements for commercial customers.
- Coordinate cross-functionally with construction teams to execute large-scale projects, analyze blueprints, and ensure compliance with building codes, OSHA safety, and NEC codes.
- Lead a team of 10+ apprentice and journeyman electricians, oversee the safe installation of electrical components and systems, and perform inspections to identify potential hazards.
- Lead the installation of RF equipment, fiber optic terminations, grounding with zero safety mishaps.
- Report directly to executive leadership on project management timeline and met deadlines with 100% client satisfaction.
- Perform installations, alterations, maintenance, and repairs of electrical systems, conductors, and associated materials for industrial projects.
- Led low voltage communication installs and DAS systems solutions for clients leading to their increased productivity.

**Additional Training:** OSHA 30, First Aid, CPR and AED course, Anritsu Line Sweep Certification, Anritsu PIM Measurement Certification, Microsoft word and excel proficient

**Felix B. Leno, Esq., CERP**

Deptford, New Jersey

Cell: (347)737-3903

E: [felixbleno@gmail.com](mailto:felixbleno@gmail.com)

## **SUMMARY EXPERTISE**

- Bank Attorney and experienced compliance and risk management executive with extensive experience in enterprise risk management, AML/CFT compliance, and regulatory compliance. I have experience building bank wide regulatory compliance programs and compliance management systems (CSM), BSA/AML/CFT programs, and third-party risk management programs.
- Developed and implemented enterprise risk management (ERM) frameworks to enable lines of businesses to effectively identify, measure, monitor, control, manage and report on risk exposures (including financial, operational, compliance, and ACH/payments risks) consistent with the Bank's risk appetite.
- Strong experience in U.S prudential bank regulatory matters. Led regulatory examinations and remediation projects and served as bank-side lead point of contact during regulatory examinations and ongoing supervision with the FDIC, OCC, FRB, and New York State Department of Financial Services.
- Subject matter expert in Banking as a Service ("BaaS") and fintech banking with working knowledge of best practices for BaaS consistent with regulatory expectations.
- Possesses sound professional judgment and strong analytical and communication skills which allow me to operate a high level of efficiency in interacting with the Board, senior management, regulators and other stakeholders.
- Strong expertise in governance. Has advised the bank boards on governance matters. Played key role in the development of Strategic Plans. Has written Management Succession Plans and led Board assessments. Served as Secretary of the Board and Board Committees (Risk Committee, Audit Committee, Compliance Committee).

## **PROFESSIONAL EXPERIENCE**

**CitiBank N.A, Tampa, Florida**

*Senior Vice President, Governance, Risk & Controls, July 2024 – Present*

- Manage key stakeholder relationships within Citi to ensure control design and governance of Tier Regulations aligned with CBNA is optimal.
- Lead in the drafting of key updates on Tier 1 Regulations aligned to CBNA including the OCC's Safety and Soundness Standards and CSI regulations.
- Implement and run governance forums to oversee Tier 1 Regulations aligned with CBNA.
- Serve as key point of contact for regulatory inquiries for the Tier 1 Regulations aligned with CBNA.
- Track and monitor regulatory issues and regulatory commitments for the Tier 1 Regulations aligned with CBNA to ensure appropriate reporting to senior governance forums.

**Guinea-USA Chamber of Commerce, Inc.**

*Chair, Board of Directors, April 2024 – Present*

- A not-for-profit trade association organized exclusively to improve free enterprise and business opportunities economic interests for its members and the economic relations between Guinea and the U.S.

**CitiBank N.A, New York City**

*Consultant – Bank Regulatory SME, November 2023 – June 2024*

- Assessed and advised on the legal entity applicability of certain Tier 1 Regulations aligned CBNA including the OCC's Safety and Soundness Standards (12 CFR 30 Appendix A), the OCC Guidelines Establishing Heightened Standards (12 CFR 30 Appendix D), and permissibility regulations (Regulation Y, 12 CFR 7 and 12 CFR 5).
- Supported the CBNA Business Risk and Controls team on the interpretation of and compliance with key prudential banking laws and regulations including the OCC's Safety and Soundness Standards and permissibility regulations.
- Engaged various stakeholders across the enterprise on the interpretation and the mapping of regulations to existing controls and identify potential controls gaps, as appropriate.

**Bercla Consulting LLC, New Jersey**  
*Managing Director, June 2023 - Present*

- Advise fintechs and BaaS banks about the AML/CFT risks associated with their business, products, services, and clients and recommend custom solutions specific to the particular risks faced by each fintech and/or BaaS bank. This includes helping them develop and implement adequate risk-based programs to meet regulatory requirements and expectations at the fintech level and their end user accounts level related to Customer Due Diligence (CDD), KYC/CIP requirements, ongoing customer due diligence (formerly known as Enhanced Due Diligence), customer risk ratings, transaction monitoring, risk assessments, policies, and procedures.
- Advise fintechs and BaaS banks on regulatory compliance to ensure their products and services comply with consumer protection laws. We leverage our examination-tested expertise and experience to help fintechs and BaaS banks develop and implement compliance programs that meet regulators' expectations.
- Advise clients on third party risk management including the implementation of the recent interagency guidelines on third party risk for banking organizations.

**Piermont Bank, New York City**

*Chief Risk Officer & Chief Compliance Officer, June 2020 – June 2023*

*Director of Enterprise Risk Management, October 2019 – June 2020*

*Served as Chair of Management BSA/AML Committee and ERM Committee (2019-2023).*

- Designed and implemented the Bank's compliance and risk management framework for the launch of Banking as a Service ("BaaS"). Led the formulation and implementation of risk management aspects of this new product and service for regulatory approval (as a De Novo Bank) and BSA/AML and compliance program. Created policies and procedures for BaaS program including customer due diligence procedures, CIP/CDD requirements, compliance monitoring and Board reporting requirements. Led the development of metrics to monitor the performance and growth of the fintech business including ACH monitoring in compliance with NACHA operating rules.
- Served as point of contact for the FDIC and the New York Department of Financial Services (DFS). Led the Bank's BaaS program through three examination cycles with the FDIC and the DFS and developed best practices for a safe and sound growth of the BaaS program.
- Designed the BSA/AML/CFT compliance program for Piermont Bank, a De Novo Bank formed in 2019 and regulated by the FDIC and the DFS. Implemented adequate policies, procedures, and controls for the BSA program.
- Oversaw and supervised the BSA/AML, regulatory compliance, and independent risk management functions.
- Responsible for the management and oversight of the outsourced internal audit function. Served as liaison with the Audit Committee, and ensured the audit engagement is effective, scope of audits is adequate, and audits are completed in a timely manner.
- Created the Bank's compliance management system (CMS) including compliance program, policies, risk assessments, compliance monitoring program, and training program. Led and directed the design, formulation, implementation of the Bank's compliance management system (CMS) including the consumer compliance program, compliance risk assessment and monitoring reviews, update of policies and procedures, compliance training and consumer complaints. Conducted compliance monitoring for Reg. E, Reg. CC, Flood insurance, HMDA, Reg. B, Reg. CC, among others.
- Designed and implemented Bank-side fintech compliance program and compliance management system requirements (policies, training, testing, monitoring, etc.). Developed the fintech compliance monitoring program

to ensure compliance with consumer protection laws (Reg. E, error resolution, Reg. CC, TISA, UDAAP, complaint management) including fintechs engaged in the early wage access business.

- Responsible for the bank-wide enterprise risk management program. Ensure that the risk management framework enables lines of businesses to effectively identify, measure, monitor, control, and report on risk exposures consistent with the Bank's risk appetite and regulatory expectations and established periodic ERM risk assessments.
- Developed the risk management framework for new business, products, and services to ensure decision making and review of new initiatives complies with a framework that requires proactive risk identification and implementation of risk mitigation strategies. Implemented a new product and service risk assessment process.
- Responsible for ensuring the Bank has an effective third-party risk management framework consistent with industry and regulatory expectations. Created the Bank's vendor classification system based on criticality of services provided, implemented vendor due diligence and vendor risk assessment process, maintain the list of vendors, and ensure consistency of the vendor management program across the Bank.

### **KEB Hana Bank USA, New York City**

***SVP, General Counsel and Head of Risk Management, June 2016 – September 2019***

***Vice President and Senior Legal Counsel, July 2014 - June 2016***

***Assistant Counsel, Dec. 2013 – July 2014***

***Associate, Legal Department, Sept. 2009 – Dec. 2013***

- Member of the Executive Management Committee responsible for directing and overseeing the implementation of programs to carry out the strategic goals and objectives of the Bank.
- Responsible for overseeing the Bank's legal functions and advise the Board and senior management on legal and regulatory matters including Reg. W for affiliates transactions, lending limits, etc...
- Served as Secretary of the Board of Directors. Advised the Board and senior management on governance matters. Supported activities associated with global oversight and management of the Bank, as well as regulatory change management.
- Spearheaded talent assessment and development across the organization. In this capacity, conducted the annual Board and senior management assessments, and wrote the bank wide succession plan for senior management and the Board.
- Drafted and negotiated confidentiality and non-disclosure agreements in connection with third party vendors and service providers and where applicable ensure compliance of those confidentiality agreements with regulatory requirements.
- Reviewed and negotiated the Bank's service agreements with third-parties vendors including contracts with loan servicing companies, IT service providers, real estate management companies, engagement letter with independent consultants and auditors.
- Responsible for the bank-wide enterprise risk management program. Coordinated semi-annual enterprise risk assessments with LOBs. Ensured that the risk management framework enables lines of businesses to effectively identify, measure, monitor, control, and report on risk exposures consistent with the Bank's risk appetite and regulatory expectations.
- Member of the AML Committee responsible for overseeing the Bank's BSA/ AML compliance program.
- Served as bank-wide point of contact with the OCC and FDIC for the ongoing supervision of the Bank. Kept records of all regulatory communications and ensure timely follow-up of regulatory matters with the appropriate business parties.
- Prepared legal memoranda and analysis on affiliate transactions in order to determine applicability of and compliance with section 23A and 23B of the Federal Reserve Act and the implementing Regulation W.

### **Credit Agricole Consumer Finance, Paris**

➢ ***Summer Associate-Legal Department, 2008***

- Conducted legal research in regulatory matters involving the regulation of broker-dealer activities and helped develop compliance requirements for business units. Audited partnership and joint-venture agreements and other

third-party arrangements between the Bank and its partners, determined the scope of Bank involvement and suggested improvements.

### **AXA, Paris**

#### **➤ *Summer Associate - Portfolio Analyst; 2007***

- Managed insurance portfolio and reviewed insurance contracts in the field of legal liability and lawsuit protection and provided advice on the scope and extend of insurance coverage. Prepared briefs and Memoranda in regulatory matters involving consumer credit and consumer protection laws.

### **EDUCATION**

**University of Maryland Robert Smith School of Business** (Washington), Enterprise Risk Management Advanced Executive Program – November 2017

**Fordham University School of Law** (New York City), Masters in Banking, Corporate & Finance Law, *May 2011*

**Paris-Dauphine University** (Paris, France), Master's Degree in Business Law – *May 2008*

**Sorbonne University**, (Paris, France) J.D – *2006*

### **PROFESSIONAL LICENSES & CERTIFICATIONS**

- **Bar Admission:** Attorney admitted to practice law in New York.
- **Certification:** Certified Enterprise Risk Professional (CERP) - by the American Bankers Association (ABA)

### **LANGUAGES**

Fluent in French

### **Hobbies:**

Play Golf, USGA GHIN-handicap 14.

