

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 14, 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  
Tyson Waag, District Engineer

## Regular Meeting Agenda Tuesday, October 14, 2025 – 11:00 a.m.

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

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

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

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

**Passcode:** Ye9C4fu3

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

**1. Call to Order/Roll Call****2. Public Comments****3. Business Items****A. Discussion of Tow Policy**

**1.** 813 Towing Service, LLC Agreement

**B.** Blue Life Pool Service 09.2025 - 08.2026 Contract Renewal

**C.** Discussion of Board Recommendations for Pool Signage

**1.** Pool Amendments & Other Action Items

**2.** Swimming Pool Facility

**3.** Pool Rules

**4.** Use of Community Facilities

**5.** Use of Community Facilities Continued

**D.** Consideration of GeoView Pond Inspection Proposal

**E.** Consideration of Inframark Sidewalk Repair Proposal

**F.** Consideration of Yellowstone Irrigation Repair

**G.** Consideration of Camera/FOB/Monitoring Proposals

**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

**1. Redwire Pool Amenity – Proactive Monitoring, Access**

**2. MHD Cameras/Access Control**

**H. Consideration of Concrete Apron and Miami Gutter Repair**

**1. ACPLM 190121025**

**2. ACPLM 190581025**

**I. Consideration of Dawson Ransome's Resignation for Seat 4**

**4. Consent Agenda Items**

**A. Approval of Meeting Minutes**

**1. September 9, 2025 Regular Meeting Minutes**

**B. Acceptance of Financials**

**1. August 2025 Financials**

**C. Acceptance of the Check Registers**

**1. August 2025 Check Register**

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

**1. August 2025 O&M Report**

**5. Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**1. September Field Inspection Report**

**2. Dead Tree Report**

**3. Dead Tree Report Site Map**

**4. Potable Water Line Break Update**

**6. Supervisor Comments**

**7. Adjournment**

*The next meeting is scheduled for Tuesday, November 11, 2025 at 11:00 a.m.*

# 813 TOWING SERVICE, LLC

4405 E 21<sup>st</sup> Ave. Tampa, FL 33605 5936 Land O Lakes Blvd. Land O Lakes, FL 34638 2100 Paul S Buchman Hwy.  
Zephyrhills, FL 33540 724 14<sup>th</sup> St. Wimauma, FL 33598

## **AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS** **PURSUANT TO FLORIDA STATUTES §§715.07 & 713.78**

Whereas the landowner and/or agent of the landowner wants 813 Towing Service, LLC to be the exclusive operator of towing on its premises; and

Whereas 813 Towing Service, LLC wants to be the exclusive operator of towing on the landowner's premises; the parties agree as follows:

This agreement is entered on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, between 813 Towing Service, LLC (hereinafter "813"), located at \_\_\_\_\_, and \_\_\_\_\_, (name of condominium or apartment association, hereinafter "CLIENT") the address of the property to which this agreement refers to being located at \_\_\_\_\_.

This agreement gives 813 the authority to enter upon the property referenced above to remove vehicles that are unauthorized, abandoned, illegally parked or inoperable pursuant to the CLIENT'S, property owner's, Board of Director's, or property management's instructions and requests.

CLIENT acknowledges that CLIENT has provided all tenants, guests, and business invitees with copies of any rules and regulations regarding parking rules to include tenant parking, guest parking, illegal parking, improper parking, parking restrictions, or after-hours parking, and understands that Florida Statutes §§ 715.07 and 713.78, as well as other local/county ordinances, may govern these towing services.

The exclusive use of 813 as the towing service for this property named above shall commence on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and this agreement shall remain in full force and effect until such time as the parties agree to terminate this agreement.

Any changes in parking enforcement procedures not included in this agreement and/or addendum must be faxed or emailed to 813. Improper notice of any such changes will not result in any liability to 813.

Authorized Names:

Main Contact: \_\_\_\_\_ Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Contact: \_\_\_\_\_ Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

LEGAL JURISDICTION: (CIRCLE ONE)

HILLSBOROUGH COUNTY SHERIFF'S OFFICE, TAMPA POLICE DEPARTMENT,  
TEMPLE TERRACE POLICE, PASCO COUNTY SHERIFF'S OFFICE, PINELLAS COUNTY SHERIFF'S OFFICE,  
CLEARWATER POLICE DEPARTMENT, ST. PETERSBURG POLICE DEPARTMENT

