

**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.

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

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:

LANE ROAD PROJECT LLC,
a Florida limited liability company

Name: _____
Address: _____

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.

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

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:

LANE ROAD PROJECT LLC,
a Florida limited liability company

Name: _____
Address: _____

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.

Notary Public Signature

Notary Stamp



Aquatic Management Agreement Amendment No. 1

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

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 Sowers 8/28/2025
Tracey Sowers

ACCEPTED BY:

CLIENT

By/Date: _____

Printed Name/Title _____

____ Owner ____ Agent



Proposal

Date	Proposal #
8/28/2025	63

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

Project Information	
Quarterly Mowing Events	
Proposal Submitted By:	Work Requested By:
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
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Accepted Date _____ Accepted Signature _____



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
Proposal Total	\$3,600.00

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 an 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
Workspace



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
<ul style="list-style-type: none">• Seat 1• Seat 2• Seat 3• Seat 4• Seat 5• eDiscovery Admin Email for Auditing<ul style="list-style-type: none">• Includes 1 password reset per year			
Estimated Monthly Total			\$101.70

Name	Price	QTY	Subtotal
District Managed Emails Setup	\$450.00	1	\$450.00
<ul style="list-style-type: none">• 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

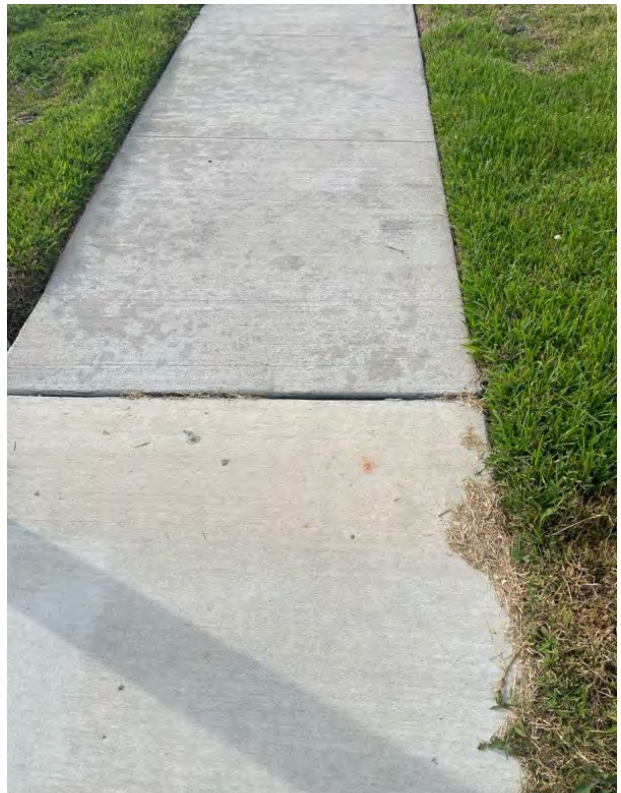
Description		Unit Price	Quantity	Amount
➤ Sidewalk Grinds (2) <ul style="list-style-type: none">Edge of sidewalk panel will be grinded.		\$47	2	\$94.00
➤ Sidewalk Panel Replacement (26) <ul style="list-style-type: none">Size: 5ft x 5ft = 25 sq ft per panelTotal of Twenty-Six (26) panels that need to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

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

By:	<u>Aysha Torres</u>	By:	<u></u>
Date:	<u>08/05/2025</u>	Date:	<u></u>
	Inframark		Harvest Ridge CDD

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 ¼" 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

EIGHTH 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

Brian Radcliff
District Manager

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
ASSETS					
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
TOTAL ASSETS	\$ 231,271	\$ 199,667	\$ 5,950	\$ 4,440,000	\$ 4,876,888
LIABILITIES					
Accounts Payable	\$ 280	\$ -	\$ -	\$ -	\$ 280
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
TOTAL LIABILITIES	280	-	19	4,440,000	4,440,299
FUND BALANCES					
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
TOTAL FUND BALANCES	230,991	199,667	5,931	-	436,589
TOTAL LIABILITIES & FUND BALANCES	\$ 231,271	\$ 199,667	\$ 5,950	\$ 4,440,000	\$ 4,876,888

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	297,475	334,121	36,646	112.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	206,725	55,800	150,925	26.99%
<u>Electric Utility Services</u>				
Electricity - Streetlights	40,000	11,900	28,100	29.75%
Utility - Electric	5,000	3,599	1,401	71.98%
Total Electric Utility Services	45,000	15,499	29,501	34.44%

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
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	13,247	(8,247)	264.94%
Total Water-Sewer Comb Services	5,000	13,247	(8,247)	264.94%
<u>Stormwater Control</u>				
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%
Total Stormwater Control	18,500	11,910	6,590	64.38%
<u>Landscape Services</u>				
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%
Total Landscape Services	88,500	127,358	(38,858)	143.91%
<u>Road and Street Facilities</u>				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Parks and Recreation</u>				
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%
Total Parks and Recreation	28,750	9,022	19,728	31.38%

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
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	397,475	232,836	164,639	58.58%
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	101,285	201,285	-101.29%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
TOTAL FINANCING SOURCES (USES)	100,000	93,737	(6,263)	93.74%
Net change in fund balance	\$ -	\$ 195,022	\$ 195,022	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		35,969		
FUND BALANCE, ENDING		\$ 230,991		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,950	\$ 5,950	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
TOTAL REVENUES	-	306,797	306,797	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Interest Expense	-	112,538	(112,538)	0.00%
Total Debt Service	-	182,538	(182,538)	0.00%
TOTAL EXPENDITURES	-	182,538	(182,538)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	124,259	124,259	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
TOTAL FINANCING SOURCES (USES)	-	75,408	75,408	0.00%
Net change in fund balance	\$ -	\$ 199,667	\$ 199,667	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 199,667		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,974	\$ 5,974	0.00%
TOTAL REVENUES	-	5,974	5,974	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	-	197,700	(197,700)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
Total Construction In Progress	-	4,123,011	(4,123,011)	0.00%
TOTAL EXPENDITURES	-	4,320,711	(4,320,711)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,314,737)	(4,314,737)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,320,668	4,320,668	0.00%
Net change in fund balance	\$ -	\$ 5,931	\$ 5,931	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 5,931		

