

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**SEPTEMBER 9, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Harvest Ridge Community Development District

**Board of Supervisors:**

Michael Valle, Chairman  
Gary L. Colglazier, Vice Chairman  
Jose Falcon, Assistant Secretary  
Felix Leno, Assistant Secretary  
Dawson Ransome, Assistant Secretary

**Staff:**

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

## Regular Meeting Agenda Tuesday, September 9, 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. Harvest Ridge Quit Claim Deed from Lane Road Project to CDD Platted Easements**

**B. Harvest Ridge Special Warranty Deed from Lane Road Project to CDD (Platted Common Area Tracts)**

**C. Consideration of Additional Service Visit**

**1. Cypress Creek Aquatics – Aquatic Management Agreement Amendment No. 1**

**D. Consideration of Quarterly Pond Mowing**

**1. Cypress Creek Aquatics – Quarterly Mowing Events**

**E. Yellowstone Landscape Proposal #596867 for Cleanup**

**F. Complete IT Service & Solutions Proposal for Direct Email**

**G. Consideration of 60-Day Right to Cure**

**H. Discussion of Pool Rules & Signage**

**I. Discussion of Access Readers/Cameras**

**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

**J. Consideration of Sidewalk Repairs**

1. Inframark Sidewalk Grinds & Replacement Maintenance Solutions Proposal

2.

**4. Consent Agenda Items**

A. Approval of Meeting Minutes (*August 12, 2025 Public Hearing & Regular Meeting Minutes*)

B. Acceptance of Financials (*July 2025*)

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

D. Consideration of Operations and Maintenance Invoices (*July 2025*)

**5. Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report (*August 2025*)

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

**7. Adjournment**

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Vivek K. Babbar, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

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**Quit Claim Deed**  
(Platted Easements)

This Quit Claim Deed is made as of August \_\_\_, 2025, by **LANE ROAD PROJECT LLC**, a Florida limited liability company ("Grantor"), whose mailing address is 4912 Turnbury Wood Drive, Tampa, Florida 33647, in favor of the **Harvest Ridge Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to all of the following described land in Pasco County, Florida ("Property"):

All easements identified as Side Yard Drainage/Access Easements, Drainage and Access Easements, and Wall Easements on the plat of Lane Road Subdivision, recorded in Plat Book 90 Pages 63-72 of the Public Records of Pasco County, Florida.

AND all easements, reservations, and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

*[signature page to follow]*

**IN WITNESS WHEREOF**, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**LANE ROAD PROJECT LLC**,  
a Florida limited liability company

Joseph Tabshe  
Manager

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on August \_\_\_\_, 2025, by Joseph Tabshe, as Manager of Lane Road Project LLC, a Florida limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

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Notary Public Signature

---

Notary Stamp

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Vivek K. Babbar, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

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**Special Warranty Deed**

This Special Warranty Deed is made as of August \_\_\_\_, 2025, by **LANE ROAD PROJECT LLC**, a Florida limited liability company ("Grantor"), whose mailing address is 4912 Turnbury Wood Drive, Tampa, Florida 33647, in favor of the **Harvest Ridge Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("Property"):

Tracts 1-21 and 23-35, as shown on the plat of Lane Road Subdivision, recorded in Plat Book 90 Pages 63-72 of the Public Records of Pasco County, Florida.

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO  
CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY  
MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT  
THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE  
SEARCH.**

**IN WITNESS WHEREOF**, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

---

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**LANE ROAD PROJECT LLC**,  
a Florida limited liability company

---

Joseph Tabshe  
Manager

---

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on August \_\_\_\_\_, 2025, by Joseph Tabshe, as Manager of Lane Road Project LLC, a Florida limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

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Notary Public Signature

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Notary Stamp



## *Aquatic Management Agreement*

### *Amendment No. 1*

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**Client Name/Address:**

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

**Contractor:**

Cypress Creek Aquatics  
30435 Commerce Dr.  
P.O. Box 1196  
San Antonio, FL 33576

**Master Agreement: Harvest Ridge CDD**

Amendment No. 1: 8-28-2025

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This amendment is effective on August 28, 2025 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with **Master Agreement** between Cypress Creek Aquatics and the Client dated July 10, 2023 will remain in effect.

**Amendment:**

Cypress Creek Aquatics shall begin maintaining the ponds at Harvest Ridge two times per month.

**Revised Compensation:**

The Client shall pay the Contractor an additional **\$200.00** per month for its services and work as defined by this Amendment No. 1 beginning September 2025

**PRESENTED BY:**

Cypress Creek Aquatics Inc.

By/Date: Tracey Souers 8/28/2025

**ACCEPTED BY:**

CLIENT

By/Date: \_\_\_\_\_

Printed Name/Title \_\_\_\_\_

\_\_\_\_ Owner \_\_\_\_ Agent



# Proposal

Date	Proposal #
8/28/2025	63

Name / Address	Project Information
Harvest Ridge CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607	Quarterly Mowing Events
Proposal Submitted By: <b>Work Requested By:</b>	
TS	BR
Description	Total
Quarterly mowing events utilizing skidsteer with mowing attachment for area 1 (3,45AC) at Harvest Ridge HOA  \$1,425.00 per quarter/event \$5,700.00 annually  To be billed per event.	5,700.00

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cypress Creek Aquatics, Inc. and may be subject to re-negotiation.

**Total** \$5,700.00

Accepted Date \_\_\_\_\_ Accepted Signature \_\_\_\_\_

30435 Commerce Dr. San Antonio, FL 33576  
813-440-2741 | [office@cypresscreekaquatics.com](mailto:office@cypresscreekaquatics.com)



**Proposal #: 596867**

Date: 8/21/2025

From: Seth Mendoza

Landscape Enhancement Proposal for  
**Harvest Ridge CDD**

Bryan Radcliff

Inframark

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

bryan.radcliff@inframark.com

**LOCATION OF PROPERTY**

4700 Allen Rd.

Zephyrhills, FL 33541

**clean up**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	50	\$70.00	\$3,500.00
chainsaw chain	2	\$50.00	\$100.00

1. this proposal is for the outside fence line that was blocked off during last hurricane season with giant logs
2. we will be removing debris from this area along with getting the turf back down to maintainable height.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Harvest Ridge CDD

Subtotal	\$3,600.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$3,600.00</b>

**THIS IS NOT AN INVOICE**



# District Email

Prepared for: Harvest Ridge CDD

***Created by: Thomas Giella | CEO of Complete I.T. Corp***

***Email: Thomas@completeit.io***

***Phone: (813) 444-4355 Ext 203***



- Your Technology Professionals -

Sales, Training, & Support

Hi Harvest Ridge CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

#### **Networks Infrastructure (Wi-Fi)**

**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or a fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



### Camera Systems (CCTV)

#### Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.

### Access Control Systems (ACS)

#### Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

# Why Use Our Email Solution ?



Complete I.T. Corp CDD Email Solution  
**POWERED BY**



 Google Vault is an information governance and eDiscovery tool for Google Workspace. With Vault, you can retain, hold, search, and export users' Google Workspace data.

 Keep data for as long as you need it (Florida law for CDD is 3-5 years depending on the circumstances). Data remains available to Vault even when users delete an email and empties their trash.



## eDiscovery: Search, hold & export data of interest

 With Vault, authorized users can search for data, put data on hold, and export data for further analysis.

 Vault supports the first steps of the eDiscovery process outlined by the Electronic Discovery Reference Model (EDRM):

 **Identification** - You can search your organization's Google Workspace data by user account, organizational unit, date, or keyword, and preview messages, attachments, and supported files. Most services support Boolean operator searches. Learn more about search.

 **Preservation** - To preserve data indefinitely for legal or other retention obligations, you can put holds on accounts, organizational units, and groups. For Gmail and chat messages, you can also set conditions to limit the hold to messages that match. Learn about holds.

 **Collection** - After you search for data, you can export it for processing and analysis. Exports contain:

-  A comprehensive copy of all the data that matches your search criteria.
-  The metadata you need to link the exported data to individual users in your organization.
-  The corroborating information required to prove that the exported data matches the data stored on Google's servers.

## Core Features:

-  **Easy Data Migration**
-  **30GB of Storage**
-  **Custom Data Retention Period**
-  **Audit Tracking by GoogleVault**
-  **\$16.95 per email per month**
-  **E-mail Support Included**
-  **ISO 27001 Certified**
-  **ISO 27017 Certified**
-  **HIPAA Compliance**



Call for know more

**813.444.4355**



www.completeit.io

 2664 Cypress Ridge Blvd | Suite 103 | Wesley Chapel, FL 33544



## Email Powered By Google

# What's Included?

### What makes the difference?

Google Vault lets you retain, hold, search, and export data to support your organization's archiving and eDiscovery needs.

Google Vault supports:

#### Archiving:

Set retention rules to control how long data is retained; days or indefinitely. However, unlike other archiving/backup process, you will never have to restore a archive file in order to retrieve the data. All data searches are performed in a data base. Searches take as little as 3-5 minutes with a specific keyword from start to finish.

#### Legal holds:

Place holds on users to preserve their data indefinitely in order to meet legal or other retention obligations.

#### Search:

Search your email account data by user account, organizational unit, date, or keyword. Vault supports Boolean and wildcard operator searches. Search all email accounts at once, or specific individual accounts.

#### Audit reports:

Use Vault audit reports to learn about actions users have taken during a specified period of time.

#### Email Storage:

30GB of cloud-based file storage per user.

### Differences Between Email Systems

	Microsoft Exchange	Barracuda	Google Gmail
Word Processing Software (Word or Sheets)			✓
Access Email Online and on Computer	✓		✓
Includes cloud storage for files and folders			✓
Search: Restore Individual Backup File		✓	
Search: Simple Email/Data			✓

# Complete I.T. Email Solution

## District Email System:

- Example of new email seat1@harvestridgecdd.com

Name	Price	QTY	Subtotal
Price is per email per month. Powered by Google Gmail & Google Vault. One email will be added in addition to the total number of board email seats; required for Google Vault admin.	\$16.95	6	\$101.70

• Seat 1  
• Seat 2  
• Seat 3  
• Seat 4  
• Seat 5  
• eDiscovery Admin Email for Auditing  
• Includes 1 password reset per year

Estimated Monthly Total \$101.70

Name	Price	QTY	Subtotal
District Managed Emails Setup	\$450.00	1	\$450.00

• Includes email setup and initial training for district board members.  
• Email transfers are billed separately based on the required labor time.  
• Additional charges apply for adding, removing, or modifying email accounts.  
• Includes email and phone support during standard business hours.