**PLEASE PLACE C or P NEXT TO THE SERVICE TYPE  
FOR WHICH VEHICLES MAY BE TOWED.**

**C: The property Calls in to tow company for vehicle removal when needed.**

**P: The towing company Patrols and removes violations.**

**For Patrol Start Enforcement Time \_\_\_\_\_ Stop Enforcement Time \_\_\_\_\_**

1.  No valid permit, no valid resident, tenant, or expired visitors permit.
2.  Tow away zone, sign posted and/or pavement markings.
3.  Abandoned/inoperable vehicle: Flat tire(s), vehicle on jacks, blocks, broken or missing windows, wheels, minor or major parts.
4.  No vehicle registration stickers on the vehicle.
5.  Expired Registration Sticker. The license plate does not match the vehicle.
6.  Vehicle parked in a designated fire lane.
7.  Management request and abandoned vehicle removal.
8.  Vehicle wrecked or inoperable.
9.  No tractor, trailer, or large vehicle (over 1 ton).
10.  No commercial vehicles with writing or advertising signage displayed in or on the vehicle unless authorized by the office.
11.  Vehicles parked on grass, off pavement, or landscaping.
12.  Vehicles parked in handicap space, ramp or unloading zone with no handicap permit.
13.  Vehicle blocking or parking on isle or roadway.
14.  Guest parking on the community longer than \_\_\_\_\_ days.
15.  Hindering access. Blocking dumpsters, building entrances, loading docks or zones, etc.
16.  Vehicle taking up more than one parking space or parked over the line. The tire must be completely over the line.
17.  Vehicle is displaying a "for sale" sign.
18.  Vehicle parked in a reserved or assigned parking space.
19.  Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
20.  Vehicle is parked on property where posted "NOPARKING".
21.  Vehicle is parked on the sidewalk.
22.  Double parked behind another vehicle.
23.  No backing into parking space.
24.  No parking over the sidewalk.
25.  Residents parked in visitor parking.
26.  Vehicles parked in maintenance parking.
27.  Vehicle parked in charging station

Authorized Signature \_\_\_\_\_  
PROPERTY MANAGER

DATE

## **SEPTEMBER 2025 – AUGUST 2026 CONTRACT**

### **BLUE LIFE POOL SERVICE**

Thank you for considering us to be your pool care professionals.

**HARVEST RIDGE, CDD**  
32278 SHARKS EYE  
ZEPHYRHILLS FL 33541

Either party may cancel this contract, with a 30-day written notice of termination

#### **Our weekly Responsibilities:**

1. Check equipment
2. Backwash or rinse filter as needed
3. Brush pool tile as needed
4. Skim leaves and debris from water surface
5. Clean all skimmers and pump baskets
6. Test pH, chlorine and total alkalinity level
7. Vacuum pool as needed
8. Brush pool/spa walls, steps and floor as needed
9. Maintain proper water level
10. Maintain a weekly maintenance log for your review
11. 3 Visits a week
12. Chemicals included (CYA and Phosphate remover are not included in this contract).

**NOTE:** \*Chemical such as stain removers, acid wash are not included

\*Emergency: we treat all fecal accidents (former stool, diarrhea in the pool) are not included.

\*The following service is required by the State of Florida Department of Health:

Replace all broken equipment (Pumps, valves, Motors, Main Drain Grate, Skimmers and Pump baskets, Lighting pool/spa area, Life hook with pole, Life ring with rope, Rules posted and more)

Although is required by the Department of Health is not included with this contract

### **Customer's responsibilities:**

1. Keep all pool and Spa equipment in good running condition
2. Keep all vegetation around the pool, trimmed and clean
3. Have water hose available on property
4. A Payment of **\$800** is required monthly for a pool.
5. We charge a \$60 extra fee for CYA every 4 months per pool.
6. Late fee. Payments made 10 days after the due date will be subject to a 10% late fee.

### **DOES NOT INCLUDE**

1. Changing cartridge filters, DE filters grids
2. Sand changes, salt replacement when applies
3. Draining of the pool or spa

**NOTE:** Unless an emergency repair is needed, and you are unreachable all necessary repairs will be brought to your attention prior to any repairs being made. Blue life is not and will not take responsibility for the plaster or any characteristics, such as but not limited to: peeling, chipping, etching, mottled, rust, staining, fertilizer staining, or any streaked appearance.

**POOL LEAK NOTE:** In the event we notice a possible leak issue we will notify you immediately, if after 15 days no action is taken, we will be forced to charge an extra fee to cover for the additional chemicals needed to maintain a good pool condition, such fee will be removed once the problem is fixed.