# Nestor Odukoya

**Website:**  
[NestorOdukoya.com/resume](http://NestorOdukoya.com/resume)  
**Phone:**  
(813) 447-3543  
**Email:**  
nodukoya@hotmail.com

## Summary

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

## Skill Highlights

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



## Education

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**Hillsborough Community College (HCC) | 2011 - 2012**

**Daytona State College | 2012 - 2013**

## Certifications

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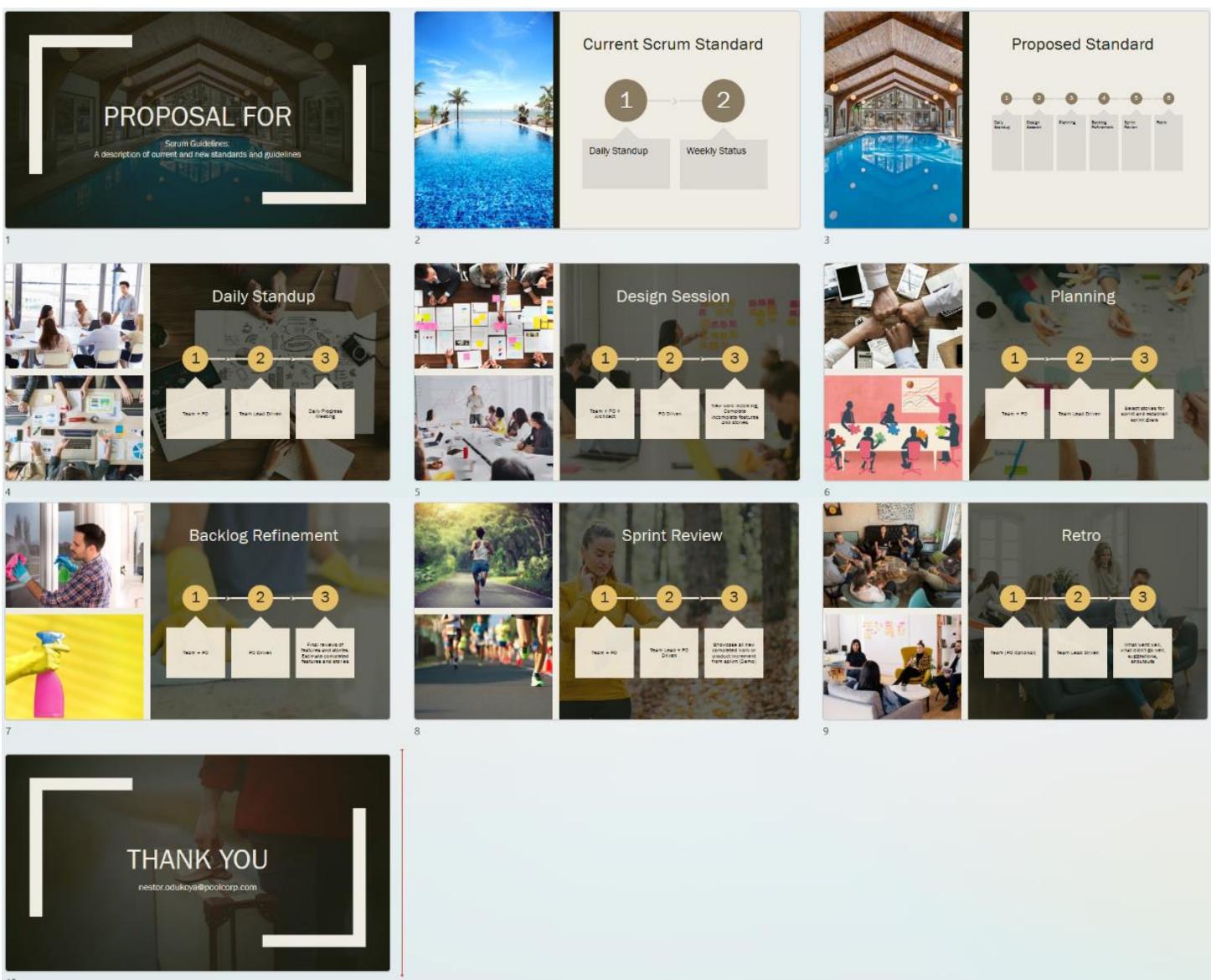
- Diversity, Equity and Inclusion in the Workplace Certificate
- AWS Certified Cloud Practitioner
- Microsoft 70-480 – Programming in HTML5 with JavaScript and CSS3
- Sitecore XP 7 Website Development for .NET Developers Certification
- Website .NET Developer Certification for Sitecore CMS 7.0
- SetFocus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

## Lead Software Engineer - 10/2022 - Current

Pool Corp, New Orleans, LA \*Remote\*

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

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



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

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

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

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

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

Ashley Furniture Industries, Tampa, FL

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

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

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

Graphic Solutions, Palm Harbor, FL

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

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

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

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

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

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

HD Supply, Orlando, FL

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

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

Acquirgy, St. Petersburg, FL

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

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

Mercury New Media, Tampa, FL

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

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

One Touch Direct, Tampa, FL

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

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

Patty Express Inc., Bronx, NY

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

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

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

Michael Valle  
4571 Sand Dollar Way  
Zephyrhills, Florida 33541  
215-519-1843 cell

## **Work History**

### **1/24 to Present Volkswagen of Wesley Chapel – Sales Consultant**

I am now recently a sales consultant at VW. In my initial months I am already a top grossing and unit producer. Management is mentoring me in the business as I would like to enhance my skills and knowledge of the industry. The goal is to utilize my banking, management and sales skills to move into a desk manager or finance manager position.

### **4/19 to 5/23 Univest Bank SVP Regional Commercial Banking Manager, SE Pa & NJ**

- All responsibilities similar to Bershire position
- Implement strategy and budget for new market (state of NJ)
- Hire & build new team and locating building to house team
- Implement new branding and marketing plan for NJ
- No cap on sales size or loan size in most segments

### **6/17 to 4/19 Berkshire Bank Business Banking Manager PA & NJ**

- Manage Business Bankers & Portfolio Manager within the Philadelphia 5 county & South/Central Jersey area
- Plan, implement and manage all business strategy with recent presence in new market Berkshire entered the market in 2017
- Review and support all deals prior to approval
- Loan Policy Committee
- Philadelphia Franchise Member
- Several Chambers,PICPA,SJCPA & PPACS Committees/Involvement
- Responsible for hiring and implementing team initiatives, strategy and goal setting for region
- All other responsibilities similar to positions at PNC Bank & MTB

### **5/07- 5/17 M&T Bank VP – Business Banking Regional Team Leader**

- Manage Business Bankers (9) within the Philadelphia/Bucks/Lehigh/ South Jersey area
- Plan, implement and manage South Jersey business strategy with recent presence in new market
- Target market includes businesses generally with sales of 20 million or less and loan exposure of 4 million or less
- Review and support all deals prior to approval

- Loan Transformation Initiative Committee
- SBA Initiative Committee
- AML/BSA Committee
- Franchise Committee
- Incentive Committee
- Philadelphia Franchise Member
- NE Chamber, CAI, PICPA & PPACS Committees/Involvement
- Responsible for hiring and implementing team and Community Bank initiatives in all 6 markets
- All other responsibilities similar to BBSM position at PNC Bank

**1/01 – 5/07 PNC Bank VP – Business Banking Sales Manager**

- Manage 12 business bankers covering 29 branches in Philadelphia and surrounding counties
- Sales size businesses of 10 million or less and loan exposure of 2 million or less
- Responsible to manage group to all unit, dollar and revenue goals
- Work closely with regional and territory manager to plan and implement business banking strategy and planning to ensure quality results
- All HR issues including hiring, coaching, counseling and terminations
- Work closely with lending center to ensure loans are properly packaged and reviewed
- Work closely with all bank partners such as wealth, treasury, trust, retail to name a few to ensure full customer relationships
- Review preferred customer portfolios of each business banker to ensure retention and wallet growth
- Attend, host and speak at events including PSPA, PICPA, chambers and CAI to name a few

**7/00 – 1/01 PNC Bank VP – Senior Financial Sales Consultant**

- Manage preferred book of 100-150 clients
- Meet all assigned unit, dollar and revenue goals
- Meet all client retention goals
- Worked closely with 7 branches in NE Philadelphia branches to achieve business banking goals
- Work closely with all lines of business to ensure all customer and prospect needs are met
- Responsible for clients with sales size of 5 million or less and loan exposure of 500k or less

**9/90 – 6/00 Sovereign Bank/Home Unity Bank  
(Home Unity was acquired by Sovereign Bank 9/93)**

Last position held at Sovereign Bank was Market Area Manager, VP 10/98 – 6/00

**10/83 – 9/90 PSFS 12 S. 12<sup>th</sup> St, Philadelphia, Pa 19107**

I held various positions starting as a teller in October, 1983 and being promoted several times. I left PSFS in September 1990 as a Level 3 assistant manager.

## **Accomplishments**

1990 & Prior – Various teller & sales awards  
1993 – Customer Service Excellence Award  
1995 – Giraffe Award (Peer Recognition)  
1996 & 1998 – Community Banking Officer of the Year  
1996, 1997, 1998 - #1 ranked loan production officer bank wide  
1999 - #1 Loan Originator (Florida Trip Winner)  
2000 – Assigned as specialist to assist with Fleet Bank merger in Mass & Conn  
2003 - #3 Ranked Team of 21 in corporation  
2004 – Business Banking Manager MVP – Southeast Territory  
2003 -2010 Teamwork Award & other various  
2011 – 2<sup>nd</sup> in overall revenue % among 30+ teams corporate wide (2 Top Category Awards)  
2011 – President's Club  
2012 – 2<sup>nd</sup> in overall revenue % and in top 5 in several categories bank wide (2 Top Category Awards)  
2012 – President's Club  
2013 – Metro TL of the Year  
2013 – President's Club  
2014 – Selected as member of Senior Management Mentor Development Program  
2014 – Team Leader Metro Market Liason – Tarrytown, NYC, Long Island, NJ, Philadelphia  
2014 – Metro TL of the Year  
2015 – Metro TL of the Year  
2015 = Sr Leadership Mentor Development Program  
2015 – President's Club  
2016 – President's Club  
2018 – Top Producing Region  
2019 – Recognized as top growing region

<b>Name</b>	ROY W. WRIGHT, JR.
<b>Position</b>	SECURITY CONSULTANT
<b>Security Clearance</b>	Government (Federal) Secret 12/31/2019
<b>Home Address:</b>	4727 Sand Dollar Way, Zephyrhills, FL 33541
<b>Cell:/ Email:</b>	772-353-0557 <a href="mailto:wrightr469@gmail.com">wrightr469@gmail.com</a>
<b>Education:</b>	Florida "D" Unarmed Security Officer License, <b>2024</b> Florida CWP License, Issued: <b>2024</b> BLS – Basic Life Saving – Certification VA Hospital, Tampa, FL <b>2024</b> Law Enforcement Training Center (Federal Academy) Little Rock, AR <b>Mar 2021</b> MVM, Inc., GSS Static Security Training Course, <b>2012</b> Elite Fighting Concepts, Defensive Tactics – Panther Course, <b>2012</b> US DOS Diplomatic Security Service School, <b>2005</b> Military Police Advanced Executive Protection Course, <b>1995</b> Special Weapons and Tactics Master ( <i>SWAT Level III</i> ) <b>1994</b> Special Reaction Team Training ( <i>SWAT Level I</i> ), <b>1993</b>

### Summary of Technical Skills and Qualifications

Over 37 years of combined extensive experience working with European, African, and Middle Eastern cultures. Supported rebuilding, stabilization and training foreign nationals and military's in this area. Several years spent working alongside U.S. Military and Coalition Forces in the Middle East supporting various missions. Extremely personable with diplomat-like skills in negotiating and conversing with senior Iraqi, DOS, U.S. and various other officials during tense operations at the height of Coalition efforts throughout the country. Previously involved in FID, ASO missions required daily, weekly and monthly briefings, to O5 and higher, regarding local and international INTEL which impacted or affected the security situation, and Anti-Terrorism/Force Protection issues and missions.

### Specific Experience

**VA Police Services – Federal – Aug 2019 – Present** Performs law enforcement assignment such as, a full range of police duties executing rules, regulations, or procedures covering law and rules enforcement, physical and personal security operations, patrol duties, control desk duty, coordination with local courts, and/or crime prevention activities for the local jurisdiction. Patrols VA facilities, identifies situations where criminal activity has occurred or is about to occur, assess danger and threats, and takes proper recourse, including taking statements, making arrests, and conducting short and long-term investigations. Responding to reports of crimes and/or calls for police assistance; securing crime scenes and/or accident sites; takes appropriate actions in emergency situations; conducts investigations; keep abreast of law enforcement rules, regulations and techniques. Uses independent judgment in deciding the best course of action based upon the circumstances of the incident. In some cases this may result in educating, cautioning, citing, arresting or providing aid and/or referring the individual to a specific VA program or another Federal, state or local agency. Takes complete sworn statements from witnesses, subjects, and victims confirming that they are able to conduct a question and answer session to ensure all facets of the statement are clear and understandable. Provides accurate oral descriptions of persons, places, and events, exchange information with other state, local and Federal law enforcement officers (in and outside VA), participate in meetings with other officers, VA employees and customers. Identifies persons requiring assistance or medical aid while on-patrol, perform on-scene assessments and determine the level of aid or emergency response required. Provides Basic Life Support (BLS) to injured personnel and coordinates additional emergency response whenever needed. Responds with emergency medical teams to provide on scene support as a team member, provide traffic control and coordinate emergency response with local emergency medical services. Officer achieves and maintain qualification/certification with the agency-approved firearms as condition of gaining and continuing employment as a Police Officer. Possess firearms under the terms of the Gun Control Act of 1968, as amended (18 U.S.C. 922(g)(9)).

**Pasco County School – Veterans Elementary, Wesley Chapel Jun 2019 – Aug 2019** Graduated from the Pasco County Guardian Program after 178 hours of Florida mandated training. Course was supervised by the Pasco County Sheriff's Training Division. Training consisted of the same requirements as a new training cadet which is attending the Sheriff's academy. Responsible for protecting the lives of Staff, students, teachers and all authorized visitors, serving as access control, physical security and arresting authority. Conducting external and internal perimeter gates, pedestrian gates safety and security checks while on the campus of VES.

**Allied Universal Feb 2018 – Jun 2019 – Tampa branch.** Provided physical security of the Well Care Facility and the staff. Serving as access control and physical security protection officer providing external and internal perimeter security. Conducting interior/exterior perimeter security patrols, entry/exit vehicle, personnel searches, and surveillance operations using closed circuit television (CCTV).

**Un-Employed – Nov 2017 Feb 2018** – Executive Protection, Security Details for various Fortune 200 to 500 corporations. Conducted threat, vulnerability assessments for High Density Areas, Mission Essential Vulnerably Area for all venues, conferences and events. Served as access control and physical security protection officer providing external and internal access control points as well as security ID check-point.