Estimated Upfront Labor Cost \$450.00

# Harvest Ridge Community Development District

## Board of Supervisors

Michael Valle, Chairman  
Gary Colglazier, Vice Chairman  
Jose Falcon, Assistant Secretary  
Felix Leno, Assistant Secretary  
Dawson Ransome, Assistant Secretary

## Staff:

Bryan Radcliff, District Manager  
Vivek Babbar, District Counsel  
Tyson Waag, District Engineer  
Paul Young, Field Services

September 9, 2025

Yellowstone Landscaping  
30319 Commerce Drive  
San Antonio, FL 33576

Re: **H a r v e s t   R i d g e   C D D** – Right to Cure

Dear sir or madam:

The Board of Harvest Ridge CDD at their last meeting reviewed the current condition of landscaping and overall performance of Yellowstone Landscaping. It was determined that expectations are not being met. The Board has determined that a 60 day right to cure be issued as of today's meeting in which time the Board will review progress and efforts to cure the breach and performance shortcomings. If the breach is not cured within the cure period, the Board will look to terminate the agreement and seek new a new vendor.

Sincerely,

*Bryan Radcliff*

Bryan Radcliff  
District Manager



# MAINTENANCE Solutions



**INFRAMARK**  
COMMUNITY MANAGEMENT

[www.inframark.com/community-  
management/maintenance](http://www.inframark.com/community-management/maintenance)

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Phone: 813-765-8798

Date: 08/05/2025

Work Order # WO-HR852025

Customer ID: Harvest Ridge CDD

Quotation valid until 10/01/2025

Prepared by: Aysha Torres

Description	Unit Price	Quantity	Amount
➤ Sidewalk Grinds (2) <ul style="list-style-type: none"><li>Edge of sidewalk panel will be grinded.</li></ul>	\$47	2	\$94.00
➤ Sidewalk Panel Replacement (26) <ul style="list-style-type: none"><li>Size: 5ft x 5ft = 25 sq ft per panel</li><li>Total of Twenty-Six (26) panels that need to be replaced</li><li>Disposal of Roots and Concrete</li><li>Irrigation Repairs</li><li>Labor and materials</li></ul>	\$24.25 sqft	26	\$15,762.50
<b>Subtotal</b>			<b>\$15,856.50</b>
<b>Service Fee</b>			<b>\$0.00</b>
<b>Disposal Fee</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$15,856.50</b>

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Aysha Torres at [aysha.torres@Inframark.com](mailto:aysha.torres@Inframark.com)

By: Aysha Torres

By: \_\_\_\_\_

Date: 08/05/2025

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

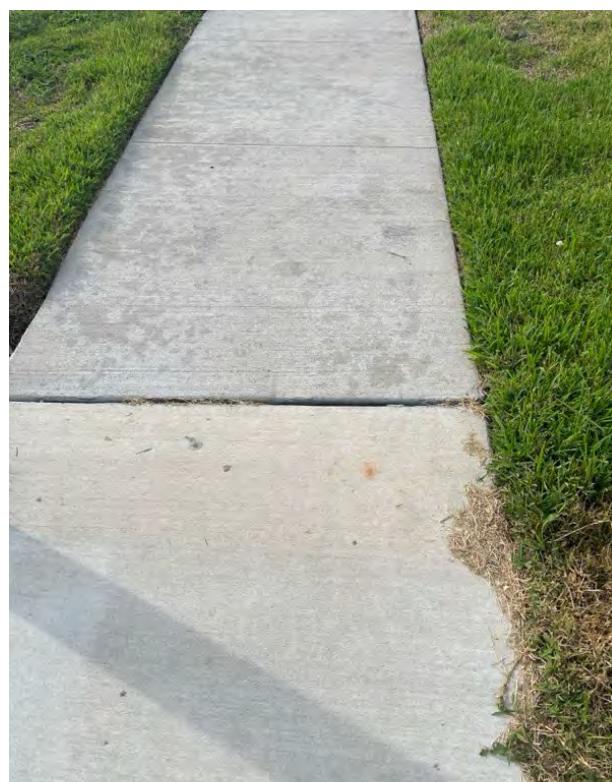
Inframark

Harvest Ridge CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.

**Sidewalk Grinds (2) Sidewalk Panel Replacement (26)**





## **Concrete Tripping Hazard Removal**

Concrete grinding is the most cost-effective way to remove tripping hazards. Commercial concrete repair projects have unique challenges and repairs need to be completed with as little disturbance as possible to the surrounding environment. Tripping hazards that are more than 2 inches require the removal and replacement of a concrete panel. Our Inframark team will take all precautions to ensure safety and minimize environmental impact.

Our previous clients understand our commitment to quality, craftsmanship, and budgets; therefore, they return to our Inframark Team for concrete projects. Our team have become experts in sidewalk work which is why we are chosen for repeat work.

Uneven concrete on sidewalks, curbs and other common areas can create an unsafe environment on your property. The American with Disabilities Act (ADA) prohibits vertical changes in level greater than 1/4 of an inch on sidewalks and walkways. Anything over this can become a serious tripping hazard making it important to rectify these issues effectively.



## **Pricing Structure**

### **Pricing for Sidewalk Grinding**

Our pricing for sidewalk grinding includes the edges on either side of each panel. Total amount of panels was determined during the sidewalk inspection.

Panel grinding from  $\frac{1}{4}$ " to 2" = \$47 per grind.

### **Pricing for Sidewalk Replacement**

Sidewalk panel replacement for trip hazards over 2" or broken panels, will be priced according to the square feet of the panel. Total square feet per panel was determined during the sidewalk audit which is included in the proposal. Tree root systems will also be removed to ensure we get the best outcome and longevity.

Panel replacement is priced by the square foot = \$ 24.25 sqft

Irrigation damage is inevitable when performing panel replacement work, we understand this. What we do not know is what irrigation will be affected by this work.

Irrigation repairs due to lines crossing sidewalks during replacement will be repaired by the Districts Landscape Vendor. All irrigation repairs will be billed separately to the District.

This estimate does not include any permits if required. Permits will be billed separately after manager's approval.

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

The Public Hearing and regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday August 12, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Michael Vale	Chairperson
Eric Davidson	Assistant Secretary
Felix Leno	Assistant Secretary
Jose Falcon	Assistant Secretary

Also, present were:

Bryan Radcliff	District Manager
Brian Lamb	District Manager ( <i>via phone</i> )
Vivek Babbar	District Counsel ( <i>via phone</i> )
Tyson Waag	District Engineer
Paul Young	Field Services Manager
Tracey Souers	Cypress Creek Aquatics
Seth Mendoza	Yellowstone Landscaping
Alize Animipot	

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments Period**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Public Hearing Adopting FY 2026  
Proposed Operations Budget**

**A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget**

On MOTION by Mr. Davidson seconded by Mr. Leno, with all in favor, Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 4-0
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**B. Staff Presentations**

Mr. Radcliff presented the FY 26 Approved Proposed Budget to the Board for review.

**C. Public Comment**

There being none, the next item followed.

**D. Consideration of Resolution 2025-06; Adopting the FY 2026 Budget**

On MOTION by Mr. Leno seconded by Mr. Vale, with all in favor, Resolution 2025-06; Adopting the FY2026 Budget, was adopted. 4-0

**E. Close Public Hearing on Adopting FY 2026 Proposed Budget**

On MOTION by Mr. Davidson seconded by Mr. Falcon, with all in favor, Public Hearing on Adopting FY 2026 Proposed Budget, was closed. 4-0

**SIXTH ORDER OF BUSINESS****Business Items (CONTINUED)****A. Consideration of Resolution 2025-08, Levying O&M Assessments**

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, Resolution 2025-08, Levying O&M Assessments, was adopted. 4-0

**F. Consideration of Board Resignations – Seat 4 and Seat 5**

The Board Accepted the resignation of Eric Davidson from Seat 5.

On MOTION by Mr. Vale seconded by Mr. Falcon, with all in favor, the resignation of Eric Davidson from Seat 5 of the Board of Supervisors of Harvest Ridge, was accepted. 4-0

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

- 1. Paolo Aliaga Resume**
- 2. Gary L. Colglazier Resume**
- 3. Nestor Odukoya Resume**

The Board appointed Gary L Colglazier to Seat 5 of the Board of Supervisors of Harvest Ridge with an expiration of November - 2026. Mr. Colglazier accepted compensation.

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, the appointment of Gary L. Colglazier to Seat 5 of the Board of Supervisors of Harvest Ridge, was accepted. 4-0

**H. Oaths of Office**

Mr. Radcliff, a Commissioned Notary Public for the State of Florida, administered the Oaths of Office to Gary L. Colglazier and Felix Leno. Mr. Leno accepted compensation.

**FOURTH ORDER OF BUSINESS****Public Hearing on Adopting Recreational Facilities Policies & Pool Rules****A. Open Public Hearing on Adopting Recreational Facilities Policies & Pool Rules**

On MOTION by Mr. Falcon seconded by Mr. Vale, with all in favor, Public Hearing on Adopting Recreational Facilities Policies & Pool Rules, was opened. 4-0

**B. Staff Presentations**

Mr. Radcliff presented the Recreational Facilities Policies and Pool Rules to the Board. Discussion ensued.

**C. Public Comment**

There being none, the next item followed.

**D. Consideration of Resolution 2025-07; Adopting Recreational Facilities Policies & Pool Rules****1. Recreational Facilities Policies 2025-06-10**

On MOTION by Mr. Colglazier seconded by Mr. Vale, with all in favor, Resolution 2025-07; Adopting Recreational Facilities Policies & Pool Rules, including Recreational Facilities Policies 2025-06-10, were adopted. 4-0

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

On MOTION by Mr. Colglazier seconded by Mr. Vale, with all in favor, Public Hearing on Adopting Recreational Facilities Policies & Pool Rules, was closed. 4-0

**FIFTH ORDER OF BUSINESS****Recess and Return to Regular Meeting**

Mr. Radcliff requested the Board recess to regular meeting.