**CPO # 217663**

**NSPF # 331986**

**LIC # 200489**

**REALPAGE VENDOR ID #614530, OPS TECHNOLOGY VENDOR APPROVED  
VENDOR CAFÉ VENDOR APPROVED**

Please send the checks to the follow address:

**BLUE LIFE POOL SERVICE  
PO Box 1628  
Land o lakes fl, 34639  
Phone: 813 597-5009**

***Client Name (Please Print Clearly)* \_\_\_\_\_ *Date 09/04//2025***

***Customer Signature* \_\_\_\_\_**

***Blue Life Pools: Giovanny Silva, General Manager September 04 /2025***

# **Harvest Ridge**

## **Community Development District**

### **Recreational Facilities Policies**

*Adopted August 12, 2025*

## **Recreational Facilities Policies**

### **Table of Contents**

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## **Recreational Facilities Policies**

### **General**

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

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

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$2,378.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Policies and Penalties as Residents within the District.
3. Board of Supervisors – The Board of Supervisors of the Harvest Ridge Community Development District.
4. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
5. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
6. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

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

### **Conduct Code**

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

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

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

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

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

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

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

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

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

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

### **Use of Community Facilities**

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

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

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

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

### **Community Ponds**

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

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

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

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

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

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

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

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

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

### **Violation of Policies**

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

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

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

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

## **Pool Rule Amendments Requested**

*#1) I believe the parking lot should be allowed to be used 24hrs/day with a daily, overnight parking pass, possibly? I don't have the answers, but we can discuss.*

*#10) Please state legal basis or safety foundation for not being able to have flotation devices in a private pool. (#2 states that the district assumes no liability for injuries, damage or loss).*

*#12) Please discuss with the district counsel legal basis for animals being allowed at the pool facilities. I believe animals at the pool is unsanitary.*

*#15) Radios should be allowed to be played at low tones. No vulgar music.*

## **Other action items:**

*-When is the fence going to be fixed on Allen?*

*-When are we going to reach out and fill Seat 5 Supervisor?*

*-Speak with legal counsel about speed bumps for Sunrise Tellin Dr and Sharks Eye Ln?*

*-Start taking quotes for new landscape company? No pride in their work, unprofessional at best and they don't seem to care.*

*-Enforcement of NO PARKING on the street. Discuss implementing tow process.*

**Swimming Pool Facility (the "Pool Facilities")**

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

## Pool Sign Rules

- All Brothers must shower before entering pool
- No Life Guard on duty / swim at your own risk
- No Animal in pool or on pool deck unless a service animal
- No Food or glass wine in pool or on deck area
- No Building or Food prep of any kind
- No Diving, running, Ball playing
- No Scooters, Bikes, electric vehicles in the security area
- Children under age 16 must be accompanied by adult
- Maximum 4 Guests per Household ~~per~~
- No Parties or Large Gatherings
- No Smoking on property
- Hours Dawn to Dusk

Is this  
ordered yet  
↓  
↓  
\* We need THAT  
sign for no  
parking unless  
using security car

### Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older. *NO PARTIES*
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - b. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area and basketball court. ?
  - c. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

*/No Vaping*

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

~~12. No parties or large gatherings, a strict limit of 4 guests per 1111~~

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

**Dog Park Rules (the "Dog Park")**

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



September 23, 2025

Mr. Tyson Waag, P.E.  
Stantec  
777 S Harbour Island Boulevard Suite 600  
Tampa, FL 33602-5729

**Subject: Proposal to Perform a GPR Investigation  
Harvest Ridge CCD Site  
Zephyrhills, Florida  
GeoView Proposal Number: 11930p**

Mr. Waag,

The purpose of this letter is to transmit a proposal to complete a geophysical investigation at the subject site. This proposal is in response to your request for a proposal made during your recent conversations with our office. GeoView Associates, Inc. (GeoView) appreciates the opportunity to provide our services on this project. We look forward to hearing from you soon.

Sincerely,

**GEOVIEW ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Michael J. Wightman".

Michael J. Wightman, P.G.  
President  
Florida Professional Geologist Number 1423

Enclosure

*A Geophysical Services Company*

---

5709 First Avenue South  
St. Petersburg, FL 33707

Tel.: (727) 209-2334  
Fax: (727) 328-2477

## **Proposal**

This document shall serve as a proposal for work to be performed by GeoView Associates, Inc. (GeoView) for Stantec.

### **Description of Site**

The project site is referred to as the Harvest Ridge CCD Site and is located near Sharks Eve Lane in Zephyrhills, Florida. The project site consists of two ponds with a combined size of approximately 4.5 acres. It is reported that the ponds are not holding water as designed. Of concern is that the hydrogeological confining unit under the ponds may have been breached during construction. Aerial images of the ponds are provided Page 5.

The purpose of the geophysical survey will be to identify any near-surface geological conditions that appear to indicate a disruption and/or lateral discontinuity of the confining unit under the ponds or any sinkhole-related geological features that may be present under the ponds.

### **Scope of Work**

GeoView will provide geophysical surveying services at the project site. The geophysical survey will be conducted using ground penetrating radar (GPR). The appropriate GPR antenna frequency for the site conditions will be determined by the project manager.