**G4S Inmate Transport Division (Tampa, FL) Jun 2017 Nov 2017** - Conducted safe and secure transportation of detainees from specified sites to designated points. Inspect and prepare transportation vehicle for daily operation requirements. Perform pre and post-trip inspection of vehicles; fill out required paperwork; report any damage or defects. Conduct pat-down searches of detainees; ensure detainees are properly secured prior to leaving a facility, and while in a vehicle. Ensure all safety and legal measures are followed at all times while transporting detainees, including but not limited to all application federal, state, municipal and organizational laws, regulations, policies and procedures. Ensure all required paperwork is completed, accurately, and thoroughly when accepting detainees at a facility and delivering them to their appropriate destinations. While in transit ensuring the Transportation Officer is in complete control of the transport vehicles at all times. Trained/certified in inmate hospital watch. Such as policy procedure, use of restraints and proper movements within the hospital.

**Self Employed – Dec 2016 Jun 2017** – Executive Protection, Security Details for various Fortune 500 corporations. Conducted threat, vulnerability assessments for High Density Areas, Mission Essential Vulnerably Area for all venues, conferences and events. Served as access control and physical security protection officer providing external and internal access control points as well as security ID check-points.

**Allied Universal Aug 2016 Dec 2016 – Lockheed Martin – Orlando branch.** Provided physical security of US Government Facility and DOD personnel. Served as access control and physical security protection officer providing external and internal perimeter security. Conducted interior/exterior perimeter security patrols, entry/exit vehicle, personnel searches, and surveillance operations using closed circuit television (CCTV).

**Unemployed – May 2016 Aug 2016** – Transition back from oversea contract in the Middle East, Iraq to US.

**Team Member, SOC LLC- DOS/ORA – Iraq, Oct 2013 May 2016** - SOC, Provided high threat physical security of US Government Facilities and personnel in high threat environments throughout the Middle East. Served as access control and physical security protection officer providing external/ internal perimeter security. I trained in the use of multiple light and heavy weapon systems, force protection measures, and surveillance detection. Used various equipment and technology based search methods to conduct vehicle and personnel searches. Stood guard at fixed posts for up to 12 hours. Conducted outer perimeter security patrols during conditions of raised threat levels.

**Team Member, MVM - DOS/ORA – Iraq, Jun 2010 Oct 2013** - MVM, served as a training instructor and team member for the US Government Facilities, static security operations. Worked the US Government security mission throughout the Iraq region. Conducted asset interceptions, motorcade escorts, VIP movements, and pedestrian interceptions. Entry/exit vehicle and personnel searches, surveillance operations using (CCTV). Advanced security preparations, walking movement protective formations, fixed site security, Quick Reaction Force for all US Government Dignitaries and their employees.

**Project Manager, The Sandi Group, Inc. – Iraq, Sept 2009 Jun 2010** - Sandi Group, United States New Embassy Compound, Baghdad, Iraq, served as the Project Manager, developing, operating, and managed large-scale projects. Managed day to day operational aspects of very complex projects with regards to the scope of work. Identified resources needed and assigned both local national and Turkish employee's responsibilities. Ensured all designs, were current, completed, and safe guarded and stored appropriately. Successful completion of \$17 Million-USD projects on the New Embassy compound, under very challenging circumstances, constantly evolving environment.

**Site Security Manager, SOC, Feb 2009 Sept 2009** - Site Security Manager for a FOB in Northern Iraq in support of over 2,000 persons. Implemented the Installation Anti-Terrorism/Force Protection (AT/FP) programs. Conducted assessments and assisted with development of plans and policies designed to protect personnel, operations, and other assets. Prepared drafts of the AT/FP annexes and SOPs, researched and drafted papers on Force Protection issue provided command oversight, assistance, and guidance to subordinate Commanders. Inspected and assessed certification rosters, guard mounts, entry control points, patrols, and other guard activities and by observing the training, equipping, and rehearsals of guards. Advisor to the US Commander, Iraqi Military Commander developing reports, presentations and documentation provided an understanding of the cultural environment and Anti-terrorism/Counterterrorism issues and situations for the unified operating base between Coalition Forces and Iraqi Army. Instructed/trained both I.A (Iraqi Army) and I.P. (Iraqi Police) on Force Protection, base defense, small arms tactics, and basic fundamentals of marksmanship.

**Operations Manager, SOC – SMG, Jun 2007 Feb 2009** - Operations Manager, for a Combat Operating Base (COB) in Northern, Iraq in support of over 28,000 combined US Military and civilians. Implemented the Installation Anti-Terrorism/Force Protection (AT/FP) programs. Conducted threat, vulnerability assessments for High Density Areas, Mission Essential Vulnerably Area (MEVA). Served as the primary Liaison Officer (LNO) for the Battle Defense Operations Center (BDOC) Commander and Command Sergeant Major. Worked with US Army and Air Force Security personnel in developing new screening, security procedures for the arrival and departure Area Central Gathering (ADACG) as well as all fight lines. Trained over 500 Ugandan guards in flight-line security. Secured all commercial air crafts. Checked the manifest, cargo and escorting civilians to and from the aircrafts. Managed the execution of command-wide physical security, crime prevention and combating terrorism policies and programs.

#### **Team Member, DynCorp Intl. – Iraq, Jan 2005 Jun 2007**

**DynCorp, United States Regional Embassy Office, Kirkuk Iraq, served as the Tactical Commander (TC) for over 9 months with the Diplomatic Security Service (DSS).** Conducted short and long-range movement security and venue security for REO personnel/Military Officials and Engineer's which were responsible for the over-site of restoration of facilities throughout the northern half of Iraq. Wrote, developed, and implemented all Site Security, Initial Response, Emergency Evacuation and Contingency Procedures.

**DynCorp, United States Embassy Annex Basra Iraq, early 2005, Operator/ Limo Driver for over 8 months with the Diplomatic Security Service (DSS).** Served as a team member for the PSD team working the DOS security mission for the USAID program in southern Iraq region. Provided short and long-range movement security and venue security for USAID personnel and Engineer's which were responsible for the over site of restoration of facilities throughout the southern half of Iraq and into Kuwait.

**DynCorp, United States Embassy Baghdad Iraq, later 2005, worked as Agent in Charge (AIC) for over 6 months with the Diplomatic Security Service (DSS).** Primary point of contact for all coordination with clients. Primary

operator for in close protection of all principles. Planning for and conducting safe guard and transport of single and multiple principles into highly volatile and high threat areas of Fallujah, An Najaf, Hillah, Baghdad. Close in protection of principle(s) while they were out working in Iraq.

**DynCorp, United States Embassy Baghdad Iraq, end of 2005, assigned to Quick Reaction Force (QRF) for Diplomatic Security Service (DSS). Served as the Assistant Team Leader (ATL) for over 6 months.** Multiple missions in support of protective details to include Tactical Support, Route Reconnaissance, Advances, Tactical Med-Evac, Quick Reaction, other missions and duties as assigned. The QRF may fulfill multiple missions on any particular day in and throughout Baghdad, Iraq.

**Military Army - Jan 1986 – Sep 2000**

**LANGUAGES** - English: American Citizen – German; Fluent in reading and speaking – Arabic: Rudimentary speech  
**TRAINED ON THE FOLLOWING WEAPONS SYSTEMS/ CERTIFICATIONS** - M21, 50 CAL, HK468, MAG 58, HK69, M-84, M16/6/4, M249 SAW, M240G MMG, PKM, AK47, MP5, MP5K, 870 Shotgun, Glock 17 & 19 and Sig Sauer P226

# **Third Order of Business**

**3D**

## RESOLUTION 2025-03

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

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

**WHEREAS**, the Board of Supervisors (hereinafter the “**Board**”) now desire to designate the Officers of the District per F.S. 190.006(6).

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

1. The following person(s) are elected to the offices shown, to wit:

Chairman  
Vice Chairman  
Secretary  
Treasurer  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

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

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JUNE, 2025.**

**ATTEST:**

## **HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

---

**Secretary/Assistant Secretary**

---

### Chairman/Vice Chairman

# **Third Order of Business**

**3E**

Harvest Ridge  
Community Development District

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

**Fiscal Year 2026**

Proposed Budget

Prepared by:



Harvest Ridge  
Community Development District

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Harvest Ridge  
Community Development District

**Operating Budget**

Fiscal Year 2026

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

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

Harvest Ridge  
Community Development District

General Fund

**Amenity**

	\$	-	\$	-	\$	-	\$	-
Pool Monitor								
Janitorial - Supplies/Other	8,250		6,810		8,250		\$ 5,000	
Garbage Dumpster - Rental/Collection	1,500		1,500		1,500		\$ 1,500	
Amenity R&M	5,000		5,000		5,000		\$ 5,000	
Stormwater System R&M	8,500		8,500		8,500		\$ 8,500	
Annual Stormwater Report	3,500		3,500		3,500		\$ 3,500	
Entrance Monuments, Gates, Walls R&M	1,500		-		30,530		\$ 10,000	
Pool Maintenance - Contract	12,000		12,000		12,000		\$ 12,000	
Pool Treatments & Other R&M	500		500		500		\$ 500	
MISC	1,150		718		1,150		\$ 1,150	
Contracts - HVAC	600		600		600		\$ 600	
Playground Equipment	500		500		500		\$ 500	
<b>Total Amenity</b>	<b>\$ 43,000</b>		<b>\$ 39,628</b>		<b>\$ 72,030</b>		<b>\$ 48,250</b>	

**Landscape and Pond Maintenance**

Landscape Maintenance - Contract	\$ 70,000	\$ 34,100	\$ 70,000	\$ 55,000
Landscaping - R&M	1,000	1,000	1,000	\$ 1,000
Landscaping - Mulch	2,500	2,500	2,500	\$ 2,500
Landscaping - Annuals	2,500	2,500	2,500	\$ 2,500
Irrigation Maintenance	6,000	4,915	6,000	\$ 6,000
Aquatics - Plant Replacement	5,000	5,000	5,000	\$ -
R&M Drainage	1,000	1,000	1,000	\$ 1,000
Wetland Maintenance	6,500	4,050	6,500	\$ 6,500
Contingency Reserve	2,500	2,500	2,500	\$ 60,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 97,000</b>	<b>\$ 57,565</b>	<b>\$ 97,000</b>	<b>\$ 134,500</b>

**TOTAL EXPENDITURES**

**\$ 397,475 \$ 316,806 \$ 430,470 \$ 355,150**

Excess (deficiency) of revenues

**\$ (100,000) \$ (316,806) \$ (109,007) \$ -**

**Other Financing Sources/(Uses)**

Operating Loan	\$ -	\$ -	\$ 100,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>

Net change in fund balance

**\$ (100,000) \$ (316,806) \$ (9,007) \$ -**

**FUND BALANCE, BEGINNING**

**\$ (8,557) \$ 299,242 \$ (8,557) \$ (17,564)**

**FUND BALANCE, ENDING**

**\$ (108,557) \$ (17,564) \$ (17,564) \$ (17,564)**

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

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

**Onsite Staff**

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

**District Management**

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

**Field Management**

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

**Administration**

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

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

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

**Financial/Revenue Collections**

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

**Rentals and Leases**

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

**Data Storage**

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

**Accounting Services**

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

**Dissemination Agent/Reporting**

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

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Financial and Administrative** (continued)

**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

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

**Mailings**

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

**Professional Services – Arbitrage Rebate**

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

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

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

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

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

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

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

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

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

**Gas**

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

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

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

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

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

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

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

**Athletic Courts and Field Maintenance**

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

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

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

**Clubhouse Office Supplies**

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

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Amenity (Continued)**

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

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

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

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

**Trail/Bike Path Maintenance**

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

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

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

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

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

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

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

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

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

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

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

Harvest Ridge  
Community Development District

**Debt Service Budgets**

Fiscal Year 2026

Harvest Ridge  
Community Development District

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Series 2024 Bonds

Fiscal Year 2026 Budget

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

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

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

**Interest Expense**

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

Harvest Ridge  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2026

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

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

# **Third Order of Business**

**3F**

## **RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harvest Ridge Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 12, 2025
HOUR:	11:00 a.m.
LOCATION:	SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run Land O' Lakes, FL 34638

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 10, 2025.**

Attest:

**Harvest Ridge Community  
Development District**

Print Name: \_\_\_\_\_  
£ Secretary/£ Assistant Secretary

Print Name: \_\_\_\_\_  
£ Chair/£ Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2025/2026**

Harvest Ridge  
Community Development District

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

**Fiscal Year 2026**

Proposed Budget

Prepared by:



Harvest Ridge  
Community Development District

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Harvest Ridge  
Community Development District

**Operating Budget**

Fiscal Year 2026

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

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

Harvest Ridge  
Community Development District

General Fund

**Amenity**

	\$	-	\$	-	\$	-	\$	-
Pool Monitor								
Janitorial - Supplies/Other	8,250		6,810		8,250		\$ 5,000	
Garbage Dumpster - Rental/Collection	1,500		1,500		1,500		\$ 1,500	
Amenity R&M	5,000		5,000		5,000		\$ 5,000	
Stormwater System R&M	8,500		8,500		8,500		\$ 8,500	
Annual Stormwater Report	3,500		3,500		3,500		\$ 3,500	
Entrance Monuments, Gates, Walls R&M	1,500		-		30,530		\$ 10,000	
Pool Maintenance - Contract	12,000		12,000		12,000		\$ 12,000	
Pool Treatments & Other R&M	500		500		500		\$ 500	
MISC	1,150		718		1,150		\$ 1,150	
Contracts - HVAC	600		600		600		\$ 600	
Playground Equipment	500		500		500		\$ 500	
<b>Total Amenity</b>	<b>\$ 43,000</b>		<b>\$ 39,628</b>		<b>\$ 72,030</b>		<b>\$ 48,250</b>	