**SIXTH ORDER OF BUSINESS****Business Items (CONTINUED)****B. Blue Life Pool Service 08-2025 to 07-2026 Contract**

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, *Blue Life Pool Service* 08-2025 to 07-2026 Contract, was accepted. 4-0

**C. Spearem Enterprises, LLC Renewal of Janitorial Services Contract**

On MOTION by Mr. Vale seconded by Mr. Colglazier, with all in favor, *Spearem Enterprises, LLC* Renewal of Janitorial Services Contract, was approved. 4-0

**D. Acceptance of FY2024 Audit**

On MOTION by Mr. Leno seconded by Mr. Falcon, with all in favor, FY2024 Audit, was accepted. 4-0

**E. FY2026 Goals & Objectives**

On MOTION by Mr. Vale seconded by Mr. Colglazier, with all in favor, FY2026 Goals & Objectives, was approved. 4-0

### **I. Consideration of Resolution 2025-09; Re-Designating the Officers**

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, Resolution 2025-09; Re-Designating the Officers, with Michael Valle elected as Chairperson and Gary Colglazier elected as Vice Chairperson was adopted. 4-0

### **J. Consideration of Resolution 2025-10; Setting the FY2026 Meeting Schedule**

The following is the FY 2026 CDD Meeting Schedule:

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

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

On MOTION by Mr. Leno seconded by Mr. Vale, with all in favor, Resolution 2025-10; Setting the Fiscal Year 2026 Meeting Schedule, as detailed above, was adopted. 4-0

### **SEVENTH ORDER OF BUSINESS**

### **Consent Agenda**

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

- 1. May 2025**
- 2. June 2025**

**D. Consideration of Operations and Maintenance Invoices**

- 1. May 2025**
- 2. June 2025**

On MOTION by Mr. Leno seconded by Mr. Falcon, with all in favor, the Consent Agenda, was approved. 4-0
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**EIGHT ORDER OF BUSINESS****Staff Reports**

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

There being none, the next item followed.

- 1. Field Inspection Report**
- 2. Cypress Creek Aquatics Environmental Services**
- 3. Discussion of Pond Maintenance**

**NINTH ORDER OF BUSINESS****Other Business, Updates and Supervisors' Comments**

- Mr. Vale requested supervisors be set up with District specific email addresses.
- Mr. Falcon requested a tow policy be included on the next agenda for review/approval.
- Residents requested the water fountain be repaired, a status of the roads and/or parking within the District. Mr. Radcliff, will provide as an agenda item next week to convey the roads from the developer to the District.

**TENTH ORDER OF BUSINESS****Adjourned**

There being no further business,

On MOTION by Mr. Vale seconded by Mr. Colglazier, with all in favor, meeting adjourned at 12:29 pm. 4-0
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Brian Radcliff  
District Manager

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Michael Vale  
Chairperson

# **Harvest Ridge Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
July 31, 2025**

**Prepared by:**



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

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL	
				LONG TERM DEBT FUND	TOTAL
<b>ASSETS</b>					
Cash - Operating Account	\$ 59,855	\$ -	\$ -	\$ -	\$ 59,855
Cash In Bank	145,743	-	-	-	145,743
Due From Other Funds	-	19	-	-	19
Investments:					
Acquisition & Construction Account	-	-	5,950	-	5,950
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	124,240	-	-	124,240
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
<b>TOTAL ASSETS</b>	<b>\$ 231,271</b>	<b>\$ 199,667</b>	<b>\$ 5,950</b>	<b>\$ 4,440,000</b>	<b>\$ 4,876,888</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 280	\$ -	\$ -	\$ -	\$ 280
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
<b>TOTAL LIABILITIES</b>	<b>280</b>	<b>-</b>	<b>19</b>	<b>4,440,000</b>	<b>4,440,299</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	199,667	-	-	199,667
Capital Projects	-	-	5,931	-	5,931
Unassigned:	205,318	-	-	-	205,318
<b>TOTAL FUND BALANCES</b>	<b>230,991</b>	<b>199,667</b>	<b>5,931</b>	<b>-</b>	<b>436,589</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 231,271</b>	<b>\$ 199,667</b>	<b>\$ 5,950</b>	<b>\$ 4,440,000</b>	<b>\$ 4,876,888</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,303	\$ 4,303	0.00%
Interest - Tax Collector	-	2,581	2,581	0.00%
Special Assmnts- Tax Collector	-	297,926	297,926	0.00%
Special Assmnts- CDD Collected	297,475	28,107	(269,368)	9.45%
Sales Tax Revenue	-	1,204	1,204	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>334,121</b>	<b>36,646</b>	<b>112.32%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Info Technology	600	425	175	70.83%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
Field Services	4,500	-	4,500	0.00%
District Counsel	8,500	3,063	5,437	36.04%
District Engineer	9,500	4,036	5,464	42.48%
Administrative Services	4,500	3,564	936	79.20%
District Manager	25,000	16,292	8,708	65.17%
Accounting Services	9,000	10,188	(1,188)	113.20%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	67	433	13.40%
Rentals & Leases	600	693	(93)	115.50%
Insurance - General Liability	3,200	2,500	700	78.13%
Public Officials Insurance	2,500	2,500	-	100.00%
Insurance -Property & Casualty	12,500	5,907	6,593	47.26%
Legal Advertising	3,500	(510)	4,010	-14.57%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,192	8	99.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	850	350	70.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	605	(430)	345.71%
Loan Expense	100,000	1,128	98,872	1.13%
Interest Expense	5,000	-	5,000	0.00%
<b>Total Administration</b>	<b>206,725</b>	<b>55,800</b>	<b>150,925</b>	<b>26.99%</b>
<b>Electric Utility Services</b>				
Electricity - Streetlights	40,000	11,900	28,100	29.75%
Utility - Electric	5,000	3,599	1,401	71.98%
<b>Total Electric Utility Services</b>	<b>45,000</b>	<b>15,499</b>	<b>29,501</b>	<b>34.44%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	13,247	(8,247)	264.94%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>13,247</b>	<b>(8,247)</b>	<b>264.94%</b>
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	8,500	7,500	1,000	88.24%
Wetland Maintenance	6,500	4,410	2,090	67.85%
Annual Stormwater Report	3,500	-	3,500	0.00%
<b>Total Stormwater Control</b>	<b>18,500</b>	<b>11,910</b>	<b>6,590</b>	<b>64.38%</b>
<b><u>Landscape Services</u></b>				
R&M-Other Landscape	1,000	1,479	(479)	147.90%
R&M-Monument, Entrance & Wall	1,500	31,430	(29,930)	2095.33%
Landscape - Annuals	2,500	-	2,500	0.00%
Landscape - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance	70,000	80,299	(10,299)	114.71%
Plant Replacement Program	5,000	10,440	(5,440)	208.80%
Irrigation Maintenance	6,000	3,710	2,290	61.83%
<b>Total Landscape Services</b>	<b>88,500</b>	<b>127,358</b>	<b>(38,858)</b>	<b>143.91%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Contracts-Pools	12,000	5,660	6,340	47.17%
Contracts-HVAC	600	-	600	0.00%
Janitorial Services & Supplies	8,250	2,835	5,415	34.36%
Telephone, Cable & Internet Service	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	95	405	19.00%
Miscellaneous Services	1,150	432	718	37.57%
Playground Equipment and Maintenance	500	-	500	0.00%
<b>Total Parks and Recreation</b>	<b>28,750</b>	<b>9,022</b>	<b>19,728</b>	<b>31.38%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,475</b>	<b>232,836</b>	<b>164,639</b>	<b>58.58%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	101,285	201,285	-101.29%
<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	\$ -	\$ 195,022	\$ 195,022	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>35,969</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 230,991</b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,950	\$ 5,950	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>306,797</b>	<b>306,797</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Interest Expense	-	112,538	(112,538)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	124,259	124,259	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>75,408</b>	<b>75,408</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 199,667	\$ 199,667	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 199,667</b>		

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,974	\$ 5,974	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,974</b>	<b>5,974</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>197,700</b>	<b>(197,700)</b>	<b>0.00%</b>
<b>Construction In Progress</b>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,123,011</b>	<b>(4,123,011)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,320,711</b>	<b>(4,320,711)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,314,737)	(4,314,737)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,320,668</b>	<b>4,320,668</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,931	\$ 5,931	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>				
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,931</b>		

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 7262

**Statement No.** 07-25

**Statement Date** 07/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
					0.00	0.00	
<b>Total Deposits</b>							
					0.00	0.00	
<b>Checks</b>							
					0.00	0.00	
<b>Total Checks</b>							
					0.00	0.00	
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 07-25

**Statement Date** 07/31/2025

<b>G/L Account No. 101002 Balance</b>	145,742.52	<b>Statement Balance</b>	146,693.52
		<b>Outstanding Deposits</b>	2,026.09
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	148,719.61
<b>Subtotal</b>	145,742.52	<b>Outstanding Checks</b>	-2,977.09
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	145,742.52
<b>Ending G/L Balance</b>	145,742.52		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
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## Deposits

03/11/2025	Payment	BD00010	Special Assmnts-Tax Collector	Deposit No. BD00010	4,093.54	4,093.54	0.00
04/09/2025	Payment	BD00011	Special Assmnts-Tax Collector	Deposit No. BD00011	4,134.87	4,134.87	0.00
05/13/2025	Payment	BD00014	Special Assmnts-Tax Collector	Deposit No. BD00014	22.25	22.25	0.00
07/31/2025		JE000226	Interest - Investments	Interest earned for the month of 06/25	574.76	574.76	0.00
<b>Total Deposits</b>					8,825.42	8,825.42	0.00

## Checks

03/11/2025		JE000131		Valley National Bank	-4,093.54	-4,093.54	0.00
04/09/2025		JE000169	Special Assmnts-Tax Collector	Reverse Bank Deposit - Made in Truist	-4,134.87	-4,134.87	0.00
06/04/2025	Payment	1070	INFRAMARK LLC	Check for Vendor V00003	-3,871.51	-3,871.51	0.00
05/13/2025		JE000183		Valley National Bank	-22.25	-22.25	0.00
06/25/2025	Payment	1078	INFRAMARK LLC	Check for Vendor V00003	-176.44	-176.44	0.00
06/25/2025	Payment	1079	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,169.27	-1,169.27	0.00
06/25/2025	Payment	1080	STRALEY ROBIN VERICKER	Check for Vendor V00005	-572.50	-572.50	0.00
06/25/2025	Payment	1081	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-2,960.00	-2,960.00	0.00
06/25/2025	Payment	1082	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-7,571.08	-7,571.08	0.00
07/02/2025	Payment	1083	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-490.00	-490.00	0.00
07/02/2025	Payment	1084	EGIS INSURANCE	Check for Vendor V00024	-5,907.00	-5,907.00	0.00
07/02/2025	Payment	1085	INFRAMARK LLC	Check for Vendor V00003	-3,708.33	-3,708.33	0.00
07/02/2025	Payment	1086	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00	-465.00	0.00
07/09/2025	Payment	DD106	DUKE ENERGY (ACH)	Payment of Invoice 000401	-332.34	-332.34	0.00
07/09/2025	Payment	1087	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-1,280.00	-1,280.00	0.00