The GPR data will be collected using an all-terrain vehicle. The GPR survey will be conducted across a series of perpendicular transects spaced 10 feet (ft) apart in the specified area of the site. Position control for the GPR data will be obtained using an integrated GPS system which will provide an anticipated accuracy of +/- 1 to 2 ft. The GPR data will be digitally-recorded for both analysis and archiving purposes.

The ability of GPR to collect interpretable information at a project site is limited by the attenuation (absorption) of the GPR signal by underlying soils. Once the GPR signal has been attenuated at a particular depth, information regarding deeper geological conditions will not be obtained.

If requested, GeoView can provide drone aerial imagery services to document site conditions as they exist at the time of the geophysical site investigation. All images will be geo-rectified in order to provide a scaled and orthographically correct base map upon which the results from the geophysical investigation will be presented. High resolution images will be collected with a DGI m300 drone with a Zenmuse P1 camera. Lidar surveying services can also be provided using a Zenmuse L1 or equivalent. GeoView's drone pilots are FAA Part

107 licensed, and the imagery will be collected per FAA guidelines when working in both urban areas and near commercial airports. Cost for arial imagery services upon request.

### **Presentation of Results**

Results of the GPR investigation will be presented as a final report. As part of the final report an ACAD site drawing will be provided which indicates the location, lateral extent and apparent centers of any areas where either the confining unit appears to be disturbed/discontinuous or sinkhole activity is suspected. The final report will be submitted to you within 7 days of completion of the fieldwork.

### **Compensation**

Cost to complete the survey will be \$2,500. This price is inclusive of all charges associated with the project. Unless otherwise agreed upon, GeoView shall be compensated for all services within 30 days of the invoice date. GeoView shall be paid in full regardless of whether the results of the geophysical survey are what Stantec anticipated. If it is determined during the survey that the geophysical survey will not achieve the objectives of the project, Stantec will immediately be notified. If a decision is made to discontinue the survey, only charges for time and materials costs to that point will be submitted.

These prices are based upon GeoView being able to access the site during normal business hours, Monday through Friday. It is also based upon the assumption that no site-specific training or drug testing will be required. If there are any such requirements, additional costs will be incurred.

### **Requirements of Client**

Stantec will provide a scaled map and digital file, if available, of the project site showing the boundaries of the project site, areas of specific concern and pertinent landmarks. Unless otherwise requested, Stantec will be responsible for the coordination of site access, traffic control, clearing of onsite obstructions or any other logistical consideration necessary to conduct the survey.

### **Limitations**

The objective of the geophysical survey is to determine the presence and lateral extent of near surface geological/hydrogeological layers and sinkhole features. The geophysical response of these features may range from very good to marginal depending upon on the physical characteristics of the near surface soils. Accordingly, these features may not be fully resolvable using GPR. GeoView shall conduct the geophysical survey using the most "up-to-date" geophysical equipment in a manner consistent with the level of care and skill ordinarily exercised by members of the geophysical profession practicing in the same locality under similar conditions.

It is recognized that all geophysical test methods are non-intrusive and that confirmation of the significance of any identified feature must be determined by a qualified geotechnical engineer.

### **Other Terms and Conditions**

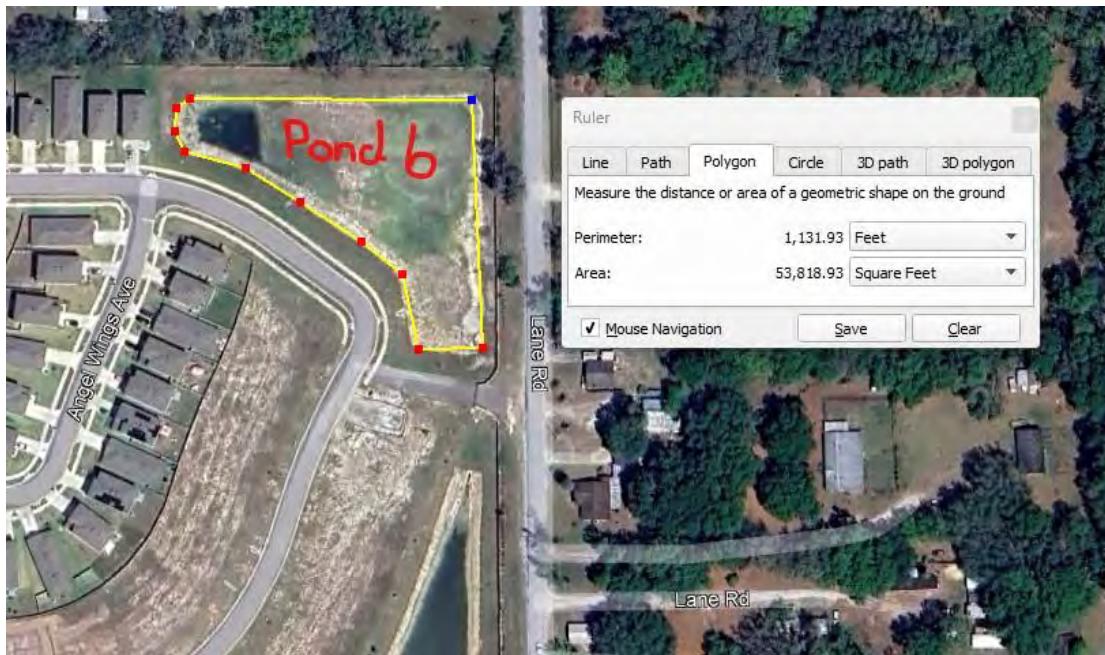
**Additional Insured:** If requested, Stantec will be named as an additional insured with respect to the services to be performed under this agreement.