**Landscape and Pond Maintenance**

Landscape Maintenance - Contract	\$ 70,000	\$ 34,100	\$ 70,000	\$ 55,000
Landscaping - R&M	1,000	1,000	1,000	\$ 1,000
Landscaping - Mulch	2,500	2,500	2,500	\$ 2,500
Landscaping - Annuals	2,500	2,500	2,500	\$ 2,500
Irrigation Maintenance	6,000	4,915	6,000	\$ 6,000
Aquatics - Plant Replacement	5,000	5,000	5,000	\$ -
R&M Drainage	1,000	1,000	1,000	\$ 1,000
Wetland Maintenance	6,500	4,050	6,500	\$ 6,500
Contingency Reserve	2,500	2,500	2,500	\$ 60,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 97,000</b>	<b>\$ 57,565</b>	<b>\$ 97,000</b>	<b>\$ 134,500</b>

**TOTAL EXPENDITURES**

**\$ 397,475 \$ 316,806 \$ 430,470 \$ 355,150**

Excess (deficiency) of revenues

**\$ (100,000) \$ (316,806) \$ (109,007) \$ -**

**Other Financing Sources/(Uses)**

Operating Loan	\$ -	\$ -	\$ 100,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>

Net change in fund balance

**\$ (100,000) \$ (316,806) \$ (9,007) \$ -**

**FUND BALANCE, BEGINNING**

**\$ (8,557) \$ 299,242 \$ (8,557) \$ (17,564)**

**FUND BALANCE, ENDING**

**\$ (108,557) \$ (17,564) \$ (17,564) \$ (17,564)**

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

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

**Onsite Staff**

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

**District Management**

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

**Field Management**

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

**Administration**

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

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

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

**Financial/Revenue Collections**

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

**Rentals and Leases**

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

**Data Storage**

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

**Accounting Services**

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

**Dissemination Agent/Reporting**

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

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Financial and Administrative** (continued)

**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

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

**Mailings**

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

**Professional Services – Arbitrage Rebate**

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

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

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

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

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

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

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

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

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

**Gas**

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

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

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

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

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

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

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

**Athletic Courts and Field Maintenance**

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

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

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

**Clubhouse Office Supplies**

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

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026

**Amenity (Continued)**

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

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

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

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

**Trail/Bike Path Maintenance**

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

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

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

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

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

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

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

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

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

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

**EXPENDITURES**

**Contingency/Reserves**

**Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

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

Harvest Ridge  
Community Development District

**Debt Service Budgets**

Fiscal Year 2026

Harvest Ridge  
Community Development District

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Series 2024 Bonds

Fiscal Year 2026 Budget

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

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

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

**Interest Expense**

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

Harvest Ridge  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2026

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

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

# **Third Order of Business**

**3G**

# **Harvest Ridge**

## **Community Development District**

### **Recreational Facilities**

### **Rules & Regulations**

*Proposed June 10, 2025*

## **Recreational Facilities Rules & Regulations**

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## **Recreational Facilities Rules & Regulations**

### **General**

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

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

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$2,378.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Belmond Reserve Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

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

### **Conduct Code**

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

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

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

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

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

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

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

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

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

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

### **Use of Community Facilities**

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - b. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area and basketball court.
  - c. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- d. Proper disposal of personal trash is required.
- e. Profanity and bullying will not be tolerated.
- f. No vandalizing of Community Facilities.
- g. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at basketball court, dog park, picknick area, or playground.
- h. Diving or flips from the deck into the swimming pool will not be allowed.
- i. No fighting.
- j. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
- k. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
- l. Illegal drugs and paraphernalia are prohibited.
- m. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
- n. Community Facilities shall be used only for the purpose for which they are designed.
- o. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.

- 4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
- 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
- 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

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

### **Community Ponds**

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

### **Dog Park Rules (the “Dog Park”)**

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

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

#### **Playground Rules (the “Park”)**

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

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

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

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

### **Violation of Rules and Regulations**

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

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

- f. Damaging or destroying District property; or
- g. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.

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

# **Third Order of Business**

**3H**



**Brian E. Corley**  
**Supervisor of Elections**  
**PO Box 300**  
**Dade City FL 33526-0300**

**1-800-851-8754**  
**www.PascoVotes.gov**

April 23, 2025

Bryan Radcliff, District Manager  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Bryan Radcliff:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Cobblestone Community Development District	282
• Harvest Ridge Community Development District	220
• Hilltop Point Community Development District	162
• Northridge Community Development District	0
• Vista Walk Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

# **Third Order of Business**

**3I**



May 1, 2025

Proposal #18340525

Contact

Tonja Stewart  
Phone 813 223-9500  
tonja.stewart@stantec.com

Customer

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

Job

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

## PROPERTY IMPROVEMENTS

### Concrete Miami Gutter and Asphalt Repair

**Scope of work:**

1. Secure the job site for the safety of the crew and the public using barricades/cones.
2. Saw cut and remove 1 area of damaged concrete gutter totaling approximately 120 linear feet.
3. Haul debris from site.
4. Form and pour 1 new area of concrete gutter totaling approximately 120 linear feet using 3,000 PSI concrete reinforced with commercial fiber mesh.
5. Apply a broom finish and saw cut control joints as required to the new concrete gutter.
6. Saw cut and/or mill to remove damaged asphalt in 1 area adjacent to concrete gutter totaling approximately 360 square feet.
7. Check base and install new base as necessary.
8. Haul off debris from repairs and tack areas, if necessary.
9. Patch, roll and compact to 1.5" Type SP-9.5 asphalt in 1 area totaling approximately 360 square feet.

### Excavate, Base and Asphalt Repairs

**Scope of work:**

1. Secure the job site for the safety of crew and public using barricades and/or cones.
2. Excavate 1 30' x 25' areas totaling approximately 750 square feet to a depth of approximately 7.5" in preparation for base installation.
3. Haul debris from site.
4. Check sub-base compaction.
5. Install 6" of crushed concrete base material, grade, roll and compact.
6. Clean and tack areas to be paved as required.
7. Haul off debris from repairs and tack areas where required.
8. Pave using Type SP 9.5 hot mix asphalt compacted to 1.5" in 1 area totaling approximately 750 square feet.
9. Compact asphalt using a vibratory roller.



Office: 813.633.0548  
Fax: 813.634.2686



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## PROPERTY IMPROVEMENTS

**Notes:**

- \*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- \*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- \*IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- \*IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- \*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- \*THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN  $\frac{1}{4}$  OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- \*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.



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2010 S 51st Street,  
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May 1, 2025

Proposal #18340525

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Zephyrhills, FL 33541

## PROPERTY IMPROVEMENTS

**Notes continued:**

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



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May 1, 2025

Proposal #18340525

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37059 Kings Crown Drive  
Zephyrhills, FL 33541

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Zephyrhills, FL 33541

## PROPERTY IMPROVEMENTS

**Notes continued:**

\*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

\*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.

\*IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.

\*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREA. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.

\*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.

\*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.

\*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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**PROPERTY IMPROVEMENTS**

**Customer Billing Information**

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

**The terms of your contract are:**

Net 30 Days Upon Substantial Completion

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

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

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



Office: 813.633.0548  
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2010 S 51st Street,  
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May 1, 2025

Proposal #18340525

Contact

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Job

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**PROPERTY IMPROVEMENTS**

**Terms: Net 30 Days Upon Substantial Completion**

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

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

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

Date of Acceptance \_\_\_\_\_

Customer's Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration 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 standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$15,844.00**



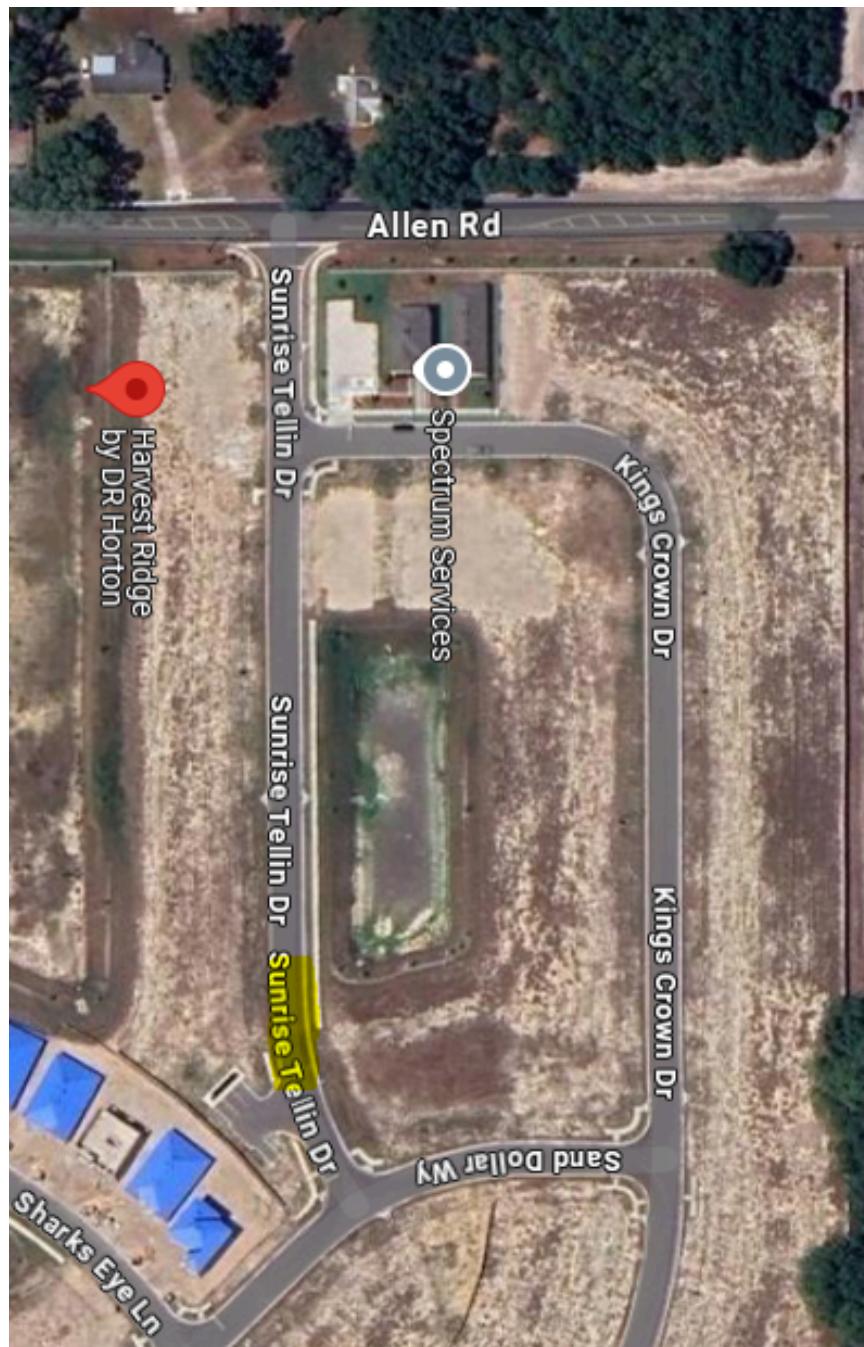
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Tampa, FL 33619



Base and Asphalt - 1 areas 25x30 - 750 sf / 84 sy



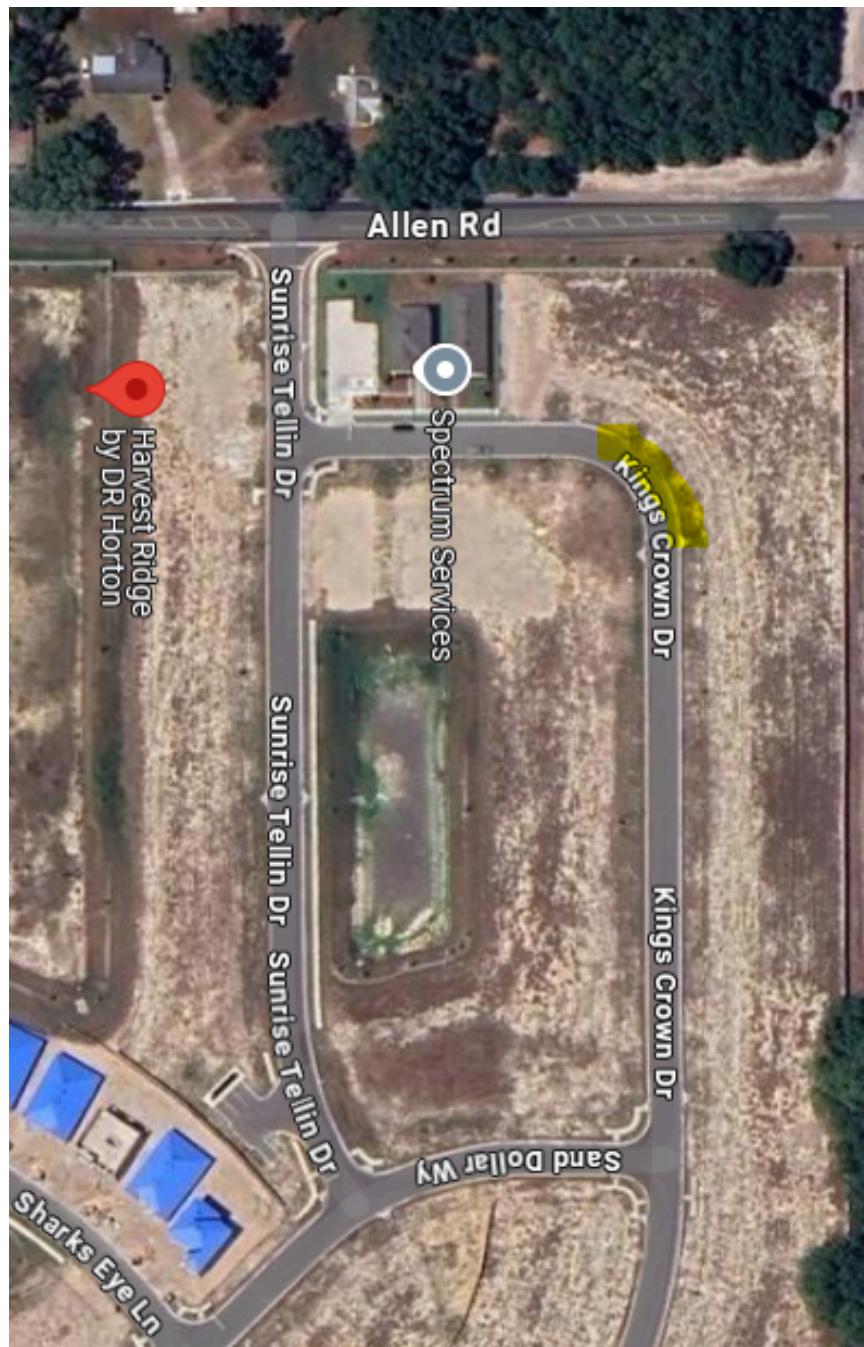
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2010 S 51st Street,  
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Concrete Miami Gutter Repair - 1 area - Size - 120 lf