Harvest Ridge CDD

Statement Date 07/31/2025

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

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 07-25

Statement Date 07/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
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	Intear earned for the month of 06/25	574.76	574.76	0.00
Total Deposits					8,825.42	8,825.42	0.00
Checks							
							0.00
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

Harvest Ridge CDD

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
Total Checks					-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
Total Outstanding Checks							-2,977.09
Outstanding Deposits							
02/07/2025	Payment	BD00008		Deposit No. BD00008			2,026.09
Total Outstanding Deposits							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
GENERAL FUND - 001								
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 ladement	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
Fund Total								\$23,635.98

Total Checks Paid	\$23,635.98
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HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
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
Monthly Contract Subtotal			\$955.00	\$955.00	
Variable Contract					
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
Variable Contract Subtotal			\$3,487.80	\$3,487.80	
Regular Services					
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
Regular Services Subtotal			\$4,912.18	\$4,912.18	
Additional Services					
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
Additional Services Subtotal			\$7,909.00	\$7,909.00	
TOTAL			\$17,263.98	\$17,263.98	

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	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
			Total	\$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.		Sales	amenity center cleaning 2 times per week cleaning bathrooms, strahtening pool furniture and picking up trash on grounds 6/15/25 to 7/16/25	1	\$450.00	\$450.00
2.		Material	paper goods and soap	1	\$15.00	\$15.00

Total **\$465.00**

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
Total Amount Due Jul 21	\$332.34

REMINDER

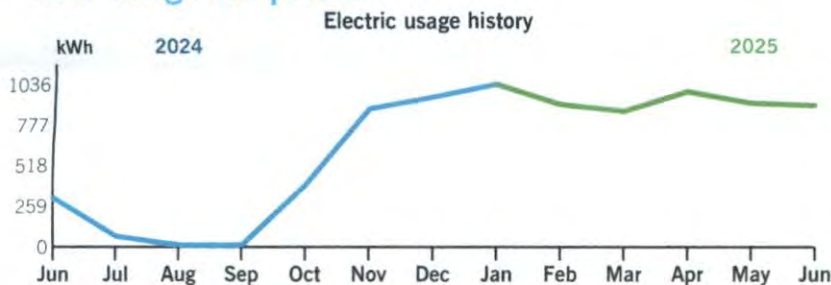
Did you overlook paying last month's bill? If payment has been made, please accept our thanks. If not, please make a payment promptly to avoid further collection activity. If you have any questions about your account, please contact us at the customer service number listed on this bill.

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

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

	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

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

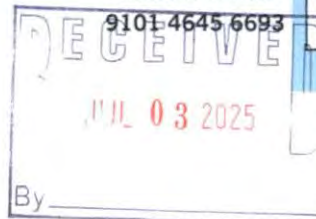
Please return this portion with your payment. Thank you for your business.



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

Account number

9101 4645 6693



Amount due

\$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

029082 000000309



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



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

fb.def.duke.bills.20250627212112.28.aip-58163-000000309

88910146456693000660000016491000001674300000332344



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
Total Current Charges	\$158.23

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

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

Billing details - Other Charges and Credits

Late Fee	\$5.00
Total Other Charges and Credits	\$5.00

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.06
Total Taxes	\$4.20





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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

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

Bill date Jul 8, 2025
For service Jun 5 - Jul 3
29 days

Account number 9101 7223 5047

Billing summary

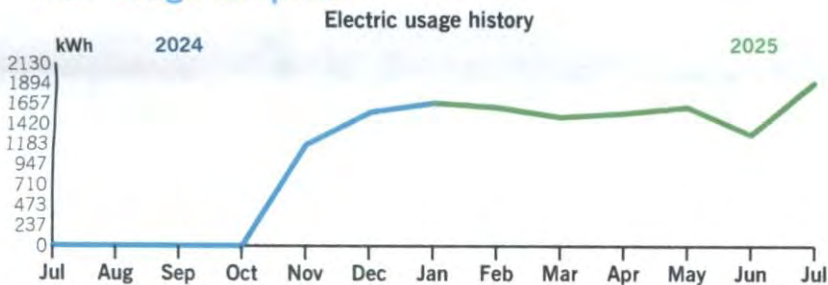
Previous Amount Due	\$188.03
Payment Received Jun 27	-187.93
Current Electric Charges	242.20
Deposit	-0.10
Taxes	6.43
Total Amount Due Jul 29	\$248.63



Thank you for your payment.

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

Your usage snapshot



Average temperature in degrees

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

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,894	0	N/A	1,538
Avg. Daily (kWh)	65	0	N/A	

12-month usage based on most recent history

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

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



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

Account number
9101 7223 5047

Amount of automatic draft

\$248.63
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
Amount enclosed

029348 000001388



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



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

88910172235047000660000000010000002485300000248634



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
<u>Usage Values</u>		
Billed kWh		1,893.573 kWh
Billed Demand kW		3.938 kW
Load Factor		69.09 %

Billing details - Electric

Billing Period - Jun 05 25 to Jul 03 25

Meter - 8398454

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
Total Current Charges	\$242.20