**Confidentiality:** GeoView shall not directly or indirectly disclose to any third person information regarding the results of the geophysical investigation prior to obtaining written permission from Stantec.

**Agreement:** This agreement represents the entire agreement between the parties and may only be modified in writing signed by both parties.

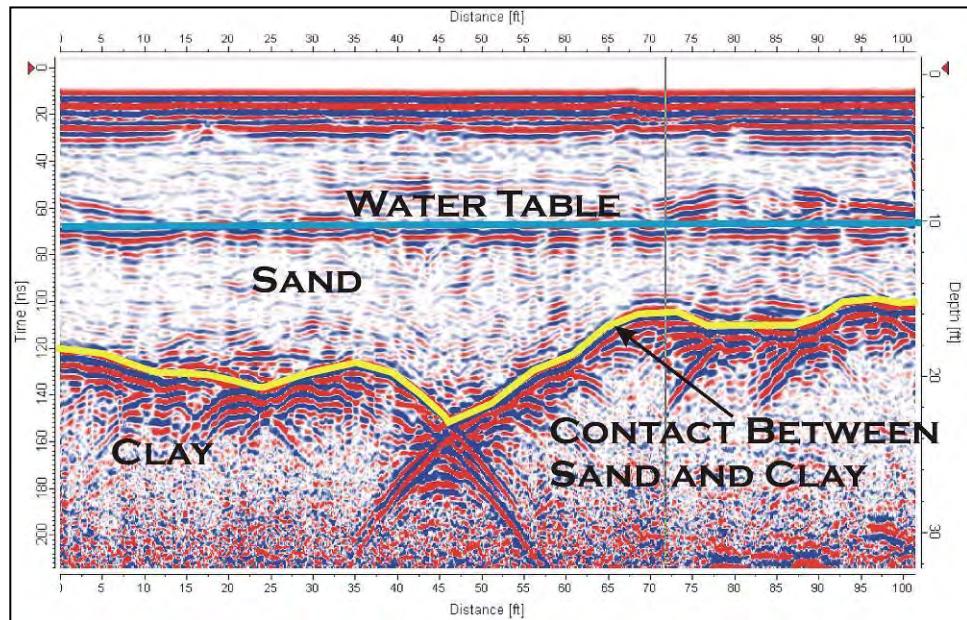
**Governing Law:** This agreement shall be deemed to have been made in the place of performance of the Geophysical Services and shall be governed by, and construed in accordance with the laws of the state in which the geophysical services were provided. Any controversy or claim arising out of this agreement, or breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its Construction Industry Arbitration rules. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

**Indemnity:** GeoView agrees to indemnify, protect and hold harmless Stantec from and against all liabilities, claims or demands of every kind of injury, including death, or damages to any person or property related in any way to GeoView's performance of this agreement, except to the extent such liabilities, claims or demands are caused by the negligence or willful misconduct of Stantec.



**Photos of Ponds**

### Sample Data Output and Equipment Pictures



Example GPR Data



Collection of GPR Data

**GEOVIEW ASSOCIATES, INC.**  
**PROPOSAL ACCEPTANCE SHEET**

Project Name: **Harvest Ridge CCD Site**  
Project Location **Zephyrhills, Florida**  
GeoView Proposal #: **11930p**  
Proposal Date: **September 23, 2025**  
Description of Services **Provide a GPR Survey**  
Project Cost: **\$2,500**  
Payment Terms: **Payable within 30 days of receipt of invoice**

**CHARGE INVOICE TO THE ACCOUNT OF:**

Client: Stantec  
Address: 777 S Harbour Island Boulevard Suite 600  
Tampa, FL 33602-5729  
Attention: Tyson Waag, P.E.  
Phone (Office): (612) 516-7798      Phone (Cell): (612) 963-3543  
Email: [tyson.waag@stantec.com](mailto:tyson.waag@stantec.com)

## FOR APPROVAL OF CHARGES:

Firm: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No: \_\_\_\_\_  
Attention: \_\_\_\_\_

#### Special Instructions and/or Mutually Agreed Upon Changes to the Proposal:

In witness thereof, the parties hereto have made and executed this Agreement

Client:

GeoView Associates, Inc.