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 07-25

**Statement Date**

07/31/2025

07/16/2025	Payment	1088	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-522.50	-522.50	0.00
07/16/2025	Payment	1089	TIME PUBLISHING COMPANY	Check for Vendor V00007	-1,186.00	-1,186.00	0.00
07/23/2025	Payment	1090	INFRAMARK LLC	Check for Vendor V00003	-1,496.85	-1,496.85	0.00
07/23/2025	Payment	1092	TIMES PUBLISHING	Check for Vendor V00017	-170.00	-170.00	0.00
07/23/2025	Payment	1093	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-4,980.00	-4,980.00	0.00
07/30/2025	Payment	DD116	DUKE ENERGY (ACH)	Payment of Invoice 000404	-248.63	-248.63	0.00
07/30/2025	Payment	DD117	DUKE ENERGY (ACH)	Payment of Invoice 000405	-18.56	-18.56	0.00
07/30/2025	Payment	DD118	DUKE ENERGY (ACH)	Payment of Invoice 000407	-18.59	-18.59	0.00
07/30/2025	Payment	DD119	DUKE ENERGY (ACH)	Payment of Invoice 000409	-1,176.05	-1,176.05	0.00
<b>Total Checks</b>					-46,571.31	-46,571.31	0.00

## Adjustments

### Total Adjustments

## Outstanding Checks

07/23/2025	Payment	1091	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00
06/30/2025	Payment	DD107	DUKE ENERGY (ACH)	Payment of Invoice 000378	-164.91
06/30/2025	Payment	DD111	DUKE ENERGY (ACH)	Payment of Invoice 000386	-1,176.05
07/30/2025	Payment	1094	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,171.13
<b>Total Outstanding Checks</b>					-2,977.09

## Outstanding Deposits

02/07/2025	Payment	BD00008	Deposit No. BD00008	2,026.09
<b>Total Outstanding Deposits</b>				2,026.09

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>								
001	1083	07/02/25	CYPRESS CREEK AQUATICS	1440	July 25 - Pond Maintenance	Waterway Management	531085-53908	\$490.00
001	1084	07/02/25	EGIS INSURANCE	28152	04/29 - Property Addition	Effective 04/29 - Property Covg addition	545009-51301	\$5,907.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	ACCOUNTING SERVICES-JULY 25	532001-51301	\$750.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Administrative Services - July 25	531148-51301	\$375.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	District Management July 25	531150-51301	\$2,083.33
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Financial / Revenue Collections - July 25	549150-51301	\$100.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Recording Secretary - July 25	531036-51301	\$200.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Rentals / Leases - July 25	544025-51301	\$50.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Technology / Data Storage - July 25	531020-51301	\$50.00
001	1085	07/02/25	INFRAMARK LLC	153060	Inframark Management Inv - July 2025	Website Maintenance - July 25	549936-51301	\$100.00
001	1086	07/02/25	SPEAREM ENTERPRISES	6230	04/15-05/16 - Janitorial Service	Janitorial Service	534349-57201	\$465.00
001	1087	07/09/25	YELLOWSTONE LANDSCAPE	953344	06/27 - Sod Repairs	LANDSCAPE MAINT. JUL 2024	546036-53908	\$1,280.00
001	1088	07/16/25	STANTEC CONSULTING SERVICES INC	2420788	Through 06/26 - District Engineering Services	Through 06/26 - DE Services	531147-51301	\$522.50
001	1089	07/16/25	TIME PUBLISHING COMPANY	45876-071325	07/13 - Legal Advertising	Legal Advertising	548002-51301	\$1,186.00
001	1090	07/23/25	INFRAMARK LLC	154311	Inframark Management Inv - June 25	June 25 - Postage	541024-51301	\$10.35
001	1090	07/23/25	INFRAMARK LLC	154311	Inframark Management Inv - June 25	June 25 - B/W Copies	541024-51301	\$7.50
001	1090	07/23/25	INFRAMARK LLC	154311	Inframark Management Inv - June 25	June 25 - Amenity Repairs	546036-51301	\$1,479.00
001	1091	07/23/25	SPEAREM ENTERPRISES	6238	06/15 - 07/16 - Janitorial Services	Janitorial Services & Supplies	534349-57201	\$465.00
001	1092	07/23/25	TIMES PUBLISHING	45877-072025	07/20 - Legal Advertising	Legal Advertising	548002-51301	\$170.00
001	1093	07/23/25	YELLOWSTONE LANDSCAPE	957223	07/11 - Landscape Enhancement - Plant Replacement Iadement	07/11 - Plant Replacement / Landscape Enhancement	546244-53908	\$4,980.00
001	1094	07/30/25	PASCO COUNTY UTILITIES	22745909	06/09 - 07/09 - Electric	06/09 - 07/09 - Water	543018-53600	\$1,171.13
001	DD106	07/09/25	DUKE ENERGY (ACH)	063025-6693	05/29 - 06/26 Electric Service	SERVICE 05/29 - 06/26	543041-53100	\$332.34
001	DD116	07/30/25	DUKE ENERGY (ACH)	070825-5047	06/03 - 07/03 - Electric	06/05 - 06/03 - Electric	543041-53100	\$248.63
001	DD117	07/30/25	DUKE ENERGY (ACH)	070825-8604	06/05 - 07/03 - Electric	Utility - Electric	543041-53100	\$18.56
001	DD118	07/30/25	DUKE ENERGY (ACH)	070825-4743	06/05 - 07/03 - Electric	Utility - Electric	543041-53100	\$18.59
001	DD119	07/30/25	DUKE ENERGY (ACH)	071025-1750	06/10 - 07/09 - Electric	Utility - Electric	543041-53100	\$1,176.05
<b>Fund Total</b>							<b>\$23,635.98</b>	

<b>Total Checks Paid</b>	<b>\$23,635.98</b>
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**HARVEST RIDGE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
CYPRESS CREEK AQUATICS	7/1/2025	1440	\$490.00	\$490.00	July 25 - Pond Maintenance
SPEAREM ENTERPRISES	7/21/2025	6238	\$465.00	\$465.00	06/15 - 07/16 - Janitorial Services
<b>Monthly Contract Subtotal</b>			<b>\$955.00</b>	<b>\$955.00</b>	
 <b>Variable Contract</b>					
DUKE ENERGY (ACH)	6/30/2025	063025-6693	\$332.34	\$332.34	SERVICE 05/29 - 06/26
DUKE ENERGY (ACH)	7/8/2025	070825-5047	\$248.63	\$248.63	06/05 - 06/03 - Electric
DUKE ENERGY (ACH)	7/8/2025	070825-8604	\$18.56	\$18.56	06/05 - 07/03 - Electric
DUKE ENERGY (ACH)	7/8/2025	070825-4743	\$18.59	\$18.59	06/05 - 07/03 - Electric
DUKE ENERGY (ACH)	7/10/2025	071025-1750	\$1,176.05	\$1,176.05	06/10 - 07/09 - Electric
PASCO COUNTY UTILITIES	7/22/2025	22745909	\$1,171.13	\$1,171.13	06/09 - 07/09 - Water
STANTEC CONSULTING SERVICES INC	7/3/2025	2420788	\$522.50	\$522.50	Through 06/26 - DE Services
<b>Variable Contract Subtotal</b>			<b>\$3,487.80</b>	<b>\$3,487.80</b>	
 <b>Regular Services</b>					
INFRAMARK LLC	7/1/2025	153060	\$750.00		ACCOUNTING SERVICES JULY 25
INFRAMARK LLC	7/1/2025	153060	\$375.00		Administrative Services - July 25
INFRAMARK LLC	7/1/2025	153060	\$2,083.33		District Management July 25
INFRAMARK LLC	7/1/2025	153060	\$100.00		Financial / Revenue Collections - July 25
INFRAMARK LLC	7/1/2025	153060	\$200.00		Recording Secretary - July 25
INFRAMARK LLC	7/1/2025	153060	\$50.00		Rentals / Leases - July 25
INFRAMARK LLC	7/1/2025	153060	\$50.00		Technology / Data Storage - July 25
INFRAMARK LLC	7/1/2025	153060	\$100.00	\$3,708.33	Website Maintenance - July 25
INFRAMARK LLC	7/16/2025	154311	\$10.35		June 25 - Postage
INFRAMARK LLC	7/16/2025	154311	\$7.50	\$17.85	June 25 - B/W Copies
TIME PUBLISHING COMPANY	7/13/2025	45876-071325	\$1,186.00	\$1,186.00	07/13 - Legal Advertising
<b>Regular Services Subtotal</b>			<b>\$4,912.18</b>	<b>\$4,912.18</b>	
 <b>Additional Services</b>					
INFRAMARK LLC	7/16/2025	154311	\$1,479.00	\$1,479.00	June 25 - Amenity Repairs
TIMES PUBLISHING	7/20/2025	45877-072025	\$170.00	\$170.00	07/20 - Legal Advertising

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
YELLOWSTONE LANDSCAPE	7/8/2025	953344	\$1,280.00	\$1,280.00	LANDSCAPE MAINT. JUL 2024
YELLOWSTONE LANDSCAPE	7/18/2025	957223	\$4,980.00	\$4,980.00	07/11 - Plant Replacement / Landscape Enhancement
<b>Additional Services Subtotal</b>			<b>\$7,909.00</b>	<b>\$7,909.00</b>	
<b>TOTAL</b>			<b>\$17,263.98</b>	<b>\$17,263.98</b>	

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



# Invoice

Date	Invoice #
7/1/2025	1440

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

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

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

# INVOICE

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.: 6239  
Terms: Net 15  
Invoice date: 07/21/2025  
Due date: 08/05/2025

#	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 6/15/25 to 7/16/25	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.



duke-energy.com  
800.700.8744

## Your Energy Bill

Page 1 of 3

### Service address

HARVEST RIDGE CDD  
4438 ALLEN RD PUMP  
ZEPHYRHILLS FL 33541

Bill date Jun 30, 2025  
For service May 29 - Jun 26  
29 days

Account number **9101 4645 6693**

### Billing summary

Previous Amount Due	\$164.91
Payment Received	0.00
Current Electric Charges	158.23
Other Charges and Credits	5.00
Taxes	4.20
<b>Total Amount Due Jul 21</b>	<b>\$332.34</b>

### REMINDER

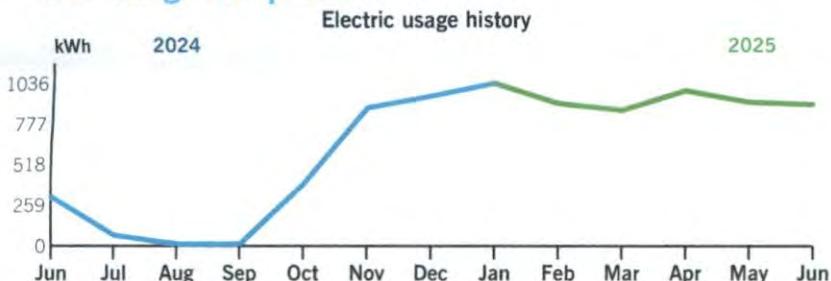
Did you overlook paying last month's bill? If payment has been made, please accept our thanks. If not, please make a payment promptly to avoid further collection activity. If you have any questions about your account, please contact us at the customer service number listed on this bill.