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

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

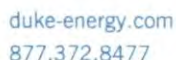
Billing details - Deposit

Deposit Interest	\$-0.10
Total	\$-0.10

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.22
Total Taxes	\$6.43





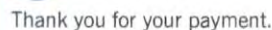
Page 1 of 3

Bill date Jul 8, 2025
For service Jun 5 - Jul 3
29 days

Account number **9101 6914 8604**

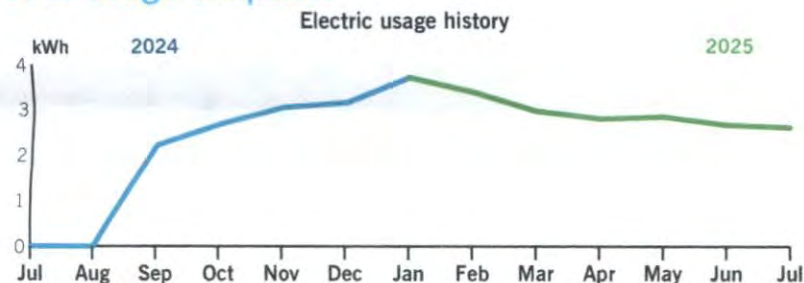
Billing summary

Previous Amount Due	\$18.58
<i>Payment Received Jun 27</i>	-18.58
Current Electric Charges	18.08
Taxes	0.48
Total Amount Due Jul 29	\$18.56



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

Your usage snapshot



Average temperature in degrees

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

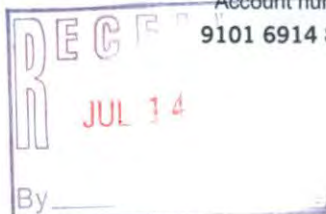
	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	N/A	3
Avg. Daily (kWh)	0	0	N/A	
12-month usage based on most recent history				

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

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



Account number
9101 6914 8604



\$18.56
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 **Amount enclosed**



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

029346 000001388



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



889101691486040006600000000000000000000185600000018567



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
<u>Usage Values</u>		
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
Total Current Charges	\$18.08

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
Total Taxes	\$0.48





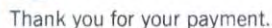
Page 1 of 3

Bill date Jul 8, 2025
For service Jun 5 - Jul 3
29 days

Account number 9101 6915 4743

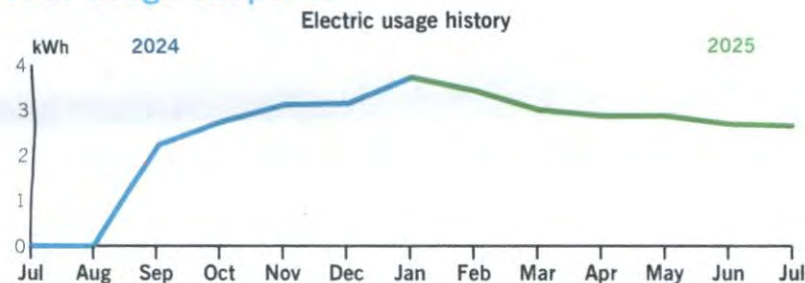
Billing summary

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



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

Your usage snapshot

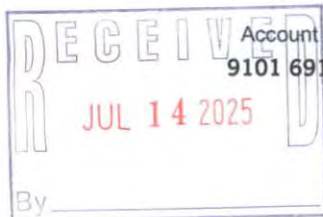


Average temperature in degrees

83°	83°	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						
Avg. Daily (kWh)			0	0		N/A						
12-month usage based on most recent history												

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

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



Account number
9101 6915 4743

\$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 **Amount enclosed**

029328 000001394



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



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



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
<u>Usage Values</u>		
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
Total Current Charges	\$18.11

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.46
Total Taxes	\$0.48





Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 10 - Jul 09		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

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
Total Current Charges	\$1,173.12

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
Total Taxes	\$2.93





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

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

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



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

	Water	
July 2025	78	6
June 2025	76	15
May 2025	105	14
April 2025	96	13
March 2025	87	9
February 2025	0	14
January 2025	86	14
December 2024	130	10
November 2024	102	7
October 2024	5	1

Transactions

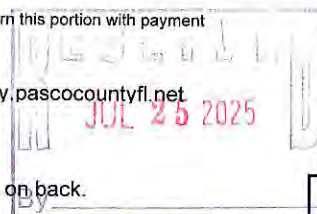
Previous Bill	1,169.27
Payment 07/03/25	-1,169.27 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1	13.0 Thousand Gals X \$2.10 27.30
Water Tier 2	12.0 Thousand Gals X \$3.34 40.08
Water Tier 3	13.0 Thousand Gals X \$6.69 86.97
Water Tier 4	40.0 Thousand Gals X \$9.02 360.80
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
TOTAL BALANCE DUE	\$1,171.13

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.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

Invoice Number	2420788
Invoice Date	July 3, 2025
Purchase Order	238201968
Customer Number	933104
Project Number	238201968

Bill To	EFT/ACH Remit To (Preferred)	Alternative Remit To
Harvest Ridge CDD	Stantec Consulting Services Inc. (SCSI)	Stantec Consulting Services
Accounts Payable	Bank of America	Inc. (SCSI)
210 N. University Drive Suite	ABA No. : 111000012	13980 Collections Center Drive
Suite 702	Account No: 3752096026	Chicago IL 60693
Coral Springs FL 33071	Email Remittance: eft@stantec.com	United States
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	June 27, 2025

Top Task **2025** **Fy2025 General Consulting**

Professional Services

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

Top Task Subtotal	Fy2025 General Consulting	522.50
Total Fees & Disbursements		<u>522.50</u>
INVOICE TOTAL (USD)		522.50

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.	
Total Project 238201968					2.75		\$522.50		



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153060

DATE

7/1/2025

BILL TO

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

CUSTOMER ID

C3190

NET TERMS

Due On Receipt

PO#**DUE DATE**

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
Subtotal					3,708.33

Subtotal

\$3,708.33

Tax

\$0.00

Total Due

\$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
Subtotal					1,496.85

Subtotal \$1,496.85

Tax \$0.00

Total Due \$1,496.85

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



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

vertising 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	et Amount
7/13/25	7/13/25	45876	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$1,184.00
					Affidavit Fee			\$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 DETAC AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

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7/13/2025	Deirdre Bonett	TB326121
Total Amount Due		Invoice Number
\$1,186.00		45876-071325

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

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.