## Signature



By:

By: Michael J. Wightman, P.G.

Title:

Title: President

Date Signed:

Date Signed: September 23, 2025

## **General Description of Geophysical Methods**

### **Ground Penetrating Radar**

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components that transmits high frequency (200 to 2600 megahertz [MHz]) electromagnetic waves into the ground and records the energy reflected back to the ground surface. The GPR system consists of an antenna, which serves as both a transmitter and receiver, and a profiling recorder that both processes the incoming signal and provides a graphic display of the data. The GPR data can be reviewed real time as the data is collected and later reviewed using proprietary GPR data analysis software. GeoView uses GSSI and Mala GPR system. Geological characterization studies are typically conducted using a low to medium frequency range GPR antenna.

A GPR survey provides a graphic cross-sectional view of subsurface conditions. This cross-sectional view is created from the reflections of repetitive short duration electromagnetic (EM) waves that are generated as the antenna is pulled across the ground surface. The reflections occur at the subsurface contacts between materials with differing electrical properties. The electrical property contrast that causes the reflections is the dielectric permittivity that is directly related to conductivity of a material. The GPR method is commonly used to identify such targets as underground utilities, underground storage tanks or drums, buried debris, voids or geological features.

The greater the electrical contrast between the surrounding earth materials and target of interest, the greater the amplitude of the reflected return signal. Unless the buried object is metal, only part of the signal energy will be reflected back to the antenna with the remaining portion of the signal continuing to propagate downward to be reflected by deeper features. If there is little or no electrical contrast between the target interest and surrounding earth materials it will be very difficult if not impossible to identify the object using GPR.

The depth of penetration of the GPR signal is very site specific and is controlled by two primary factors: subsurface soil conditions and selected antenna frequency. The GPR signal is attenuated (absorbed) as it passes through earth materials. As the energy of the GPR signal is diminished due to attenuation, the energy of the reflected waves is reduced, eventually to the level that they can no longer be resolved by the GPR system. The more conductive the earth materials, the greater the GPR signal attenuation, hence a reduction in signal penetration depth. Typical soil conditions that severely limit GPR signal penetration are near-surface clays and/or organic materials.

The depth of penetration of the GPR signal is also reduced as the antenna frequency is increased. However, as antenna frequency is increased the resolution of the GPR data is improved. Therefore, when designing a GPR survey a tradeoff is made between the required depth of penetration and desired resolution of the data. As a rule, the highest frequency antenna that will still provide the desired maximum depth of penetration should be used.

A GPR survey is conducted along survey lines (transects) that are measured paths along which the GPR antenna is moved. Electronic distances are maintained within the system to allow for a correlation between the GPR data and the position of the GPR antenna on the ground.

For geological characterization surveys, the GPR survey is conducted along a set of perpendicularly orientated transects. The survey is conducted in two directions because subsurface features such as sinkholes are often asymmetric. Spacing between the transects typically ranges from 10 to 50 feet. Closely spaced grids are used when the objective of the GPR survey is to identify all sinkhole features within a project site. Coarser grids are used when the objective is to provide a general overview of site conditions. After completion of a survey using a given grid spacing, additional more-closely spaced GPR transects are often performed to better characterize sinkhole features identified by the initial survey. This information can be used to provide recommended locations for geotechnical borings.



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

Phone: 656-247-3501

Date: 08/29/2025  
Work Order # 101-006-1-25 Customer ID:  
Harvest Ridge CDD

Quotation valid until 10/31/2025

Prepared by: **Nate Montagna**

Description	Unit Price	Quantity	Amount
22 sidewalk panel replacements (all 5' x 5', total 550 sq ft) includes labor and concrete  Includes cleanup and restoration (sod, irrigation, landscaping as needed)  Tree root cleanup if encountered, with detailed reporting if any tree may be at risk	\$13,600.00	1	\$13,600
<b>Total</b>	<b>Labor and Materials</b>		<b>\$13,600.00</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nathaniel montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

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

Date: 09/24/25

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

Inframark

Harvest Ridge CDD

Inframark

Offices - Celebration - Tampa

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



**Proposal #: 613620**

Date: 9/30/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for  
**Harvest Ridge CDD**

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

**LOCATION OF PROPERTY**

4700 Allen Rd.  
Zephyrhills, FL 33541

**2 irrigation Main Line Leaks found on 9/30/25**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$2,436.76	\$2,436.76
2" Slip Fix	2	\$59.86	\$119.71
2" Pipe	2	\$28.52	\$57.03
2" Fittings	16	\$5.00	\$80.00
DBR Wire Connectors pack of 2	2	\$22.26	\$44.51
Dirt Bags	30	\$7.34	\$220.28

2 irrigation Main Line Leaks found on 9/30/25 at Houses #4375 and #4387. During the construction and new fence installation they damaged our irrigation line before, and we repair multiple areas and after this repair a few houses down at the same area they damage our main irrigation pipe again. At this moment is visible just 2 leaks but once we fix this and the water pressure increase probably is more leaks on this area.