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

Your summer of savings begins. Discover ways to reduce your energy use and save this summer with our helpful solutions and tips at duke-energy.com/SummerTips

Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at duke-energy.com/HEC.

### Your usage snapshot



### Average temperature in degrees

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	902	311	7,936	661
Avg. Daily (kWh)	31	11	22	

12-month usage based on most recent history

fb.def.duke.bills.20250627212112.28.4fb-58163-0000000309

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



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



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

### Amount due

**\$332.34**  
by Jul 21

After Jul 21, the amount due  
will increase to \$337.34.

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

029082 000000309



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



88910146456693000660000016491000001674300000332344



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	May 29 - Jun 26
<u>Usage Values</u>		
Billed kWh		901.611 kWh

## Billing details - Electric

### Billing Period - May 29 25 to Jun 26 25

#### Meter - 4377177

Customer Charge	\$13.76
Energy Charge	
901.611 kWh @ 12.179c	109.81
Fuel Charge	
901.611 kWh @ 3.630c	32.73
Asset Securitization Charge	
901.611 kWh @ 0.214c	1.93
<b>Total Current Charges</b>	<b>\$158.23</b>

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

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

## Billing details - 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	\$0.14
Gross Receipts Tax	4.06
<b>Total Taxes</b>	<b>\$4.20</b>





## Thank you for your payment!

Thank you for your payment. This account has a zero balance.

Total Amount Paid

**\$332.34**

Confirmation #54480808070925

**Bank Account** Valley Harvest Ridge - \*\*\*\*\*1303

**Payment Date** 07/09/2025

**Payment Amount** \$332.34





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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	Jun 5 - Jul 3
<b>Usage Values</b>		
Billed kWh		1,893.573 kWh
Billed Demand kW		3.938 kW
Load Factor		69.09 %

## Billing details - Electric

<b>Billing Period - Jun 05 25 to Jul 03 25</b>	
<b>Meter - 8398454</b>	
Customer Charge	\$17.75
Energy Charge	
1,893.573 kWh @ 5.352c	101.35
Fuel Charge	
1,893.573 kWh @ 3.925c	74.32
Demand Charge	
3.938 kW @ \$11.61	45.71
Asset Securitization Charge	
1,893.573 kWh @ 0.162c	3.07
<b>Total Current Charges</b>	<b>\$242.20</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 - Deposit

Deposit Interest	\$-0.10
<b>Total</b>	<b>\$-0.10</b>

## Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.22
<b>Total Taxes</b>	<b>\$6.43</b>







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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	Jun 5 - Jul 3
<b>Usage Values</b>		
Billed kWh	2.603 kWh	
Billed Demand kW	0.008 kW	
Load Factor	46.75 %	

## Billing details - Electric

### Billing Period - Jun 05 25 to Jul 03 25

#### Meter - 8396493

Customer Charge	\$17.75
Energy Charge	
2.603 kWh @ 5.352c	0.13
Fuel Charge	
2.603 kWh @ 3.925c	0.10
Demand Charge	
0.008 kW @ \$11.61	0.10
<b>Total Current Charges</b>	<b>\$18.08</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>





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877.372.8477

## Your Energy Bill

Page 1 of 3

## Billing summary

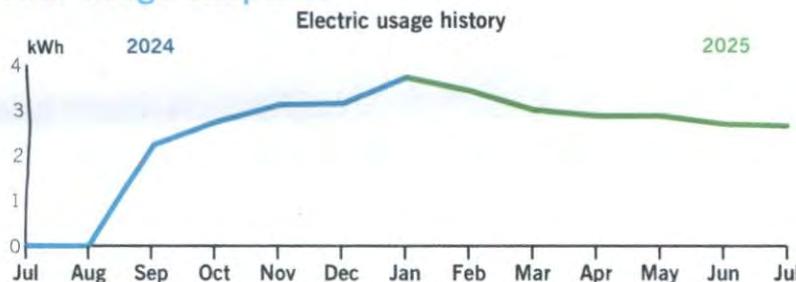
Previous Amount Due	\$18.61
<i>Payment Received Jun 27</i>	-18.61
Current Electric Charges	18.11
Taxes	0.48
<b>Total Amount Due Jul 29</b>	<b>\$18.59</b>

Thank you for your payment.

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

Account number 9101 6915 4743

## Your usage snapshot



### Average temperature in degrees

83°	83°	81°	75°	71°	63°	56°	68°	67°	75°	79°	81°	79°
Current Month			Jul 2024		12-Month Usage			Avg Monthly Usage				
Electric (kWh)		3			0			N/A			3	
Avg. Daily (kWh)		0			0			N/A				

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

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



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



029328 000001394



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

**\$18.59**  
by Jul 29

Your payment is scheduled to be made by monthly automatic draft on Jul 29

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



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



duke-energy.com  
877.372.8477

Page 3 of 3

Account number 9101 6915 4743

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Jun 5 - Jul 3
<b>Usage Values</b>		
Billed kWh		2.636 kWh
Billed Demand kW		0.010 kW
Load Factor		37.87 %

## Billing details - Electric

### Billing Period - Jun 05 25 to Jul 03 25

#### Meter - 8410204

Customer Charge	\$17.75
Energy Charge	
2.636 kWh @ 5.352c	0.14
Fuel Charge	
2.636 kWh @ 3.925c	0.10
Demand Charge	
0.010 kW @ \$11.61	0.12
<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>







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Page 3 of 3

Account number 9101 6232 1750

## Your usage snapshot - Continued

### Outdoor Lighting

Billing period Jun 10 - Jul 09

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

## Billing details - Lighting

### Billing Period - Jun 10 25 to Jul 09 25

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

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

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

## 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



3396 1 1  
11-70054

HARVEST RIDGE CDD

Service Address: 37278 SHARKS EYE LANE AMENITY CENTER

BILL Number: 22745909

Billing Date: 7/22/2025

Billing Period: 6/9/2025 to 7/9/2025

Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	6/9/2025	984	7/9/2025	1062	30	78
Irrig Potable	230797244	6/9/2025	195	7/9/2025	201	30	6

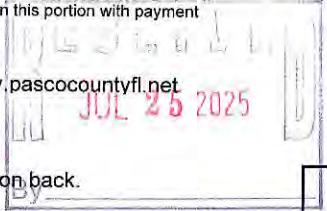
Usage History			Transactions		
Water					
July 2025	78	6	Previous Bill		1,169.27
June 2025	76	15	Payment 07/03/25		-1,169.27 CR
May 2025	105	14	Balance Forward		0.00
April 2025	96	13	Current Transactions		
March 2025	87	9	Water		
February 2025	0	14	Water Base Charge		21.56
January 2025	86	14	Water Tier 1	13.0 Thousand Gals X \$2.10	27.30
December 2024	130	10	Water Tier 2	12.0 Thousand Gals X \$3.34	40.08
November 2024	102	7	Water Tier 3	13.0 Thousand Gals X \$6.69	86.97
October 2024	5	1	Water Tier 4	40.0 Thousand Gals X \$9.02	360.80
Sewer			Sewer		
			Sewer Base Charge		51.50
			Sewer Charges	78.0 Thousand Gals X \$6.94	541.32
Irrigation					
			Water Base Charge		21.56
			Water Tier 1	6.0 Thousand Gals X \$3.34	20.04
			Total Current Transactions		1,171.13
			<b>TOTAL BALANCE DUE</b>		<b>\$1,171.13</b>

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



Please return this portion with payment

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



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

Account # 1240500  
Customer # 01545109  
Balance Forward 0.00  
Current Transactions 1,171.13

**Total Balance Due \$1,171.13**  
**Due Date 8/8/2025**

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

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

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

015451091124050082274590940001171130

<b>Invoice Number</b>	2420788
<b>Invoice Date</b>	July 3, 2025
<b>Purchase Order</b>	238201968
<b>Customer Number</b>	933104
<b>Project Number</b>	238201968

**Bill To**

Harvest Ridge CDD  
 Accounts Payable  
 210 N. University Drive Suite  
 Suite 702  
 Coral Springs FL 33071  
 United States

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No. : 111000012  
 Account No: 3752096026  
 Email Remittance: eft@stantec.com

**Alternative Remit To**

Stantec Consulting Services  
 Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

---

**Project Harvest Ridge CDD**

Project Manager	Stewart, Tonja L	Contract Upset	24,500.00
Current Invoice Total (USD)	522.50	Contract Billed to Date	9,036.00
		For Period Ending	<b>June 27, 2025</b>

---

**Top Task 2025 Fy2025 General Consulting**
**Professional Services**

<b>Billing Level</b>	Waag, R Tyson (Tyson)	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 10		2.75	190.00	522.50
		<b>Subtotal Professional Services</b>	<hr/> 2.75	<hr/> 522.50

---

Top Task Subtotal	Fy2025 General Consulting	522.50
	<b>Total Fees &amp; Disbursements</b>	<hr/> 522.50
	<b>INVOICE TOTAL (USD)</b>	<hr/> <b>522.50</b>

---

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

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

---

### Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-21	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH ACPLM TO PROVIDE SIGNED CONTRACT AND DISCUSSION OF SCHEDULING REPAIR.	
2025-05-27	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL AND CALL ACPLM IN REGARD TO SCHEDULING THE COMMUNITY REPAIR.	
2025-05-28	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CONTACT ACPLM TO REQUEST SCHEDULE DATE FOR REPAIRS.	
2025-05-29	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	COORDINATION WITH DM AND ACPLM REGARDING CONCRETE REPAIR SCHEDULE	
2025-06-09	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM REGARDING ACPLM REPAIR.	
2025-06-10	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	PROVIDE DM ACPLM'S W9 FOR PAYMENT.	
2025-06-26	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM AND ACPLM REGARDING PAYMENT FOR COMPLETED WORK.	
<b>Total Project 238201968</b>					<b>2.75</b>		<b>\$522.50</b>		



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

<b>BILL TO</b>	<b>INVOICE#</b>	<b>DATE</b>
Harvest Ridge Community Development District 2005 Pan Am Cir Tampa FL 33607-2359 United States	153060	7/1/2025
	<b>CUSTOMER ID</b>	<b>NET TERMS</b>
	C3190	Due On Receipt
	<b>PO#</b>	<b>DUUE DATE</b>
		7/1/2025

Services provided for the Month of: July 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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