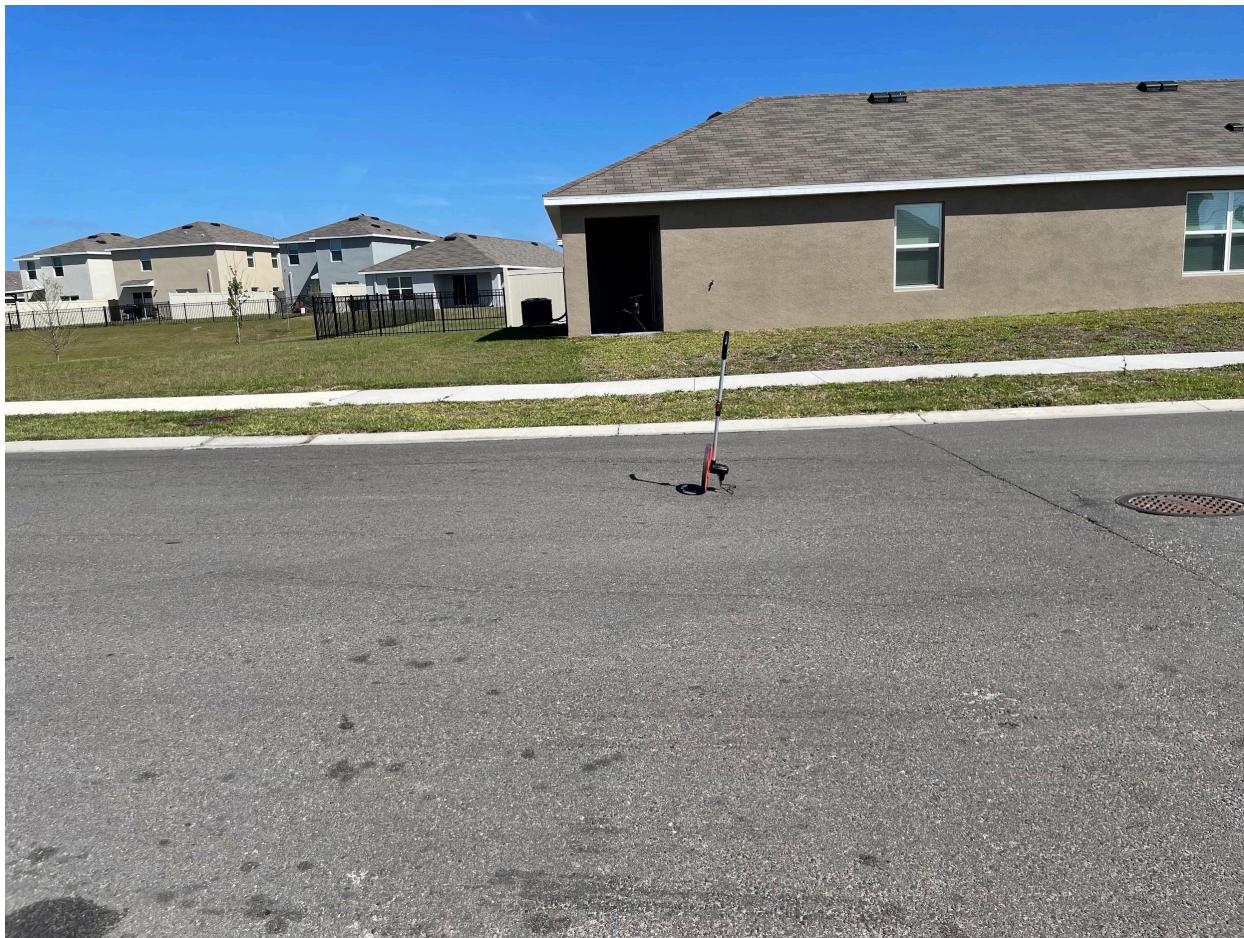
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2010 S 51st Street,  
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# **Fourth Order of Business**

**4A**

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

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday, March 11, 2025, at 11:04 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carla Tabshe	Chairperson
Eric Davidson	Assistant Secretary
Dawson Ransome	Assistant Secretary

Also, present were:

Brian Lamb	District Manager ( <i>via phone</i> )
Bryan Radcliff	District Manager
Tyson Waag	District Engineer ( <i>via phone</i> )
Vivek Babbar	District Counsel ( <i>via phone</i> )

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Street Depression**

Mr. Waag addressed the Board regarding the street depression located just outside the mailbox kiosk. The Board requested Mr. Waag obtain proposals for repair along with engaging the County.

**B. Discussion of Pond Bank Erosion**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, <i>Finn Outdoors</i> proposal for a washout repair within the Community in the amount of \$2,200, was approved. 3-0
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On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, <i>Spearem</i> proposal for three (3) washout repairs located within the Community in the amount of \$11,000, was approved. 3-0
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**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the August 13, 2024, Regular Meeting**

- B. Consideration of Operation and Maintenance June 2024 - February 2025**
- C. Acceptance of the Financials and Approval of the Check Register for June 2024 – February 2025**

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

**Board of Supervisors' Requests and Comments**

Mr. Babbar updated the Board on a resident who is having flooding issues in her front driveway and requested Mr. Lamb follow up.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

- Concerns regarding follow-up on residential fences were discussed.

**SEVENTH ORDER OF BUSINESS**

**Adjourned**

There being no further business,

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, meeting adjourned at 11:20 am. 3-0
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Brian Lamb/Bryan Radcliff  
District Manager

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Carla Tabshe  
Chairperson

# **Fourth Order of Business**

**4B**

# **Harvest Ridge Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
April 30, 2025**

**Prepared by:**



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

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND		TOTAL
<b>ASSETS</b>					
Cash - Operating Account	\$ 59,833	\$ -	\$ -	\$ 59,833	
Cash In Bank	230,852	-	-	230,852	
Investments:					
Acquisition & Construction Account	-	-	5,892	5,892	
Cost of Issuance Fund	-	-	42	42	
Reserve Fund	-	75,365	-	75,365	
Revenue Fund	-	302,190	-	302,190	
Prepaid Items	25,673	-	-	25,673	
<b>TOTAL ASSETS</b>	<b>\$ 316,358</b>	<b>\$ 377,555</b>	<b>\$ 5,934</b>	<b>\$ 699,847</b>	
<b>LIABILITIES</b>					
Accounts Payable	\$ 3,708	\$ -	\$ -	\$ 3,708	
<b>TOTAL LIABILITIES</b>	<b>3,708</b>	<b>-</b>	<b>-</b>	<b>3,708</b>	
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid Items	25,673	-	-	25,673	
Restricted for:					
Debt Service	-	377,555	-	377,555	
Capital Projects	-	-	5,934	5,934	
Unassigned:	286,977	-	-	286,977	
<b>TOTAL FUND BALANCES</b>	<b>312,650</b>	<b>377,555</b>	<b>5,934</b>	<b>696,139</b>	
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 316,358</b>	<b>\$ 377,555</b>	<b>\$ 5,934</b>	<b>\$ 699,847</b>	

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,178	\$ 2,178	0.00%
Interest - Tax Collector	-	2,581	2,581	0.00%
Special Assmnts- Tax Collector	-	295,846	295,846	0.00%
Special Assmnts- CDD Collected	297,475	28,107	(269,368)	9.45%
Sales Tax Revenue	-	1,204	1,204	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>329,916</b>	<b>32,441</b>	<b>110.91%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	275	325	45.83%
ProfServ-Recording Secretary	2,400	1,200	1,200	50.00%
Field Services	4,500	-	4,500	0.00%
District Counsel	8,500	1,578	6,922	18.56%
District Engineer	9,500	2,995	6,505	31.53%
Administrative Services	4,500	2,439	2,061	54.20%
District Manager	25,000	10,042	14,958	40.17%
Accounting Services	9,000	4,438	4,562	49.31%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	36	464	7.20%
Rentals & Leases	600	217	383	36.17%
Insurance - General Liability	3,200	2,500	700	78.13%
Public Officials Insurance	2,500	2,500	-	100.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	800	400	66.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	2,050	(850)	170.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Loan Expense	100,000	-	100,000	0.00%
Interest Expense	5,000	-	5,000	0.00%
<b>Total Administration</b>	<b>206,725</b>	<b>31,395</b>	<b>175,330</b>	<b>15.19%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	40,000	6,635	33,365	16.59%
Utility - Electric	5,000	2,729	2,271	54.58%
<b>Total Electric Utility Services</b>	<b>45,000</b>	<b>9,364</b>	<b>35,636</b>	<b>20.81%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	10,447	(5,447)	208.94%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>10,447</b>	<b>(5,447)</b>	<b>208.94%</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	8,500	-	8,500	0.00%
Wetland Maintenance	6,500	2,940	3,560	45.23%
Annual Stormwater Report	3,500	-	3,500	0.00%
<b>Total Stormwater Control</b>	<b>18,500</b>	<b>2,940</b>	<b>15,560</b>	<b>15.89%</b>
<b><u>Landscape Services</u></b>				
R&M-Other Landscape	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,500	30,530	(29,030)	2035.33%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	70,000	53,145	16,855	75.92%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	1,154	4,846	19.23%
<b>Total Landscape Services</b>	<b>88,500</b>	<b>84,829</b>	<b>3,671</b>	<b>95.85%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Contracts-Pools	12,000	5,660	6,340	47.17%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	8,250	1,905	6,345	23.09%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	-	500	0.00%
Miscellaneous Services	1,150	432	718	37.57%
Playground Equipment and Maintenance	500	-	500	0.00%
<b>Total Parks and Recreation</b>	<b>28,750</b>	<b>7,997</b>	<b>20,753</b>	<b>27.82%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,475</b>	<b>146,972</b>	<b>250,503</b>	<b>36.98%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	182,944	282,944	-182.94%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>100,000</b>	<b>93,737</b>	<b>(6,263)</b>	<b>93.74%</b>
Net change in fund balance	\$ -	\$ 276,681	\$ 276,681	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>35,969</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 312,650</b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3,420	\$ 3,420	0.00%
Special Assmnts- Tax Collector	-	298,770	298,770	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>302,190</b>	<b>302,190</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	302,190	302,190	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	75,365	75,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>75,365</b>	<b>75,365</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 377,555	\$ 377,555	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>				
<b>FUND BALANCE, ENDING</b>		<b>\$ 377,555</b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,934	\$ 5,934	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,934</b>	<b>5,934</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>194,200</b>	<b>(194,200)</b>	<b>0.00%</b>
<b><u>Water Utility Services</u></b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
<b>Total Water Utility Services</b>	<b>-</b>	<b>3,500</b>	<b>(3,500)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,123,011</b>	<b>(4,123,011)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,320,711</b>	<b>(4,320,711)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,314,777)	(4,314,777)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,320,711</b>	<b>4,320,711</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,934	\$ 5,934	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>				-
<b>FUND BALANCE, ENDING</b>			<b>\$ 5,934</b>	

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 04-25

**Statement Date**

04/30/2025

<b>G/L Account No. 101002 Balance</b>	234,986.38	<b>Statement Balance</b>	254,648.40
		<b>Outstanding Deposits</b>	6,119.63
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	234,986.38	<b>Subtotal</b>	260,768.03
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-25,781.65
<b>Ending G/L Balance</b>	234,986.38	<b>Ending Balance</b>	234,986.38