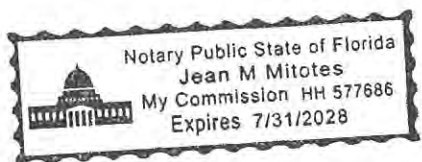
Signature of Affiant

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, or may be obtained by contacting the District Manager's office via email at 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											

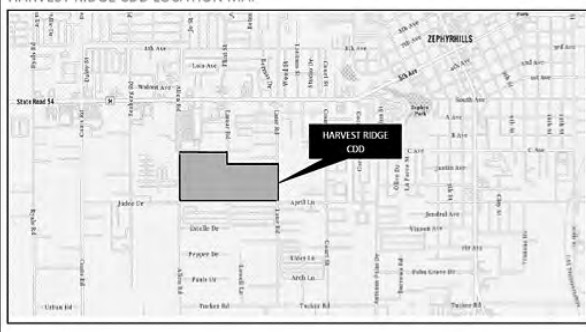
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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



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

vertising 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	et 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



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

Advertising Run Dates	A vertiser 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

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

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.

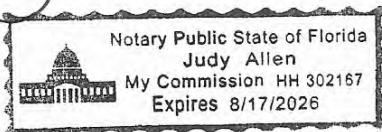
Signature of Affiant

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

Signature of Notary of Public

Personally known ☒ 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 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. 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.harvestridgecd.com, or may be obtained by contacting the District Manager's office via email at Bryan.Radcliff@inframark.com or via phone at (813) 991-1140.

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 48 hours 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.

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



INVOICE

INVOICE #	INVOICE DATE
953344	7/8/2025
TERMS	PO NUMBER
Net 30	

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

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

Invoice Total **\$1,280.00**

Excellence
IN COMMERCIAL LANDSCAPING

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



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

Landscape Enhancement - 07/11/2025

\$4,980.00

Total	\$4,980.00
Credits/Payments	(\$0.00)
Balance Due	\$4,980.00

Phone #	Web Site
(386) 437-6211	www.yellowstonelandscape.com



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

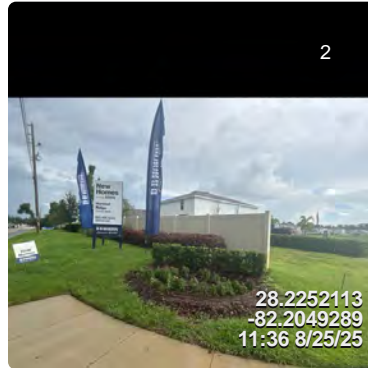
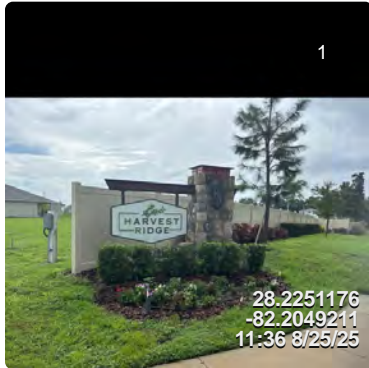
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Entrance Beds

Assigned To: Yellowstone Landscaping

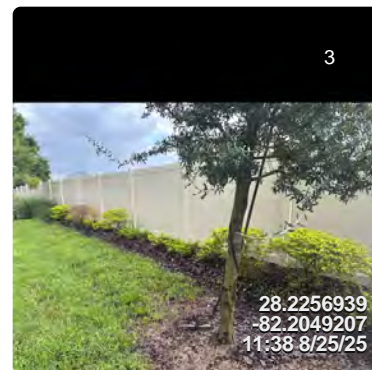
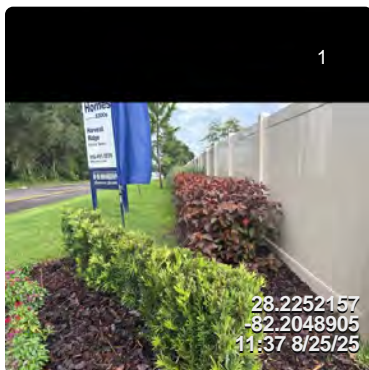
- 1). Monument sign is maintained, remove cross mingling weeds on the next service.
- 2). Define the soft edging for a crisp look entering the community.

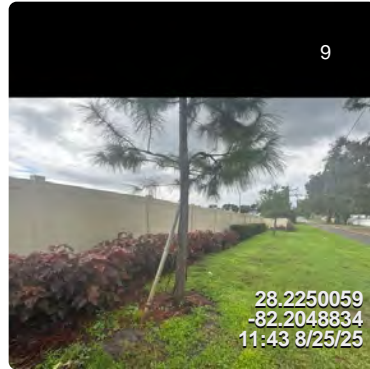
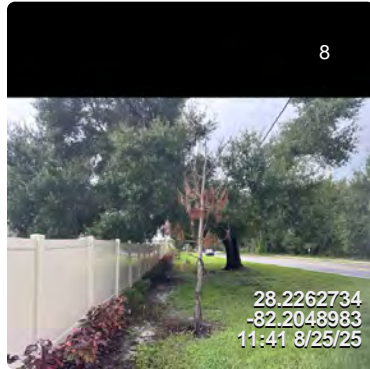
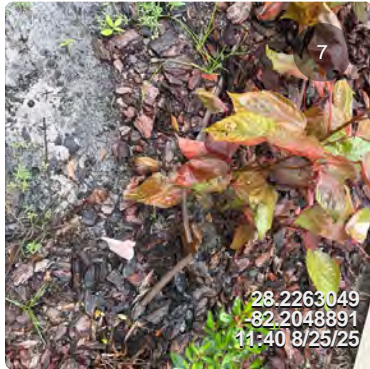
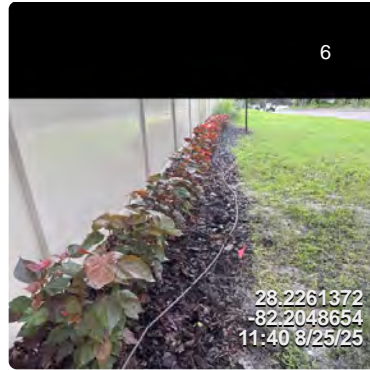
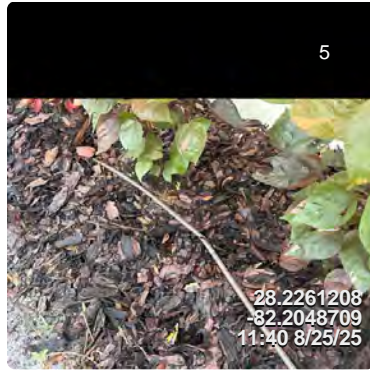


Item 2 - Allen Rd Landscape Beds

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.