154311

**DATE**

7/16/2025

**CUSTOMER ID**

C3190

**NET TERMS**

Due On Receipt

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

7/16/2025

**BILL TO**

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

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	15	Ea	0.69		10.35
B/W Copies	50	Ea	0.15		7.50
WO #WOHR06192025 \$1,479	1	Ea	1,479.00		1,479.00
<b>Subtotal</b>					<b>1,496.85</b>

<b>Subtotal</b>	\$1,496.85
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$1,496.85</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.*

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*Account Name: INFRAMARK, LLC*

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*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.*

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## DVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/13/25-7/13/25	HARVEST RIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/13/2025	Deirdre Bonett	TB326121
Total Amount Due		Invoice Number
\$1,186.00		45876-071325

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/13/25	7/13/25	45876	Tampa Bay Times , tampabay.com	B Section	Budget Assessments  Affidavit Fee	1	4.00x8.00 IN	\$1,184.00  \$2.00
7/13/25	7/13/25	45876	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/13/25-7/13/25	HARVEST RIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/13/2025	Deirdre Bonett	TB326121
Total Amount Due		Invoice Number
\$1,186.00		45876-071325

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

### REMIT TO:

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

HARVEST RIDGE CDD  
 2005 Pan Am Cir Ste 300 #  
 Tampa, FL 33607-6008

## Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/13/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

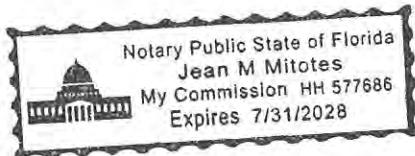
Signature of Affiant

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



# Notice of Public Hearing and Board of Supervisors Meeting of the Harvest Ridge Community Development District

The Board of Supervisors (the "Board") of the Harvest Ridge Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 12, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M

Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at [www.harvestridgecdd.com](http://www.harvestridgecdd.com), or may be obtained by contacting the District Manager's office via email at [Bryan.Radcliff@inframark.com](mailto:Bryan.Radcliff@inframark.com) or via phone at (813) 991-1140.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

## 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
	289								

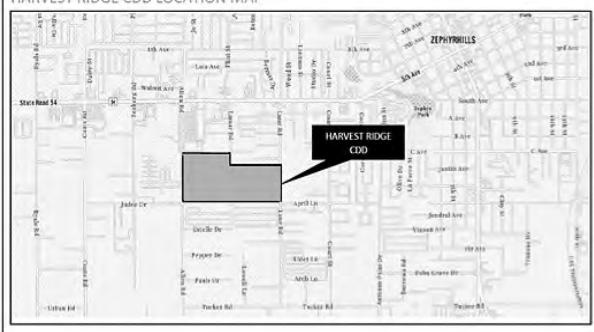
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

#### HARVEST RIDGE CDD LOCATION MAP



Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bryan Radcliff  
District Manager

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## DVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/20/25-7/20/25	HARVEST RIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB326121
Total Amount Due		Invoice Number
\$170.00		45877-072025

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/20/25	7/20/25	45877	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing  Affidavit Fee	2	1.00x50.00 L	\$168.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

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Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB326121
Total Amount Due		Invoice Number
\$170.00		45877-072025

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

### REMIT TO:

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

HARVEST RIDGE CDD  
 2005 Pan Am Cir Ste 300 #  
 Tampa, FL 33607-6008

## Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/20/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



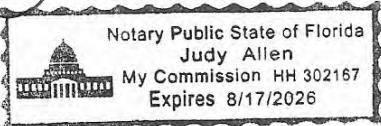
Signature of Affiant

Sworn to and subscribed before me this 07/20/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced \_\_\_\_\_

**Notice of Public Hearing and Board of Supervisors Meeting of the Harvest Ridge Community Development District**

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The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at [www.harvestridgecdd.com](http://www.harvestridgecdd.com), or may be obtained by contacting the District Manager's office via email at [Bryan.Radcliff@inframark.com](mailto:Bryan.Radcliff@inframark.com) or via phone at (813) 991-1140.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bryan Radcliff  
District Manager  
July 20, 2025

45877

**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
953344	7/8/2025
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 7, 2025

**Invoice Amount:** \$1,280.00

Description	Current Amount
sod installs	
Landscape Enhancement	\$1,280.00

*Excellence*  
Invoice Total \$1,280.00

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 #: 571924

Date: 6/23/2025

From: Seth Mendoza

Landscape Enhancement Proposal for  
**Harvest Ridge CDD**

Bryan Radcliff

Inframark

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

bryan.radcliff@inframark.com

**LOCATION OF PROPERTY**

4700 Allen Rd.

Zephyrhills, FL 33541

**sod installs**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	10	\$65.00	\$650.00
soil	1	\$80.00	\$80.00
bahia sod	1	\$550.00	\$550.00

1. This proposal covers the sod for the trenching done by irrigation
2. the sod needed to fill the area where the sidewalk was created
3. soil to elevate the turf
4. Angel wings ave & sand dollar way also a yard of dirt to help raise the turf.

**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 06/25/2025

Harvest Ridge CDD

Subtotal	\$1,280.00
Sales Tax	\$0.00
Proposal Total	\$1,280.00

**THIS IS NOT AN INVOICE**



Yellowstone Landscape  
PO BOX 936772  
ATLANTA, GA 31193-6772

Invoice 957223

Date	PO#
07/18/25	
Sales Rep	Terms
Seth Mendoza	Net 30

Bill To
Bryan Radcliff 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Address
Harvest Ridge CDD 4700 Allen Rd. Zephyrhills, FL 33541

Description	Qty/UOM	Rate	Ext. Price	Amount
Plant Replacements				
<i>Landscape Enhancement - 07/11/2025</i>				\$4,980.00
				<hr/>
			<b>Total</b>	<b>\$4,980.00</b>
			Credits/Payments	(\$0.00)
			<b>Balance Due</b>	<b>\$4,980.00</b>

Phone #	Web Site
(386) 437-6211	<a href="http://www.yellowstonelandscape.com">www.yellowstonelandscape.com</a>



Proposal #: 571933

Date: 6/23/2025

From: Seth Mendoza

Landscape Enhancement Proposal for  
**Harvest Ridge CDD**

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

**LOCATION OF PROPERTY**

4700 Allen Rd.  
Zephyrhills, FL 33541

**Plant Replacements**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	40	\$65.00	\$2,600.00
pine bark	40	\$11.00	\$440.00
gold mound	12	\$20.00	\$240.00
red copper leaf	35	\$20.00	\$700.00
summer mix	20	\$50.00	\$1,000.00

1. new flowers for the entrances
2. replacing gold mound durrantas and copper leafs along the fence
3. mulch to freshen up replacement areas

**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 06/25/2025

Harvest Ridge CDD

Subtotal	\$4,980.00
Sales Tax	\$0.00
Proposal Total	\$4,980.00

**THIS IS NOT AN INVOICE**



## Harvest Ridge CDD

Field Inspection Report - Yellowstone Landscaping

Monday, August 25, 2025

Prepared For Board of Supervisors

11 Items Identified

Paul Young

District Field Inspector

Green - Completed

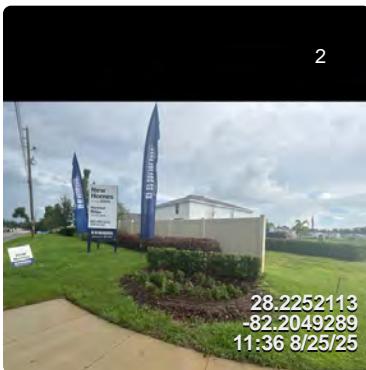
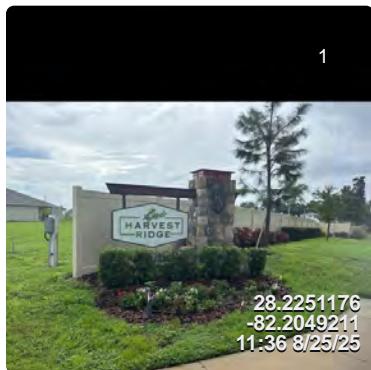
Red - Item has not been addressed

Orange - Monitoring / In progress

## Item 1 - Entrance Beds

Assigned To: Yellowstone Landscaping

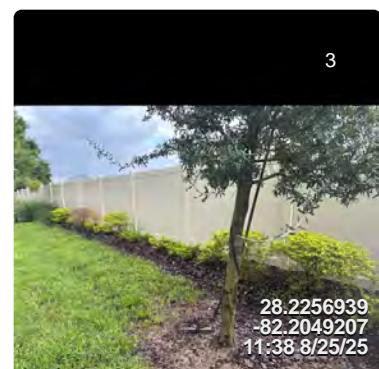
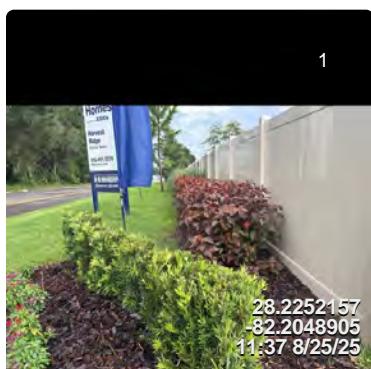
- 1). Monument sign is maintained, **remove cross mingling weeds on the next service.**
- 2). **Define the soft edging for a crisp look entering the community.**

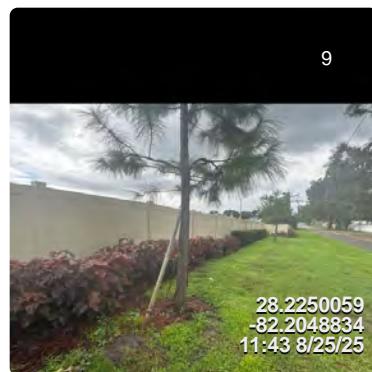
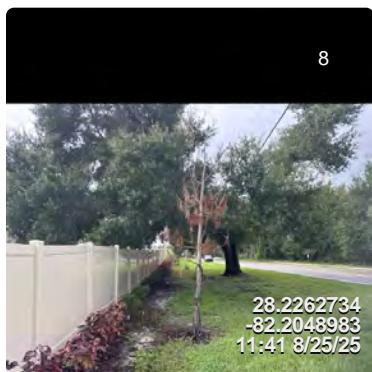
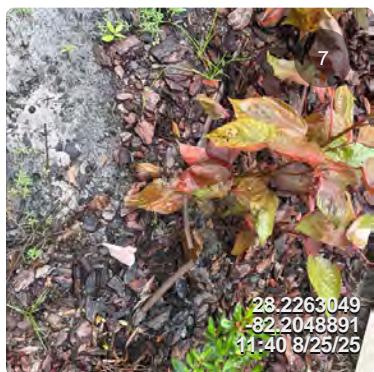
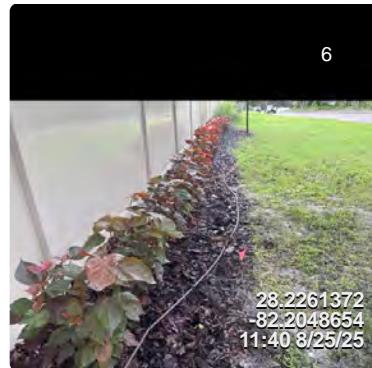
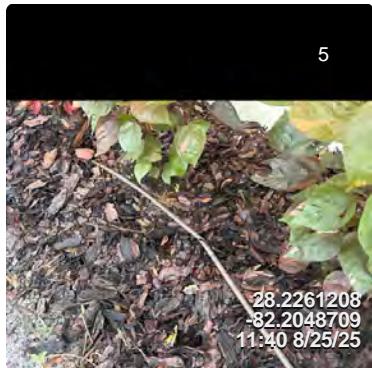


## Item 2 - Allen Rd Landscape Beds

Assigned To: Yellowstone Landscaping

- 1). Plant trimming is even and maintained.
- 2). **Re-set loose stakes or remove straps no longer in use or needed.**
- 3). Same as above.
- 4). Drip line cut during trim cycle.
- 5). Drip line cut during trim cycle.
- 6). Re-set drip lines under the plants and pin down.
- 7). Drip line cut during trim cycle.
- 8). Dead pine tree tabled for replacement until fall.
- 9). South landscape - Remove stakes and straps no longer needed.