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
04/30/2025		JE000162	Interest - Investments	Interest earned for the month of 03/25	936.45	936.45	0.00
<b>Total Deposits</b>							
<b>Checks</b>							
03/21/2025	Payment	1038	INFRAMARK LLC	Check for Vendor V00003	-330.20	-330.20	0.00
03/26/2025	Payment	1039	DUKE ENERGY	Check for Vendor V00010	-1,176.05	-1,176.05	0.00
03/26/2025	Payment	1041	Harvest Ridge CDD STANTEC	Check for Vendor V00027	-1,007.63	-1,007.63	0.00
03/26/2025	Payment	1042	CONSULTING SERVICES INC	Check for Vendor V00004	-712.50	-712.50	0.00
04/01/2025	Payment	1043	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
04/04/2025	Payment	1044	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-490.00	-490.00	0.00
04/04/2025	Payment	1045	DUKE ENERGY	Check for Vendor V00010	-161.44	-161.44	0.00
04/04/2025	Payment	1047	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,324.79	-1,324.79	0.00
04/10/2025	Payment	1048	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00	-465.00	0.00
04/15/2025	Payment	1049	DUKE ENERGY	Check for Vendor V00010	-237.40	-237.40	0.00
04/17/2025	Payment	1050	STRALEY ROBIN VERICKER	Check for Vendor V00005	-617.50	-617.50	0.00
04/24/2025	Payment	1052	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,481.79	-1,481.79	0.00
04/24/2025	Payment	1054	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-10,098.98	-10,098.98	0.00
<b>Total Checks</b>							

## Adjustments

### Total Adjustments

### Outstanding Checks

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 04-25

**Statement Date**

04/30/2025

04/04/2025	Payment	1046	INFRAMARK LLC	Check for Vendor V00003	-3,708.33
03/11/2025		JE000131		Valley National Bank	-4,093.54
04/24/2025	Payment	1051	INFRAMARK LLC	Check for Vendor V00003	-9.09
			STANTEC		
04/24/2025	Payment	1053	CONSULTING SERVICES INC	Check for Vendor V00004	-2,282.50
04/30/2025	Payment	1055	ADA SITE COMPLIANCE LLC	Check for Vendor V00006	-1,500.00
04/30/2025	Payment	1056	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-5,660.00
04/30/2025	Payment	1057	DUKE ENERGY	Check for Vendor V00010	-1,163.19
04/30/2025	Payment	1058	MIKE WELLS	Check for Vendor V00020	-150.00
04/30/2025	Payment	1059	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-7,215.00
<b>Total Outstanding Checks</b>					-25,781.65

## Outstanding Deposits

02/07/2025	Payment	BD00008	Deposit No. BD00008	2,026.09
03/11/2025	Payment	BD00010	Deposit No. BD00010	4,093.54
<b>Total Outstanding Deposits</b>				
				6,119.63

## Bank Account Statement

## Harvest Ridge CDD

Wednesday, May 28, 2025

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Z-SPAWAR

**Bank Account No.** 7262

**Statement No.** 04-25

**Statement Date**

04/30/2025

<b>G/L Account No. 101001 Balance</b>	59,832.78
<b>Positive Adjustments</b>	0.00
<b>Subtotal</b>	59,832.78
<b>Negative Adjustments</b>	0.00
<b>Ending G/L Balance</b>	59,832.78

<b>Statement Balance</b>	59,832.78
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	59,832.78
<b>Outstanding Checks</b>	0.00
<hr/>	
<b>Ending Balance</b>	59,832.78

# **Fourth Order of Business**

**4C**

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1043	04/01/25	YELLOWSTONE LANDSCAPE	881509	Landscaping - April 25	LANDSCAPE MAINT. April 25	534346-53908	\$5,015.00
001	1044	04/04/25	CYPRESS CREEK AQUATICS	1414	Aquatic Maintenance - April	Waterway Management	531085-53908	\$490.00
001	1045	04/04/25	DUKE ENERGY	033125 6693	ELECTRIC 02/28/25-03/27/25	SERVICE 01/10/25 - 02/10/25	543041-53100	\$161.44
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Accounting Services - April 25	532001-51301	\$750.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Administration - April 25	531148-51301	\$375.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	District Management - April 25	531150-51301	\$2,083.33
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Financial & Revenue Collection	549150-51301	\$100.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Recording Secretary - April 25	531036-51301	\$200.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Rentals & Leases	544025-51301	\$50.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Technology / Data Storage - April 25	531020-51301	\$50.00
001	1046	04/04/25	INFRAMARK LLC	147165	Inframark Management Inv - April 25	Website Maintenance / Admin - April 25	549936-51301	\$100.00
001	1047	04/04/25	PASCO COUNTY UTILITIES	22082116	SERVICE 02/09/25 - 03/12/25	Utility - Water	543018-53600	\$1,324.79
001	1048	04/10/25	SPEAREM ENTERPRISES	6207	janitorial service	Janitorial Services & Supplies	534349-57201	\$465.00
001	1049	04/15/25	DUKE ENERGY	040725 8604	ELECTRIC 03/06/25-04/03/25	SERVICE 01/10/25 - 02/10/25	543041-53100	\$18.59
001	1049	04/15/25	DUKE ENERGY	040725 4743	ELECTRIC 03/06/25-04/03/25	SERVICE 03/06 - 04/03	543041-53100	\$18.59
001	1049	04/15/25	DUKE ENERGY	040725 5047	ELECTRIC 03/06/25-04/03/25	SERVICE 03/06 - 04/03	543041-53100	\$200.22
001	1050	04/17/25	STRALEY ROBIN VERICKER	26390	legal through 03/31	Legal - Through 03/31	531146-51401	\$617.50
001	1051	04/24/25	INFRAMARK LLC	147948	Management Contract - B/W Copies, Postage	MANAGEMENT FEE - B/W Copies and Postage	541024-51301	\$9.09
001	1052	04/24/25	PASCO COUNTY UTILITIES	22253054	SERVICE 03.12.25 - 04.10.25	SERVICE 03.12.2025 - 04.10.2025	543018-53600	\$1,481.79
001	1053	04/24/25	STANTEC CONSULTING SERVICES INC	2384714	District Engineering - Period Ending 04/11	District Engineer - Period Ending 04/11	531147-57201	\$2,282.50
001	1054	04/24/25	YELLOWSTONE LANDSCAPE	862861	Landscape Service - March 25	LANDSCAPE MAINT. JUL 2024	534346-53908	\$5,015.00
001	1054	04/24/25	YELLOWSTONE LANDSCAPE	864748	Landscape Maintenance - March 25	LANDSCAPE MAINT. March 25	534346-53908	\$5,015.00
001	1054	04/24/25	YELLOWSTONE LANDSCAPE	878343	Irrigation Repairs 02/03/25	Irrigation Maintenance	546930-53908	\$68.98
001	1055	04/30/25	ADA SITE COMPLIANCE LLC	INV8951	ADA Site Compliance	ADA Website Compliance	549936-51301	\$1,500.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	17821	pool maintenance - April 25	Contracts-Pools	534078-57201	\$800.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	17325	pool maintenance - March 25	Contracts-Pools	534078-57201	\$860.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	16844	pool maintenance - Nov 24	pool maintenance - Nov 25	534078-57201	\$800.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	16845	pool maintenance - Dec 24	Contracts-Pools	534078-57201	\$800.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	16943	pool maintenance - Jan 25	Contracts-Pools	534078-57201	\$800.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	17177	pool maintenance - Feb 25	Contracts-Pools	534078-57201	\$800.00
001	1056	04/30/25	BLUE LIFE POOL SERVICE	16843	pool maintenance - Oct 24	Contracts-Pools	534078-57201	\$800.00
001	1057	04/30/25	DUKE ENERGY	040925 1750	STREETLIGHTS 03/11/25-04/08/25	ELECTRIC	543041-53100	\$1,163.19
001	1058	04/30/25	MIKE WELLS	25028	Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	\$150.00
001	1059	04/30/25	YELLOWSTONE LANDSCAPE	899471	Landscape Maintenance - May 25	LANDSCAPE MAINT. May 25	534346-53908	\$5,015.00
001	1059	04/30/25	YELLOWSTONE LANDSCAPE	900555	Landscape Enhancements - Tree Staking	Tree Staking	546036-53908	\$2,200.00

**Fund Total** **\$41,580.01**

**Total Checks Paid** **\$41,580.01**

# **Fourth Order of Business**

**4D**

**HARVEST RIDGE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE	4/1/2025	17821	\$800.00	\$800.00	pool maintenance - April 25
BLUE LIFE POOL SERVICE	3/1/2025	17325	\$860.00	\$860.00	pool maintenance - March 25
BLUE LIFE POOL SERVICE	1/1/2025	16844	\$800.00	\$800.00	pool maintenance - Nov 25
BLUE LIFE POOL SERVICE	1/1/2025	16845	\$800.00	\$800.00	pool maintenance - Dec 24
BLUE LIFE POOL SERVICE	1/3/2025	16943	\$800.00	\$800.00	pool maintenance - Jan 25
BLUE LIFE POOL SERVICE	2/1/2025	17177	\$800.00	\$800.00	pool maintenance - Feb 25
BLUE LIFE POOL SERVICE	1/1/2025	16843	\$800.00	\$800.00	pool maintenance - Oct 24
CYPRESS CREEK AQUATICS	4/1/2025	1414	\$490.00	\$490.00	Aquatic Maintenance - April
INFRAMARK LLC	4/1/2025	147165	\$750.00		Accounting Services - April 25
INFRAMARK LLC	4/1/2025	147165	\$375.00		Administration - April 25
INFRAMARK LLC	4/1/2025	147165	\$2,083.33		District Management - April 25
INFRAMARK LLC	4/1/2025	147165	\$100.00		Financial & Revenue Collection
INFRAMARK LLC	4/1/2025	147165	\$200.00		Recording Secretary - April 25
INFRAMARK LLC	4/1/2025	147165	\$50.00		Rentals & Leases
INFRAMARK LLC	4/1/2025	147165	\$50.00		Technology / Data Storage - April 25
INFRAMARK LLC	4/1/2025	147165	\$100.00	\$3,708.33	Website Maintenance / Admin - April 25
SPEAREM ENTERPRISES	4/9/2025	6207	\$465.00	\$465.00	Janitorial Service
YELLOWSTONE LANDSCAPE	2/15/2025	862861	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. JUL 2024
YELLOWSTONE LANDSCAPE	3/1/2025	864748	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. March 25
YELLOWSTONE LANDSCAPE	5/1/2025	899471	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. May 25
<b>Monthly Contract Subtotal</b>			<b>\$25,368.33</b>	<b>\$25,368.33</b>	
<b>Variable Contract</b>					
INFRAMARK LLC	4/21/2025	147948	\$9.09	\$9.09	MANAGEMENT FEE - B/W Copies and Postage
STANTEC CONSULTING SERVICES INC	4/17/2025	2384714	\$2,282.50	\$2,282.50	District Engineer - Period Ending 04/11
STRALEY ROBIN VERICKER	4/16/2025	26390	\$617.50	\$617.50	Legal - Through 03/31
<b>Variable Contract Subtotal</b>			<b>\$2,909.09</b>	<b>\$2,909.09</b>	
<b>Utilities</b>					

**HARVEST RIDGE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
DUKE ENERGY	3/31/2025	033125 6693	\$161.44	\$161.44	SERVICE 01/10/25 - 02/10/25
DUKE ENERGY	4/7/2025	040725 8604	\$18.59	\$18.59	SERVICE 01/10/25 - 02/10/25
DUKE ENERGY	4/7/2025	040725 4743	\$18.59	\$18.59	SERVICE 03/06 - 04/03
DUKE ENERGY	4/7/2025	040725 5047	\$200.22	\$200.22	SERVICE 03/06 - 04/03
DUKE ENERGY	4/9/2025	040925 1750	\$1,163.19	\$1,163.19	ELECTRIC
PASCO COUNTY UTILITIES	4/21/2025	22253054	\$1,481.79	\$1,481.79	SERVICE 03.12.2025 - 04.10.2025
<b>Utilities Subtotal</b>			<b>\$3,043.82</b>	<b>\$3,043.82</b>	
<b>Regular Services</b>					
ADA SITE COMPLIANCE LLC	4/29/2025	INV8951	\$1,500.00	\$1,500.00	ADA Website Compliance
MIKE WELLS	3/24/2025	25028	\$150.00	\$150.00	Annual Renewal Fee
<b>Regular Services Subtotal</b>			<b>\$1,650.00</b>	<b>\$1,650.00</b>	
<b>Additional Services</b>					
YELLOWSTONE LANDSCAPE	3/19/2025	878343	\$68.98	\$68.98	Irrigation Repairs 02/03/25
YELLOWSTONE LANDSCAPE	4/29/2025	900555	\$2,200.00	\$2,200.00	Tree Staking
<b>Additional Services Subtotal</b>			<b>\$2,268.98</b>	<b>\$2,268.98</b>	
<b>TOTAL</b>			<b>\$35,240.22</b>	<b>\$35,240.22</b>	

BLUE LIFE POOL SERVICE  
 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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
17821	04/01/2025	\$800.00	05/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

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# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
17325	03/01/2025	\$860.00	03/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00
		SUBTOTAL			860.00
		TAX			0.00
		TOTAL			860.00
		BALANCE DUE			<b>\$860.00</b>

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# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
16844	01/01/2025	\$800.00	01/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE NOV 24	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

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# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
16845	01/01/2025	\$800.00	01/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE DEC 24	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

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# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
16943	01/03/2025	\$800.00	02/02/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

BLUE LIFE POOL SERVICE  
 PO Box 1628  
 Land O Lakes, FL 34639-1628  
 USA  
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 www.bluelifepools.com

# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
17177	02/01/2025	\$800.00	03/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

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# Invoice



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

**SHIP TO**  
 HARVEST RIDGE CDD  
 37278 sharks Eye  
 Zephyrhills, FL 33541

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
16843	01/01/2025	\$800.00	01/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE OCT	1	800.00	800.00
		SUBTOTAL			800.00
		TAX			0.00
		TOTAL			800.00
		BALANCE DUE			<b>\$800.00</b>

Cypress Creek Aquatics, Inc.