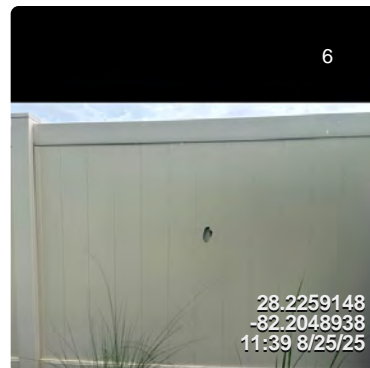
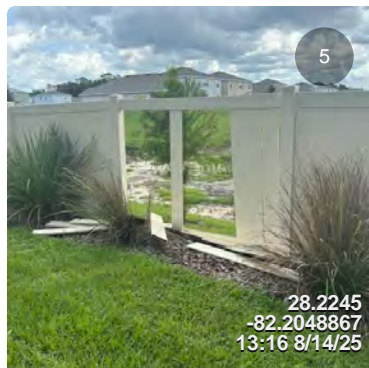
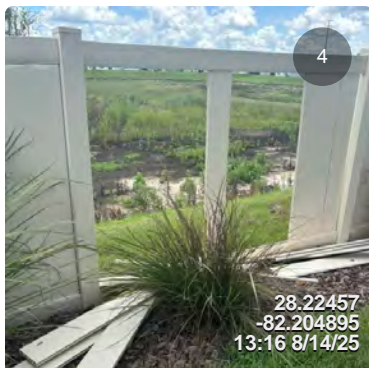
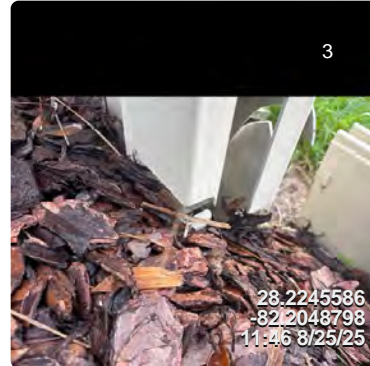
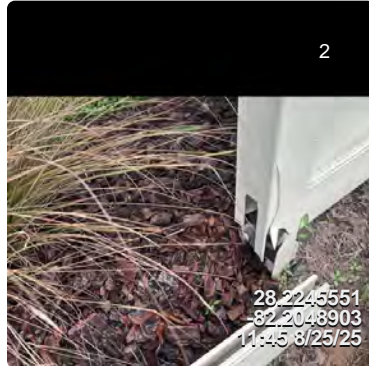
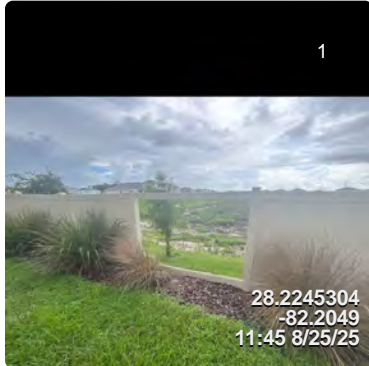


Item 3 - Allen Road Fence Damage

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.

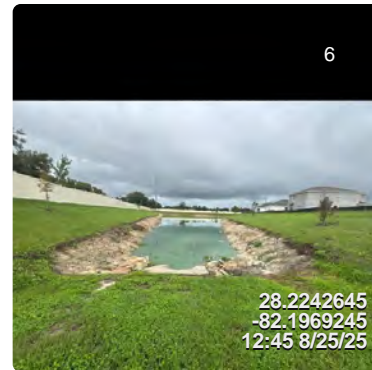
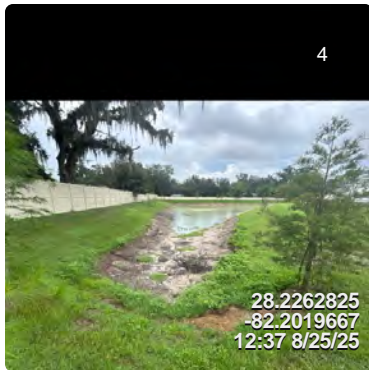
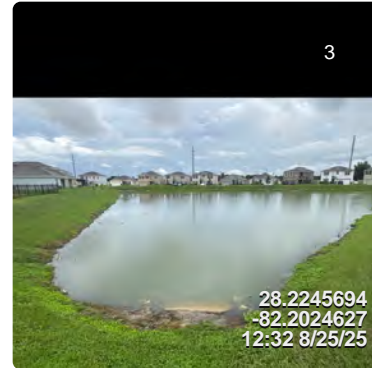
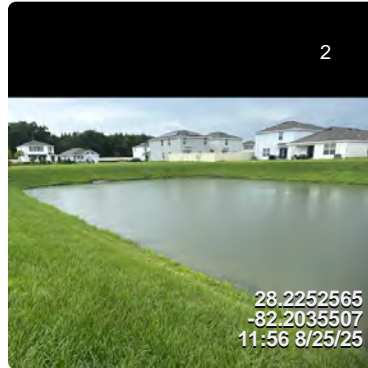
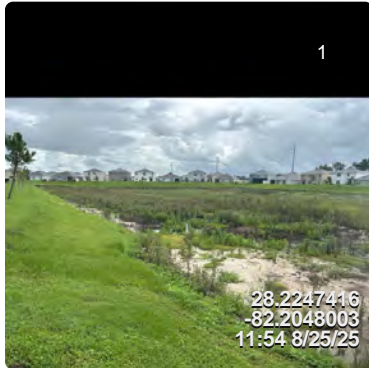
Picture 6 is along the north side and one panel has a hole that appears to have been struck by an object.