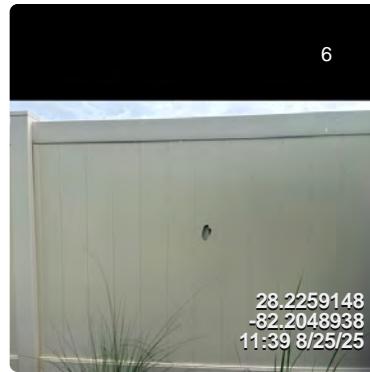
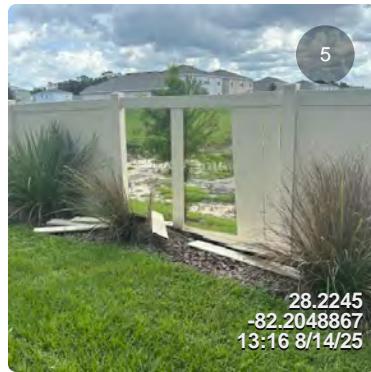
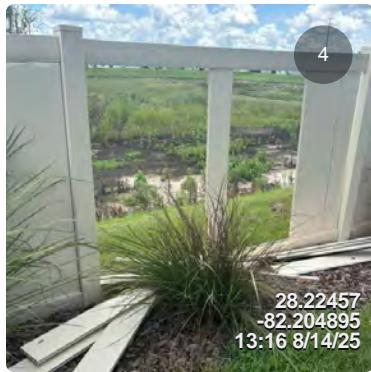
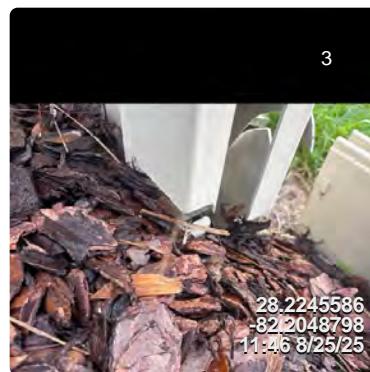


## Item 3 - Allen Road Fence Damage

Assigned To: District Manager & Seth Mendoza

The CDD fence has been damaged from the pond bank side. The main post has been struck and cracked. Fill panels are still usable as well as the base beam.

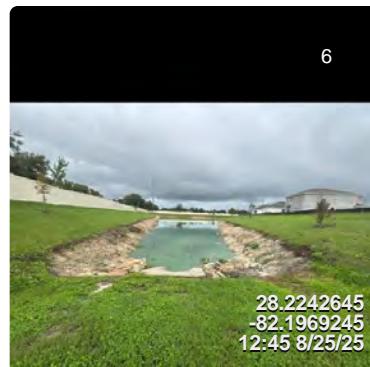
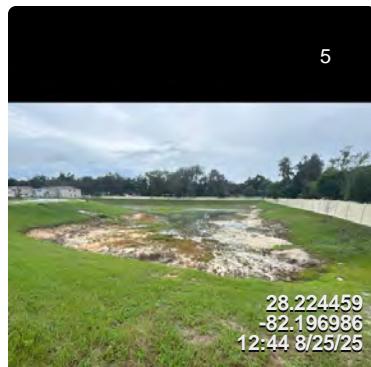
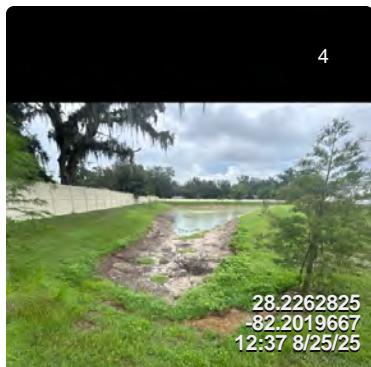
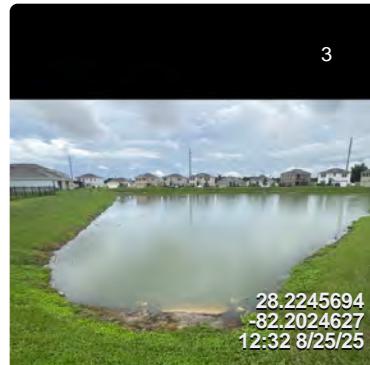
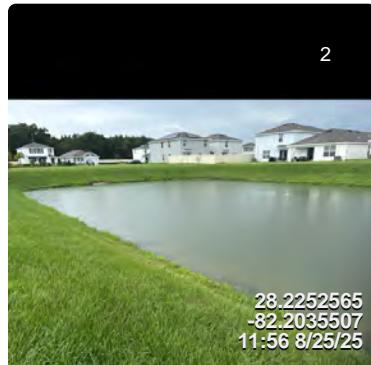
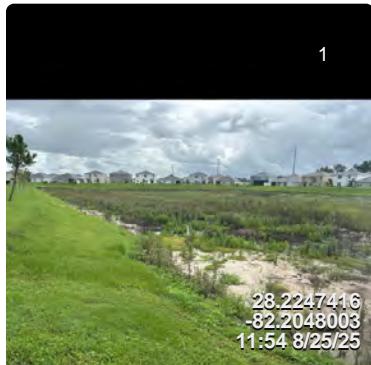
Picture 6 is along the north side and one panel has a hole that appears to have been struck by an object.



## Item 4 - Ponds

Assigned To: Cypress Aquatics

Pond report daily log submitted for treatments on 8/1/25. See attached report on last page.

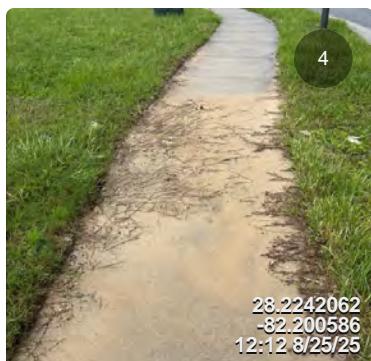


## Item 5 - Tract 13 Lot Mowing

Assigned To: Yellowstone Landscaping

1). Before picture sent on 8/14/25 by DR Horton to request for regular maintenance lot mowing at tract 13.

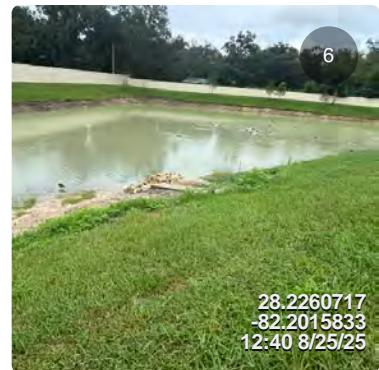
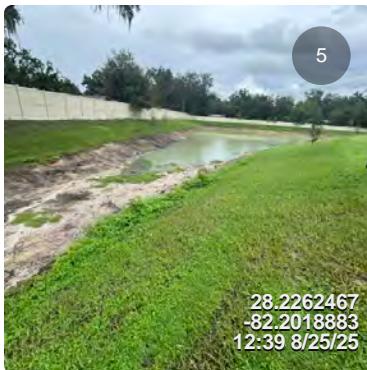
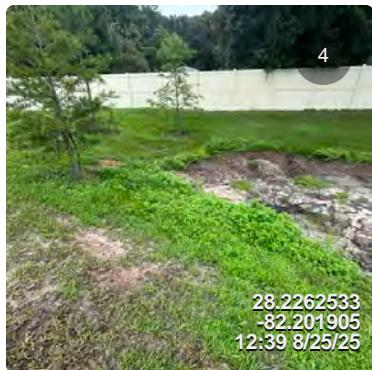
2-9 photos taken on 8/25/25. Grass has been cut no edging was completed. Multiple concrete construction piles still present in the field. Remanence from the piles is washing out across the sidewalk.



## Item 6 - Kings Crown Drive Pond

Assigned To: Yellowstone Landscaping

- 1). Evasive plants are growing at the corner of the CDD and resident property line - cut and remove.
- 2). Cut back any overgrowth encroaching CDD fences.
- 3). String trim to the high-water mark along the pond banks.

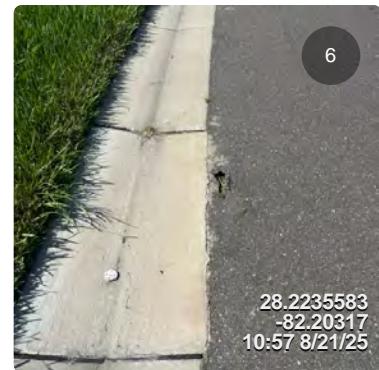
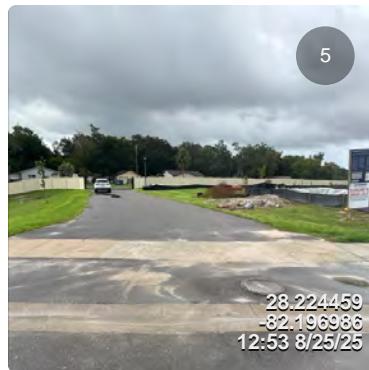
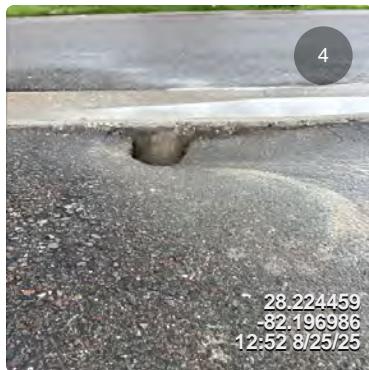
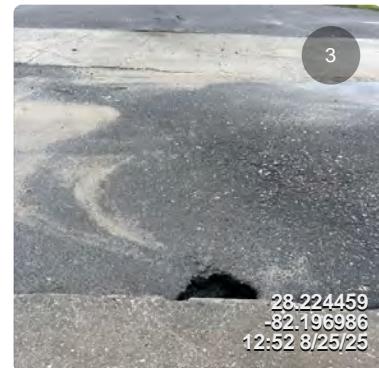


## Item 7 - Pavement Washout & Depression

Assigned To: District Manager

1). Sharks Eye Lane - Emergency access driveway has a small washout under the blacktop that has cause a depression and a small hole.