12231 Main St Unit 1196  
San Antonio, FL 33576

# Invoice

Date	Invoice #
4/1/2025	1414

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

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

Services provided for the Month of: April 2025

<b>INVOICE#</b>	147165	<b>DATE</b>	4/1/2025
<b>CUSTOMER ID</b>	C3190	<b>NET TERMS</b>	Net 30
<b>PO#</b>		<b>DUE DATE</b>	5/1/2025

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

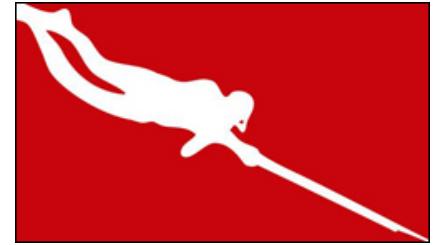
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

# INVOICE

Spearem Enterprises, LLC  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101

**Bill to**

Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

**Ship to**

Harvest Ridge CDD  
inframark  
2005 Pan Am Circle Ste 300 | Tampa, FL  
33607  
United States

**Invoice details**

Invoice no.: 6207  
Terms: Net 15  
Invoice date: 04/09/2025  
Due date: 04/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	amenity center cleaning 2 times per week cleaning bathrooms, straitening pool furniture and picking up trash on grounds 2/15/25 to 3/16/25	1	\$450.00	\$450.00
2.		<b>Material</b>	paper goods and soap	1	\$15.00	\$15.00
			<b>Total</b>	<b>\$465.00</b>		

**Note to customer**

Thank You! We Appreciate Your Business.

**Bill To:**

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

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**INVOICE**

INVOICE #	INVOICE DATE
862861	2/15/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 17, 2025

**Invoice Amount:** \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance February 2025	\$5,015.00

*Excellence*

Invoice Total \$5,015.00

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**INVOICE**

INVOICE #	INVOICE DATE
864748	3/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 31, 2025

**Invoice Amount:** \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance March 2025	\$5,015.00

*Excellence*

Invoice Total \$5,015.00

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

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

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**INVOICE**

INVOICE #	INVOICE DATE
899471	5/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 31, 2025

**Invoice Amount:** \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance May 2025	\$5,015.00

*Excellence*

Invoice Total \$5,015.00

IN COMMERCIAL LANDSCAPING

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

INVOICE#  
147948

DATE  
4/21/2025

CUSTOMER ID  
C3190

NET TERMS  
Net 30

PO#

DUE DATE  
5/21/2025

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.69		4.14
B/W Copies	33	Ea	0.15		4.95
<b>Subtotal</b>					<b>9.09</b>

Subtotal	\$9.09
Tax	\$0.00
<b>Total Due</b>	<b>\$9.09</b>

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.

<b>Invoice Number</b>	2384714
<b>Invoice Date</b>	April 17, 2025
<b>Purchase Order</b>	238201968
<b>Customer Number</b>	933104
<b>Project Number</b>	238201968

<b>Bill To</b>	<b>EFT/ACH Remit To (Preferred)</b>	<b>Alternative Remit To</b>
Harvest Ridge CDD Accounts Payable 210 N. University Drive Suite Suite 702 Coral Springs FL 33071 United States	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

<b>Project</b>	<b>Harvest Ridge CDD</b>			
Project Manager		Stewart, Tonja L	Contract Upset	24,500.00
Current Invoice Total (USD)		2,282.50	Contract Billed to Date	7,995.00
			For Period Ending	<b>April 11, 2025</b>

<b>Top Task</b>	<b>2025</b>	<b>Fy2025 General Consulting</b>		
<b>Professional Services</b>			<b>Current Hours</b>	<b>Current Amount</b>
<b>Billing Level</b>				
Level 10			Waag, R Tyson (Tyson)	10.75 190.00 2,042.50
Level 14			Stewart, Tonja L	1.00 240.00 240.00
<b>Subtotal Professional Services</b>			<hr/> 11.75	<hr/> 2,282.50

<b>Top Task Subtotal</b>	<b>Fy2025 General Consulting</b>	<b>2,282.50</b>
<b>Total Fees &amp; Disbursements</b>		
<b>INVOICE TOTAL (USD)</b>		

**Net Due in 30 Days or in accordance with terms of the contract**

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

### Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-07	238201968	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	DISCUSS ROADWAY MAINTENANCE WORK	
2025-03-03	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	EMAIL CORRESPONDENCE WITH DM REGARDING UPCOMING MEETING AND OUTSTANDING FIELD REPORT. DRAFT FIELD REPORT DOCUMENT.	
2025-03-04	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	UPLOAD FIELD PHOTOS.	
2025-03-05	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	DOWNLOAD AND REVIEW PLANS SETS. FIELD REPORT FOR SITE VISIT WITH DM REGARDING PONDING NEAR MAILBOXES.	
2025-03-11	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS) TO REVIEW REPORT AND ADDRESS THE BOARDS QUESTIONS.	
2025-03-19	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	SITE VISIT TO VIEW ROADWAY DRAINAGE CONCERN (REQUESTED BY DM FOR RESIDENTS).	
2025-03-24	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	UPLOAD AND REVIEW 3/21 SITE VISIT PHOTOS PERTAINING TO KINGS CROWN DR DRAINAGE CONCERN. EMAIL DM REGARDING ROADWAY PROPOSAL AND KINGS CROWN DR FINDINGS.	
2025-03-25	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	SEEK PROPOSAL FOR ROADWAY REPAIR NEAR COMMUNITY MAILBOXES.	
2025-03-27	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CALL A CONTRACTOR REGARDING COMMUNITY ROADWAY REPAIR.	
2025-04-02	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH ACPLM REGARDING PROPOSAL FOR ROADWAY DEPRESSION NEAR MAILBOXES AND KING CROWN DR.	
2025-04-04	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	SPEAK WITH ACPLM WHILE ON SITE FOR PROPOSALS	
2025-04-09	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH THE DM REGARDING ACPLM PROPOSAL.	
2025-04-10	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING OUTSTANDING ROADWAY PROPOSAL.	
2025-04-11	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CONTRACTOR FOR UPDATE ON PROPOSALS.	
<b>Total Project 238201968</b>					<b>11.75</b>		<b>\$2,282.50</b>		

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606  
Telephone (813) 223-9400  
Federal Tax Id. - 20-1778458

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

April 16, 2025  
Client: 001605  
Matter: 000001  
Invoice #: 26390

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/10/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
3/11/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS; DRAFT FOLLOW UP EMAIL TO B. RADCLIFF RE: RESIDENT'S CONCERN OF STANDING WATER ISSUES.	0.5	\$187.50
3/19/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/27/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
		Total Professional Services	2.5	\$617.50

April 16, 2025  
Client: 001605  
Matter: 000001  
Invoice #: 26390

Page: 2

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Total Services	\$617.50
Total Disbursements	\$0.00
Total Current Charges	\$617.50
Previous Balance	\$202.50
<i>Less Payments</i>	<i>(\$202.50)</i>
<b>PAY THIS AMOUNT</b>	<b>\$617.50</b>

***Please Include Invoice Number on all Correspondence***





## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

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

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

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

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

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

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

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

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

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

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#### When you pay by check

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

#### Medical Essential Program

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#### Special Needs Customers

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#### Para nuestros clientes que hablan Español

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



duke-energy.com  
800.700.8744

Page 3 of 3

Account number 9101 4645 6693

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Feb 28 - Mar 27
<u>Usage Values</u>		
Billed kWh		865.263 kWh

## Billing details - Electric

### Billing Period - Feb 28 25 to Mar 27 25

#### Meter - 4377177

Customer Charge	\$13.76
Energy Charge	
865.263 kWh @ 12.179c	105.38
Fuel Charge	
865.263 kWh @ 3.630c	31.41
Asset Securitization Charge	
865.263 kWh @ 0.214c	1.85
<b>Total Current Charges</b>	<b>\$152.40</b>

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 - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.91
<b>Total Taxes</b>	<b>\$4.04</b>





duke-energy.com  
877.372.8477

Page 2 of 3

Account number 9101 6914 8604

200753567011

## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

Online	<a href="http://duke-energy.com/billing">duke-energy.com/billing</a>
Automatically from your bank account	<a href="http://duke-energy.com/automatic-draft">duke-energy.com/automatic-draft</a>
Speedpay (fee applies)	<a href="http://duke-energy.com/pay-now">duke-energy.com/pay-now</a> 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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### General questions or concerns

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

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: May 5

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

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duke-energy.com  
877.372.8477

Page 3 of 3

Account number 9101 6914 8604

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Mar 6 - Apr 3
<b>Usage Values</b>		
Billed kWh		2.795 kWh
Billed Demand kW		0.008 kW
Load Factor		50.20 %

## Billing details - Electric

### Billing Period - Mar 06 25 to Apr 03 25

#### Meter - 8396493

Customer Charge	\$17.75
Energy Charge	
2.795 kWh @ 5.352c	0.15
Fuel Charge	
2.795 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.11</b>

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

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

## Billing details - Taxes

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







## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: May 5

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duke-energy.com  
877.372.8477

Page 3 of 3

Account number 9101 6915 4743

## Your usage snapshot - Continued

### Current Electric Usage

Meter Number	Usage Type	Billing Period
8410204	Actual	Mar 6 - Apr 3
<b>Usage Values</b>		
Billed kWh		2.861 kWh
Billed Demand kW		0.008 kW
Load Factor		51.38 %

## Billing details - Electric

### Billing Period - Mar 06 25 to Apr 03 25

#### Meter - 8410204

Customer Charge	\$17.75
Energy Charge	
2.861 kWh @ 5.352c	0.15
Fuel Charge	
2.861 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.11</b>

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

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

## Billing details - Taxes

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







## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### General questions or concerns

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

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: May 5

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duke-energy.com  
877.372.8477

Page 3 of 3

Account number 9101 7223 5047

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Mar 6 - Apr 3
<b>Usage Values</b>		
Billed kWh	1,544.780 kWh	
Billed Demand kW	2.712 kW	
Load Factor	81.84 %	

## Billing details - Electric

<b>Billing Period - Mar 06 25 to Apr 03 25</b>	
<b>Meter - 8398454</b>	
Customer Charge	\$17.75
Energy Charge	
1,544.780 kWh @ 5.352c	82.68
Fuel Charge	
1,544.780 kWh @ 3.925c	60.63
Demand Charge	
2.712 kW @ \$11.61	31.48
Asset Securitization Charge	
1,544.780 kWh @ 0.162c	2.50
<b>Total Current Charges</b>	<b>\$195.04</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.01
<b>Total Taxes</b>	<b>\$5.18</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

HARVEST RIDGE CDD  
00 LANE RD  
ZEPHYRHILLS FL 33541

Bill date Apr 9, 2025  
For service Mar 11 - Apr 8  
29 days

Account number **9101 6232 1750**

### Billing summary

Previous Amount Due	\$1,176.05
Payment Received Apr 04	-\$1,176.05
Current Lighting Charges	1,173.12
Other Charges and Credits	-12.86
Taxes	2.93
<b>Total Amount Due Apr 30</b>	<b>\$1,163.19</b>



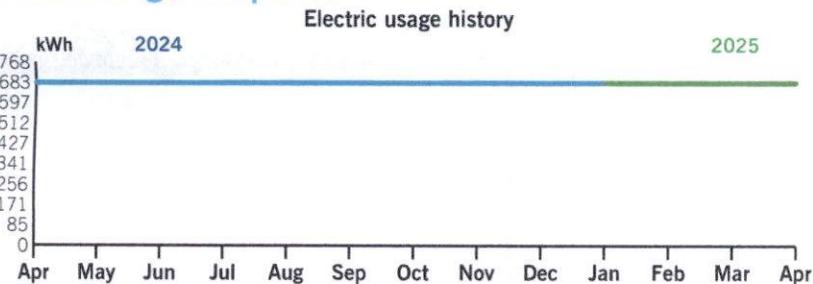
Thank you for your payment.

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

The credit adjustment shown in the Billing Summary is due to a miscalculation of prior charges associated with the outdoor lighting fixtures on your account. We apologize for this oversight. If this adjustment results in an overall credit balance on your bill, you may contact us for a refund.

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](http://duke-energy.com/FreeBizCheck) or email [prescriptiveincentives@duke-energy.com](mailto:prescriptiveincentives@duke-energy.com).

### Your usage snapshot



### Average temperature in degrees

	73°	82°	83°	83°	83°	81°	75°	71°	63°	56°	68°	67°	79°
Current Month	Apr 2024			12-Month Usage			Avg Monthly Usage						
Electric (kWh)	683			683			8,190			683			
Avg. Daily (kWh)	24			22			22						

12-month usage based on most recent history

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

### Amount due

**\$1,163.19**  
by Apr 30

After Apr 30, the amount due will increase to \$1,180.38.