Item 4 - Ponds

Assigned To: Cypress Aquatics

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

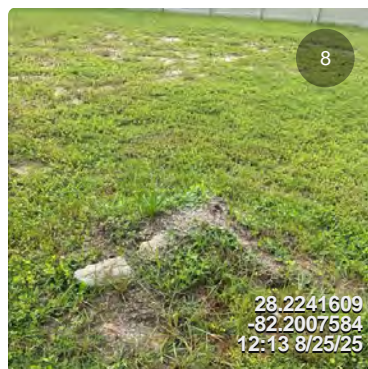
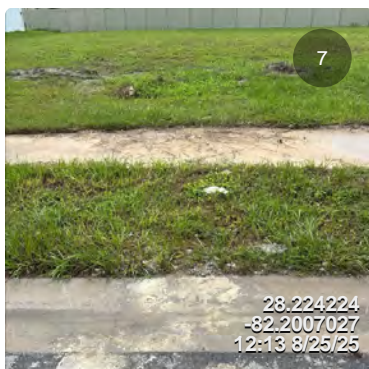
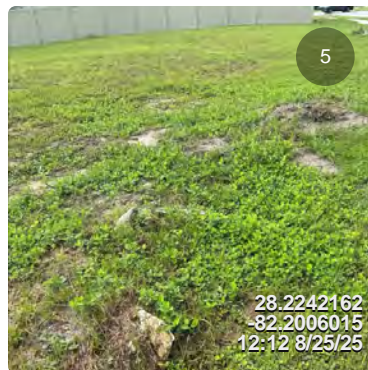
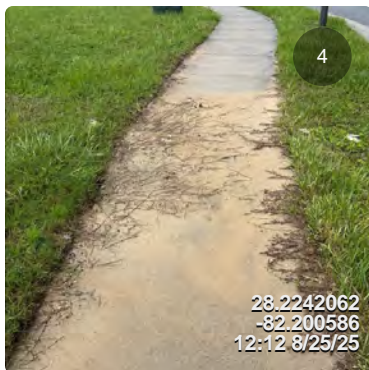


Item 5 - Tract 13 Lot Mowing

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.

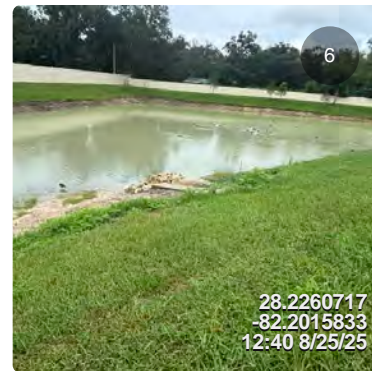
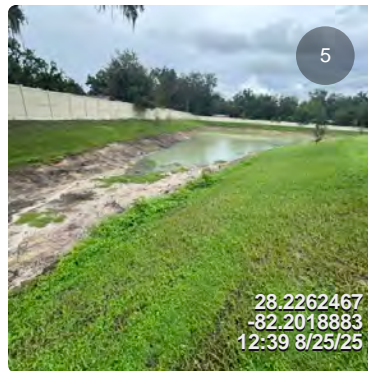
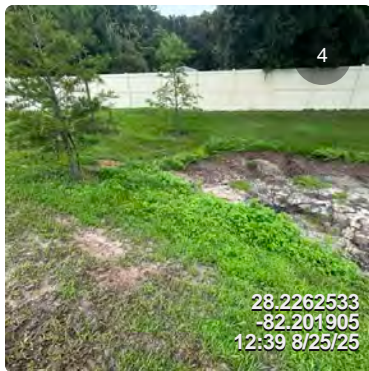
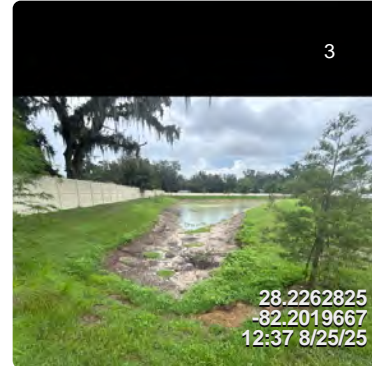
2-9 photos taken on 8/25/25. Grass has been cut no edging was completed. Multiple concrete construction piles still present in the field. Remanence from the piles is washing out across the sidewalk.