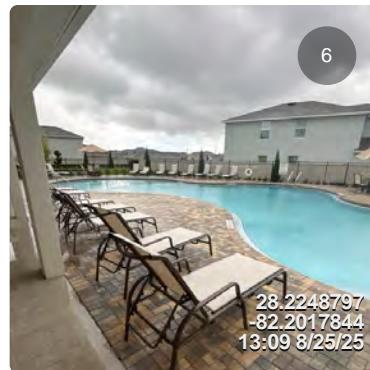
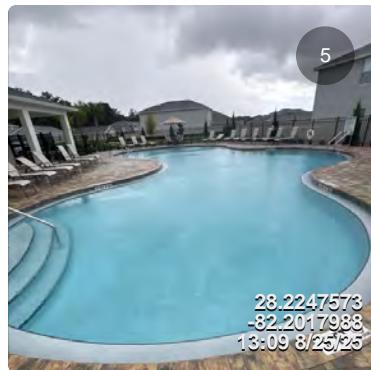
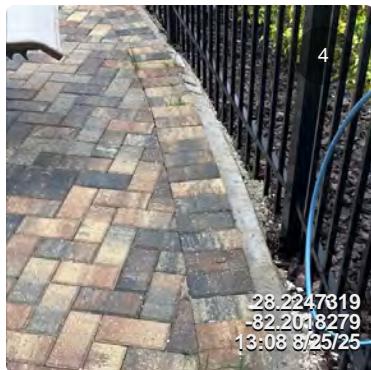
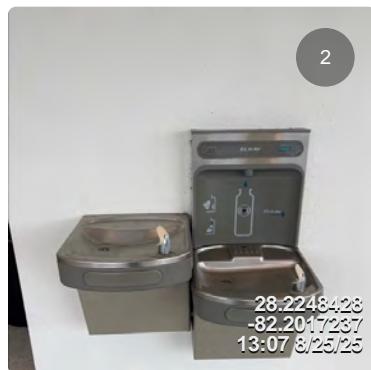
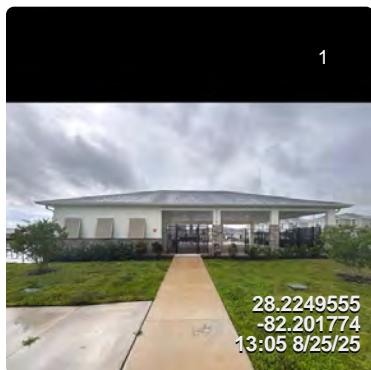
6). Angel Wings Ave and Sharks Eye Lane - another small hole developing along the Miami Curb and Blacktop.



## Item 8 - Amenity Center

Assigned To: District manager

- 1). Bathrooms are clean and operational
- 2). Water fountains are not working - repair ticket pending repair.
- 3). Yellowstone - pictures 3 & 4 make sure maintenance team enters the pool area on every service visit and treat or pull the weeds.
- 4). Pool appears clean.
- 5). Pool furniture is intact.

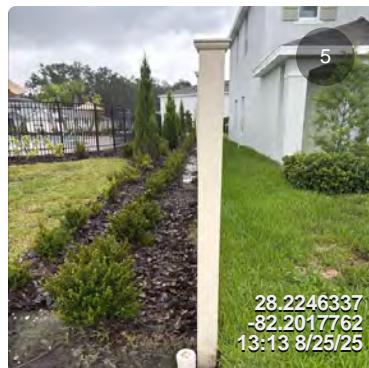
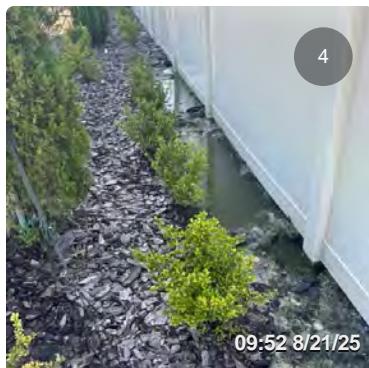
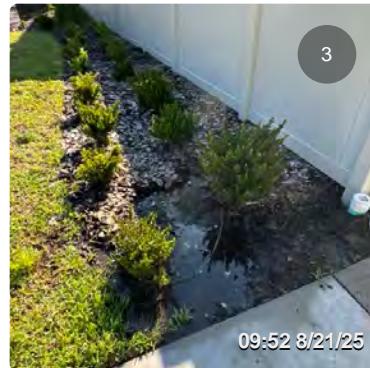


## Item 9 - Amenity Landscape

Assigned To: Yellowstone

1). Provide an action plan for the weeds taking over the grass in pictures 1&2.

3). Pictures 3/4/5 - Irrigation responded on 8/21/25 to investigate heavy saturated areas around the pool. Timer was set for (4) watering days. Technician reset timer for (2) days while we are receiving a lot of rain. Monitoring will commence to adjust timer accordingly to reduce over-watering.



## Item 10 - Sunrise

Assigned To: District Manager

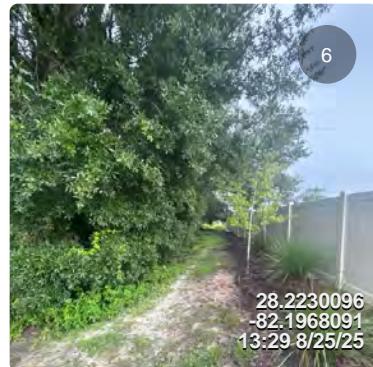
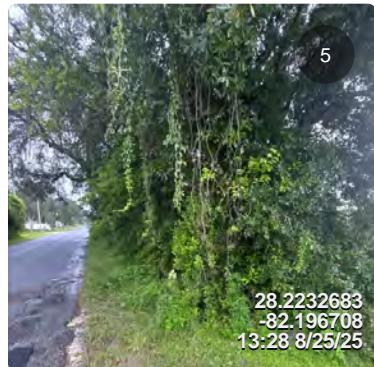
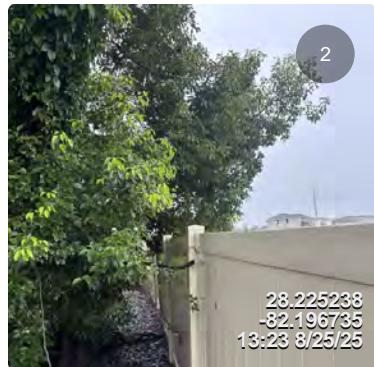
Mailbox kiosk is clean and orderly. Public communications poster is clear and readable.

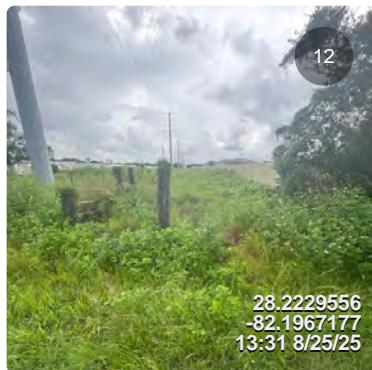
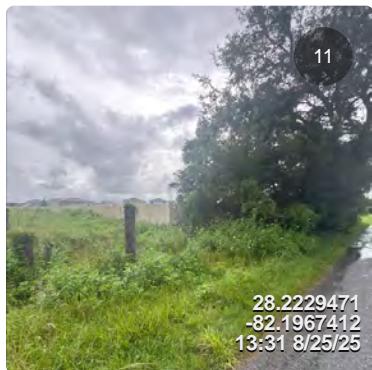
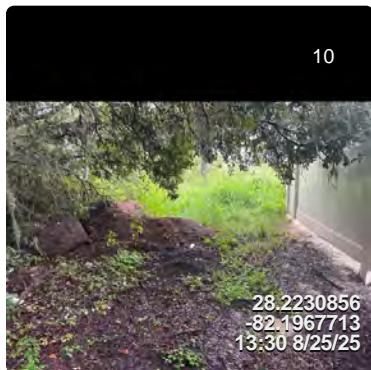
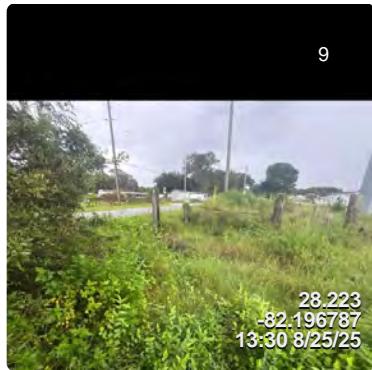
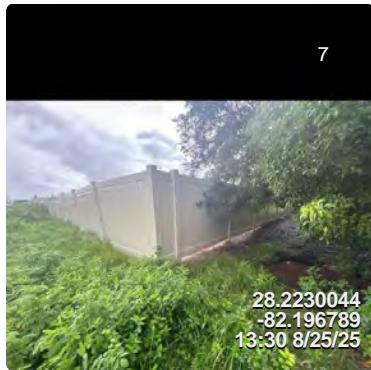


## Item 11 - Lane Road Landscape Beds

Assigned To: Yellowstone

- 1). The scope of work along Lane Road has been neglected. Plant beds are being maintained. Dead trees are present.
- 2). Trees have overtaken CDD fencing.
- 5). Pictures 5/6/7 are the boundary lines and has not been maintained. Access to the buffer area is obtainable along the CDD fence - shown in pictures 6/10.
- 12). Pictures 12/13 is access from Lane Road but there are tree branches interfering with access but not too heavy to move - thus alternative access to mow this is still obtainable as mentioned in #5.







## Daily Logs List

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Aug 1, 2025

**Job:** Harvest Ridge

**Title:**

**Added By:** TS

**Log Notes:**

Treated ponds 1,2,3,4,5,6 for grasses and algae

**Weather Conditions:**

Partly cloudy with isolated storms

Fri, Aug 1, 2025, 10:07 AM



92°F

78°F

Wind: 7 mph

Humidity: 94%

Total Precip: 0.06"

**Attachments:** 6