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

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

015803 000001036  
\*\*\*\*\*



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



duke-energy.com  
877.372.8477

Page 2 of 3

Account number 9101 6232 1750

200973575826

## We're here for you

### Report an emergency

Electric outage	<a href="http://duke-energy.com/outages">duke-energy.com/outages</a> 800.228.8485
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### Convenient ways to pay your bill

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

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

Register for free paperless billing	<a href="http://duke-energy.com/paperless">duke-energy.com/paperless</a>
Home	<a href="http://duke-energy.com/manage-home">duke-energy.com/manage-home</a>
Business	<a href="http://duke-energy.com/manage-bus">duke-energy.com/manage-bus</a>

### General questions or concerns

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

### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	<a href="http://duke-energy.com/rates">duke-energy.com/rates</a>
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

### Important to know

#### Your next meter reading on or after: May 8

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

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

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

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

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

#### When you pay by check

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

#### Asset Securitization Charge

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

#### Medical Essential Program

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

#### Special Needs Customers

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

#### Para nuestros clientes que hablan Español

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



## Your usage snapshot - Continued

### Outdoor Lighting

Billing period Mar 11 - Apr 08

Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
<b>Total</b>	<b>39</b>	<b>683 kWh</b>

## Billing details - Lighting

### Billing Period - Mar 11 25 to Apr 08 25

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

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

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

## Billing details - Other Charges and Credits

Late Fee	\$17.19
Lighting Misc. Charge	-30.05
<b>Total Other Charges and Credits</b>	<b>\$-12.86</b>

## Billing details - Taxes

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)

Pay By Phone: 1-855-786-5344

1 1 1  
11-70054

HARVEST RIDGE CDD

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

Bill Number: 22253054

Billing Date: 4/21/2025

Billing Period: 3/12/2025 to 4/10/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	3/12/2025	707	4/10/2025	803	29	96
Irrig Potable	230797244	3/12/2025	153	4/10/2025	166	29	13

Usage History

			Transactions	
	Water		Previous Bill	1,324.79
April 2025	96	13	Payment 04/10/25	-1,324.79 CR
March 2025	87	9	<b>Balance Forward</b>	0.00
February 2025	0	14	Current Transactions	
January 2025	86	14	Water	
December 2024	130	10	Water Base Charge	21.56
November 2024	102	7	Water Tier 1	13.0 Thousand Gals X \$2.10 27.30
October 2024	5	1	Water Tier 2	12.0 Thousand Gals X \$3.34 40.08
			Water Tier 3	13.0 Thousand Gals X \$6.69 86.97
			Water Tier 4	58.0 Thousand Gals X \$9.02 523.16
			Sewer	
			Sewer Base Charge	51.50
			Sewer Charges	96.0 Thousand Gals X \$6.94 666.24
			Irrigation	
			Water Base Charge	21.56
			Water Tier 1	13.0 Thousand Gals X \$3.34 43.42
			<b>Total Current Transactions</b>	1,481.79
			<b>TOTAL BALANCE DUE</b>	<b>\$1,481.79</b>



Please return this portion with payment

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

Account # 1240500  
Customer # 01545109  
Balance Forward 0.00  
Current Transactions 1,481.79

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

<b>Total Balance Due</b>	<b>\$1,481.79</b>
<b>Due Date</b>	<b>5/8/2025</b>

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

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

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



an  
AudioEye®  
company

5210 E Williams Circle  
Suite 750  
Tucson AZ 85711  
United States

# Invoice

Date	Invoice #
04/29/2025	INV8951

Bill To
Harvest Ridge CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 14	05/13/2025	

Memo:

Item	Quantity	Service Start	Service End	Rate	Amount
<b>SaaS Support Services - ADA SC</b>	1	04/27/2025	04/26/2026		\$1,500.00
<b>Sales Tax</b>				0%	\$0.00
			Tax Total	\$0.00	
			Total	\$1,500.00	

## PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

### ACH / Wire Payments

Bank Account Name: Audio Eye, Inc.  
Bank Name: JP Morgan  
Bank City and State: New York, NY  
Wire Routing Number: 021000021  
ACH Routing Number: 122100024  
Account Number: 729516705  
SWIFT CODE: CHASUS33

### Check Payments

**USPS Delivery**  
AudioEye Inc  
Dept # 880461  
PO Box 29650  
Phoenix, AZ 85038

**Overnight Courier Service**  
AudioEye Inc  
JP Morgan Chase (AZ1-2170)  
Attn: AudioEye Inc & Dept # 880461  
2108 E Elliot Rd  
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.



## INVOICE

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

Date Issued: 3/24/2025  
Invoice Number: 25028  
Due Date: 4/23/2025

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

DESCRIPTION	AMOUNT
Harvest Ridge Annual renewal fee	\$150.00
<b>TOTAL</b>	<b>\$150.00</b>

Remit payment to:

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

**Bill To:**

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

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

INVOICE	
INVOICE #	INVOICE DATE
TERMS	PO NUMBER
878343	3/19/2025
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 18, 2025

**Invoice Amount:** \$68.98

Description	Current Amount
Irrigation Inspection for repairs made on 2/3/25	
Irrigation Repairs	\$68.98

*Excellence*  
Invoice Total \$68.98

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

INVOICE	
INVOICE #	INVOICE DATE
TERMS	PO NUMBER
900555	4/29/2025
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 29, 2025

**Invoice Amount:** \$2,200.00

Description	Current Amount
tree staking kits	
Landscape Enhancement	\$2,200.00

*Excellence*  
Invoice Total \$2,200.00

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**Proposal #: 511489**

Date: 1/27/2025

From: Seth Mendoza

Landscape Enhancement Proposal for  
**Harvest Ridge CDD**

Brian Lamb

Inframark

Brian.Lamb@inframark.com

**LOCATION OF PROPERTY**

4700 Allen Rd.  
Zephyrhills, FL 33541

**tree staking kits**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	1	\$800.00	\$800.00
Tree Staking	20	\$70.00	\$1,400.00

1. Resetting and restaking the bigger trees throughout the property.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By

*Bryan Radcliff*

Bryan Radcliff - District Manager

Print Name/Title

Date 03/25/2025

Harvest Ridge CDD

Subtotal	\$2,200.00
Sales Tax	\$0.00
Proposal Total	\$2,200.00

**THIS IS NOT AN INVOICE**

# **Fifth Order of Business**

**5A**

# **Fifth Order of Business**

**5B**

# **Fifth Order of Business**

**5C**



Gary Schwartz  
Inframark

# HARVEST RIDGE APRIL'S INSPECTION REPORT. 4/21/25, 4:12 PM

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Harvest Ridge CDD. Yellowstone.

Monday, April 21, 2025

Prepared For Board Of Supervisors.

48 Photos



**SUNRISE TELLIN.**  
Assigned To Yellowstone.  
Heading east on the street.



**SUNRISE TELLIN & ALLEN RD.**  
Assigned To Yellowstone.  
The south side entrance. Perennial & mulch replacement is needed.



**ALLEN RD.**  
Assigned To Yellowstone.  
Heading south on the frontage.



**ALLEN RD.**  
Assigned To Yellowstone.  
Copperleaf cutbacks are needed to simulate new growth. Fertilization is needed.



08:44 4/21/25

## ALLEN RD.

Assigned To Yellowstone.

Perennial & mulch replacement is needed.

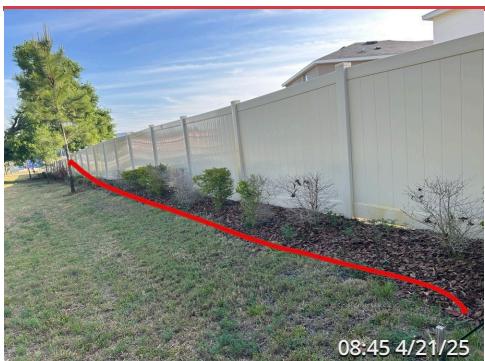


08:44 4/21/25

## ALLEN RD.

Assigned To Yellowstone

Heading north on the frontage.



08:45 4/21/25

## ALLEN RD.

Assigned To Yellowstone.

Plant replacement is needed.



08:45 4/21/25

## ALLEN RD.

Assigned To District manager.

The perimeter fence stains will need to be pressure cleaned.



### **ALLEN RD.**

Assigned To Yellowstone

The Copperleaf plants need to be cut back to stimulate new growth.



### **ALLEN RD.**

Assigned To Yellowstone

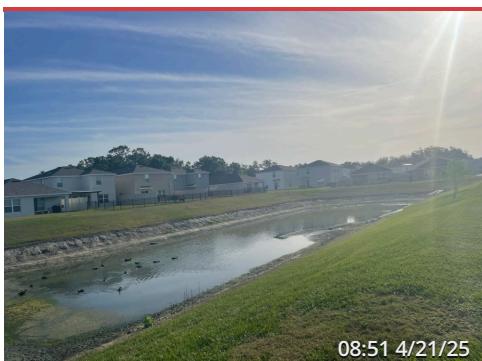
Submit an estimate to trim and remove the dead branch.



### **POND # 1.**

Assigned To Cypress Creek Aquatics.

The pond is fully receded.



### **POND # 2.**

Assigned To Cypress Creek Aquatics.

The pond is heavily receded.



### **SUNRISE TELLIN.**

Assigned To District manager.

The mailboxes are well maintained.



### **POND # 4.**

Assigned To Cypress Creek Aquatics.

The pond is fully receded.



### **WETLAND.**

Assigned To District manager.



### **WETLAND / ANGEL WINGS**

Assigned To Yellowstone.

Remove and dispose the 2 X 4's.



### **WETLAND.**

Assigned To Yellowstone.

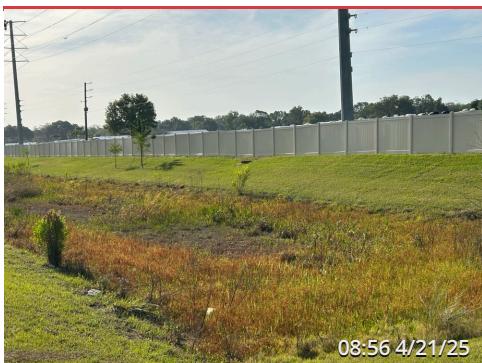
Trim the tree sucker.



### **PERIMETER FENCE.**

Assigned To District manager.

There are multiple areas of the perimeter fence that need repair.



### **WETLAND.**

Assigned To District manager.



### **POND # 1.**

Assigned To District manager.

The Washout is scheduled to be repaired.

**ALLEN RD.**

Assigned To Yellowstone / District manager.  
The irrigation leak needs to be repaired.

**ALLEN RD.**

Assigned To Yellowstone / District manager.  
The irrigation leak needs to be repaired.

**ALLEN RD.**

Assigned To District manager.  
The utility station is well-maintained.

**ALLEN RD.**

Assigned To Yellowstone.  
Treat & scuff the weeds. Plant replacement is needed.



### **SHARKS EYE.**

Assigned To Yellowstone.

Heading east on the street.



### **SHARKS EYE & ALLEN RD.**

Assigned To Yellowstone.

The southside community entrance.



### **ALLEN RD.**

Assigned To Yellowstone.

Treat and scuff the weeds. Perennial plant replacement is needed.



### **ALLEN RD.**

Assigned To Yellowstone

Heading south on the frontage.



### **PERIMETER FENCE.**

Assigned To District manager / DR Horton.

The discarded contractor debris needs to be removed.



### **POND # 6.**

Assigned To Cypress Creek Aquatics.

The pond is fully receded.



### **POND # 5.**

Assigned To Cypress Creek Aquatics.

The pond is fully receded.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone.

Trim the plants to a lower uniform height.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone

Trim the viburnum to a lower uniform height.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone.

Trim the viburnum.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone.

The amenity center parking lot is well-maintained.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone.

Trim the hanging palm frond.



### **SAND DOLLAR WAY.**

Assigned To Blue Life.

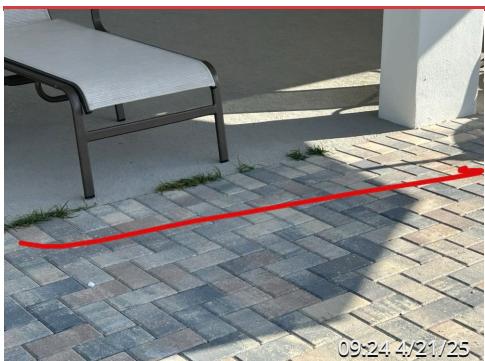
The pool is clear, blue, and well maintained.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone.

Scuff the dead weeds.



### **SAND DOLLAR WAY.**

Assigned To Yellowstone

Treat and scuff the weeds.



### **SAND DOLLAR WAY.**

Assigned To District manager.

The amenity center is clean and well maintained. All bathrooms are clean and functional.



**SAND DOLLAR WAY.**  
Assigned To Yellowstone.  
Heading south on the sidewalk.



**SAND DOLLAR WAY.**  
Assigned To Yellowstone.  
Tree and scuff the bed weeds.



**POND # 3.**  
Assigned To Cypress Creek Aquatics.  
The pond is fully receded.



**POND # 3.**  
Assigned To District manager.  
The fallen tree along the perimeter fence line is  
scheduled for removal and disposal.



### **POND # 3.**

Assigned To District manager.

The fallen tree debris in the pond is scheduled to be removed.



### **ALLEN RD.**

Assigned To Yellowstone.

Heading north on the frontage.



### **ALLEN RD.**

Assigned To Yellowstone.

Heading south on the frontage.



### **ALLEN RD.**

Assigned To Yellowstone.

Heading west on the walking path.



## Daily Logs List

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**May 8, 2025**

**Job:** Harvest Ridge RAM

**Title:**

**Added By:** TS

**Log Notes:**

treated ponds for grasses and smart weed, ponds are dry.

**Weather Conditions:**

Partly cloudy with isolated storms

Thu, May 8, 2025, 1:28 PM

**Attachments:** 5

**89°F**

Wind: 7 mph

**71°F**

Humidity: 93%

Total Precip: 0.02"