Item 6 - Kings Crown Drive Pond

Assigned To: Yellowstone Landscaping

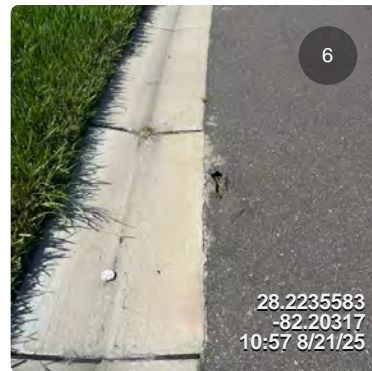
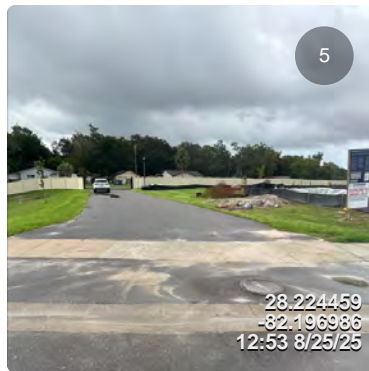
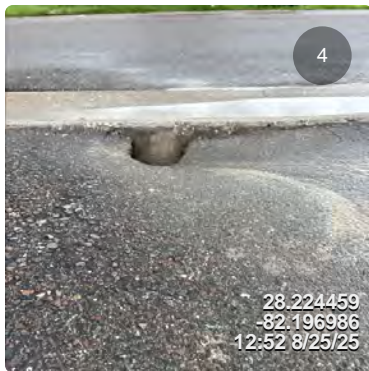
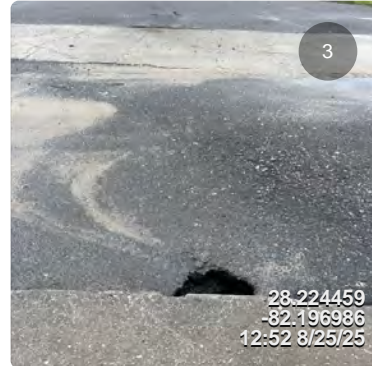
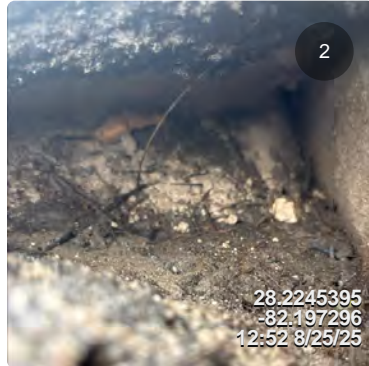
- 1). Evasive plants are growing at the corner of the CDD and resident property line - cut and remove.
- 2). Cut back any overgrowth encroaching CDD fences.
- 3). String trim to the high-water mark along the pond banks.



Item 7 - Pavement Washout & Depression

Assigned To: District Manager

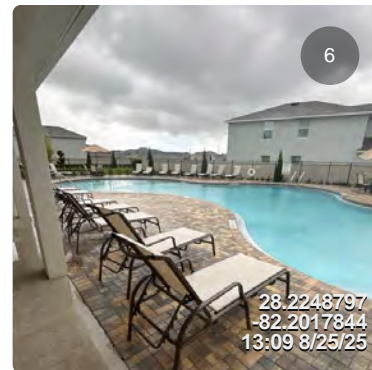
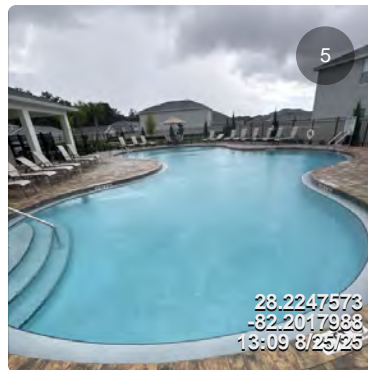
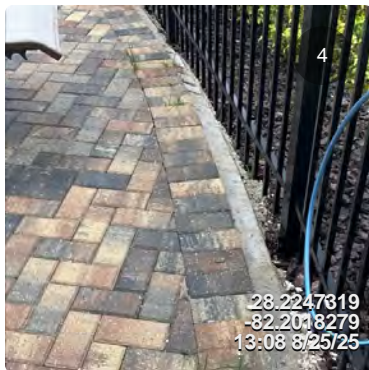
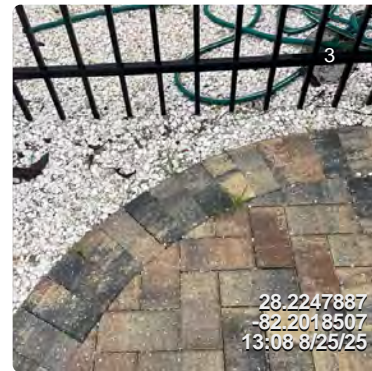
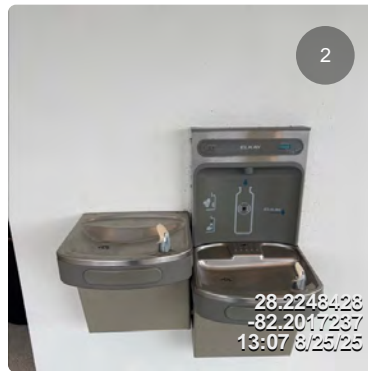
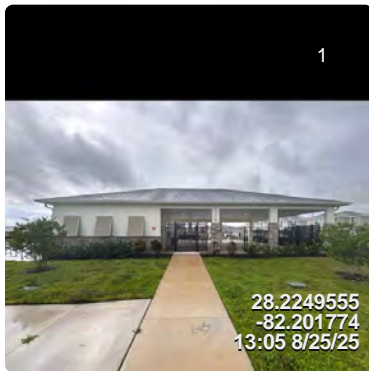
- 1). Sharks Eye Lane - Emergency access driveway has a small washout under the blacktop that has cause a depression and a small hole.
- 6). Angel Wings Ave and Sharks Eye Lane - another small hole developing along the Miami Curb and Blacktop.



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.

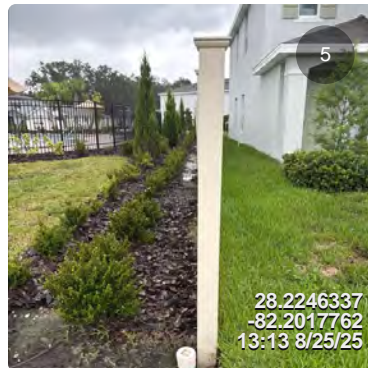
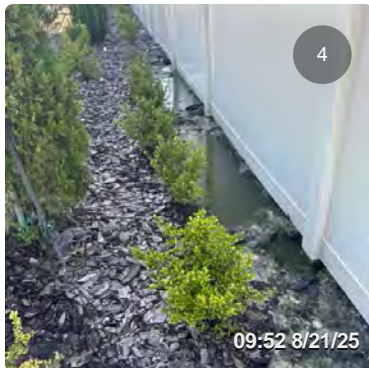
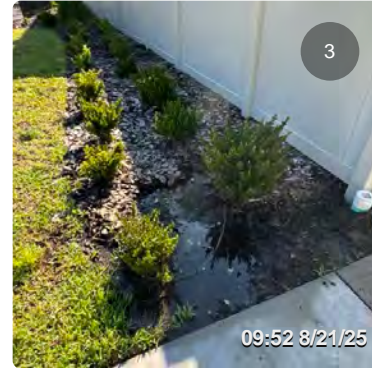


Item 9 - Amenity Landscape

Assigned To: Yellowstone

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

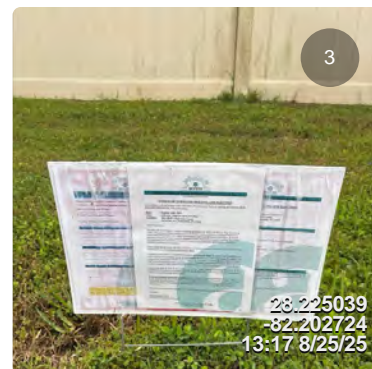
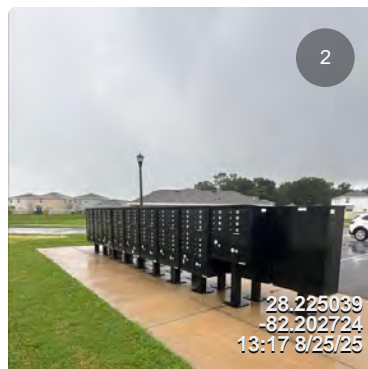
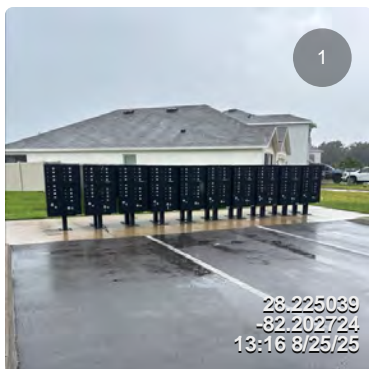
3). Pictures 3/4/5 - Irrigation responded on 8/21/25 to investigate heavy saturated areas around the pool. Timer was set for (4) watering days. Technician reset timer for (2) days while we are receiving a lot of rain. Monitoring will commence to adjust timer accordingly to reduce over- watering.



Item 10 - Sunrise

Assigned To: District Manager

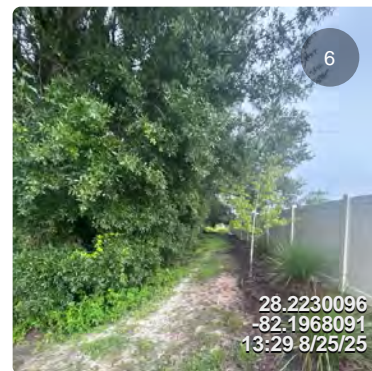
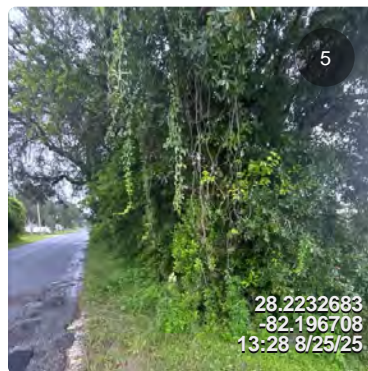
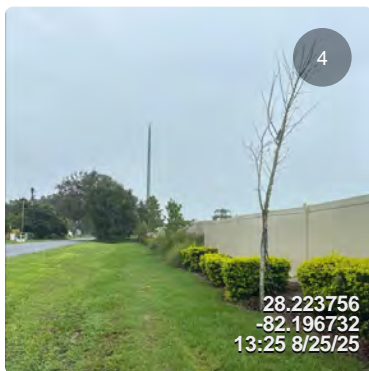
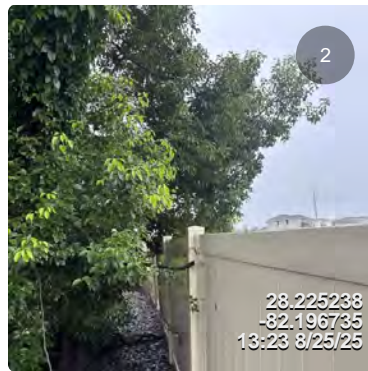
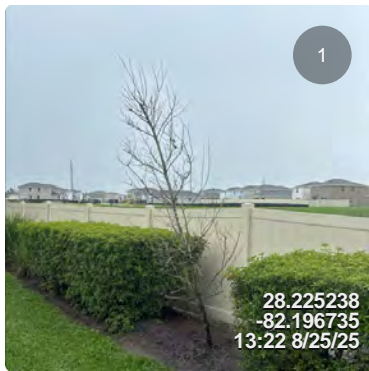
Mailbox kiosk is clean and orderly. Public communications poster is clear and readable.



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.



7



8



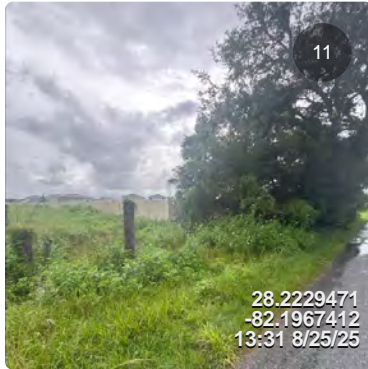
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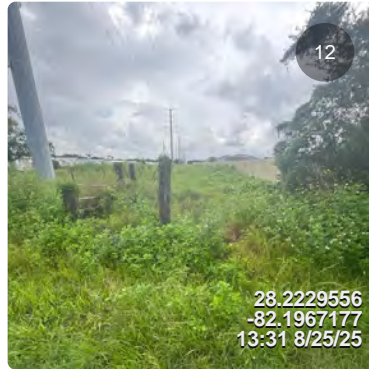
10



11



12



13





Daily Logs List

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