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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

Harvest Ridge CDD

Subtotal	\$2,958.29
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$2,958.29</b>

**THIS IS NOT AN INVOICE**



(850) 205-5102  
agalavis@redwire.com  
www.redwire.com

Bear Galavis  
**Security Consultant**

## Pool Amenity - Proactive Monitoring, Access

Harvest Ridge CDD  
Project: 28837-1-0

Prepared for  
**C/O Bryan Radcliff**  
Inframark

Harvest Ridge CDD  
37278 Sharks Eye Lane  
Zephyrhills, FL 33541

(813) 873-7300  
bryan.radcliff@inframark.com

Proposal Issued  
10.3.2025

Proposal Valid To  
1.1.2026

## Project Description and Investment

**Customer Name:** Harvest Ridge CDD

**Site:**

Harvest Ridge CDD  
37278 Sharks Eye Lane  
Zephyrhills, FL 33541

**Billing:**

Harvest Ridge CDD  
37278 Sharks Eye Lane  
Zephyrhills, FL 33541

**Contact:**

C/O Bryan Radcliff  
(813) 873-7300  
bryan.radcliff@inframark.com

## Project Investment

<b>Access Control</b>		<b>\$6,142.90</b>
<b>QTY</b>	<b>Description</b>	
1	DMP XR150 Security Control Center, Network Only	
1	Redwire Touchscreen Keypad White w/ Prox & 4 Zones	
2	DMP Wiegand Interface Module	
2	Reader Thin Line II Blk Wiegand Output Single Gang	
1	Power Supply 12/24vdc @ 4A	
2	Surface Mount Electric Strike, 1/2" Latch	
1	Key Fob 26 101351500016	

### Supplies & Materials for: Access Control

<b>QTY</b>	<b>Description</b>
1.00	Wire

### Professional Services: Monthly

<b>Description</b>	<b>Ext. Price</b>
Central Station Management and Maintenance of Access	\$50.00
Control Door	
Redwire App Premium	\$5.00
<b>Services Include:</b>	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Updates and Changes	
Unlimited Training and Technical Support	
Free Software Upgrades*	
Redwire App	

<b>Digital Surveillance</b>		<b>\$5,066.51</b>
<b>QTY</b>	<b>Description</b>	
1	8 Channel 2TB NVR POE	
1	UPS 750VA Battery Backup w/ Surge	
2	In/Outdoor Vandal Dome Camera 4MP 3-10MZ IR WDR	
2	Wall Mount for Select XNV, PNM & QND Cameras	
2	Hanging Mounting Adapter for Select QNV Cameras	
1	12MP IR Outdoor Fisheye Camera 1.08mm Fixed Lens	

### Supplies & Materials for: Digital Surveillance

<b>QTY</b>	<b>Description</b>
1.00	Wire

## Project Description and Investment

### Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance	\$15.00
Recorder	
Quality Assurance Program for Commercial Video Surveillance	\$20.00
Camera	
<b>Services Include:</b>	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	
Redwire App	

### Proactive Monitoring \$4,730.40

QTY	Description
1	Camect Smart Camera Hub 24MP w/ All In License
1	15W IP Horn Speaker, White

### Supplies & Materials for: Proactive Monitoring

QTY	Description
1.00	Wire

### Professional Services: Monthly

Description	Ext. Price
Camera Active Video Monitoring	\$200.00
<b>Services Include:</b>	
24/7 Monitoring	
6 Month Money Back Guarantee	
Redwire App	

### Financial Summary

<b>Total Proposal Amount:</b>	<b>\$15,939.81</b>
<b>Monthly Professional Services:</b>	<b>\$290.00</b>
<b>Deposit Due in Advance:</b>	<b>\$7,969.90</b>
<b>Balance Due Upon Completion:</b>	<b>\$7,969.91</b>

\_\_\_\_\_  
Client Authorization

\_\_\_\_\_  
Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

\_\_\_\_\_  
Received By

\_\_\_\_\_  
Date

We have prepared a quote for you



## Harvest Ridge - Cameras/Access Control

---

Quote # Q006417 Version 1

Prepared for:

**Inframark**



P: 813-948-0202 E: jc.colton@mhdit.com W: www.MHDcommunications.com

Monday, October 06, 2025

Inframark  
Bryan Radcliff  
37059 Kings Crown Dr  
Zephyrhills, FL 33541  
Bryan.Radcliff@Inframark.com

Dear Bryan,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,



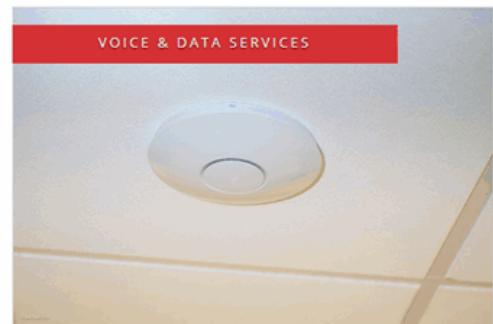
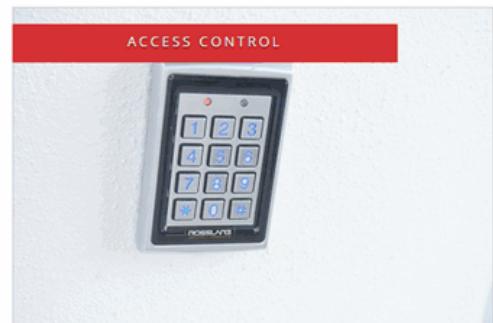
Sales Engineer  
JC  
MHD Communications



P: 813-948-0202 E: jc.colton@mhdit.com W: [www.MHDcommunications.com](http://www.MHDcommunications.com)

## ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.





P: 813-948-0202 E: jc.colton@mhdit.com W: www.MHDcommunications.com

## HARDWARE

Product Details	Qty
<b>CD43-E Outdoor Dome Camera, 256GB, 30 Days Max</b>	2
<b>CF83-E Outdoor Fisheye Camera, 512GB, 30 Days Max</b>	1
<b>Verkada 3-Year Camera License, Capacity Increase</b>	3
<b>Verkada BP52 32-Zone Alarm Panel, North America Type B Plug</b>	1
<b>Verkada 3-Year Advanced Video Alarms License for 1 Site, Capacity Increase</b>	1
<b>Verkada BZ11 Horn Speaker</b>	1
<b>Verkada 3-Year Horn Speaker License, Capacity Increase</b>	1
<b>Verkada AC42 4 Door Controller</b>	1
<b>12v 7ah Backup Battery</b>	1
<b>Verkada AD34 Multi-format Card Reader</b>	2
<b>Verkada 3-Year Door License, Capacity Increase</b>	2
<b>Verkada Desfire EV3 Encrypted Fobs - Pack of 50</b>	1
<b>9400-12/24D-630 Surface Rim Lock</b>	2
<b>CAT6 550MHz, HDBT, UTP, 8C CMR Blue Jacket, AWG23,, Pull Box, 1000'</b>	1
<b>18/4 Stranded - Neutral</b>	1
<b>8 Port POE Switch, Unmanaged</b>	1
<b>IP Power Outlets (Ultra Compact), 1 Controlled Bank, 2 Outlets</b>	1
<b>6U Wall Mount Rack</b>	1
<b>Standby UPS System, 900VA/500W, 12 Outlets, 2 USB Charging Ports, Compact, Black</b>	1
<b>Connectors, Mounting Hardware, Conduit etc.</b>	1

Subtotal: **\$15,475.73**



P: 813-948-0202 E: jc.colton@mhdit.com W: www.MHDcommunications.com

## SCOPE OF WORK

---

Procure and Install (2) Verkada 5mp outdoor cameras

- Install (1) camera on SW corner of pool building to cover pool
- Install (1) camera on SE corner of pool building to watch parking lot area
- Run cat6 to each camera and connect to switch

Procure and Install (1) 12mp fisheye camera

- Install in center of seating area on ceiling
- Run cat6 to location and connect to switch

Program cameras and add to customer's portal

- Pool camera and seating area camera will be added to advanced video alarm monitoring

Procure and Install (1) IP horn

- Install near center of building
- Run cat6 and connect to switch
- Setup horn for talkback and alarm integration

Procure and Install (1) alarm panel

- Install alarm in electrical closet
- Add to customer's portal and setup for alarm/video monitoring

Procure and Install (1) 4 door access control panel

- Access control will be installed on North and East pool gates
- Install (1) reader and (1) rim strike on each gate
- Run (2) 18/4 cables to each door
- Install conduit as needed to each gate

Program access control system and add to customer's portal

Install rack, UPS, switch, surge protector etc to complete install

Provide customer with initial order of (50) fobs



P: 813-948-0202 E: jc.colton@mhdit.com W: [www.MHDcommunications.com](http://www.MHDcommunications.com)

MHD will provide up to (4) hours of system training

3 year licensing is included for all hardware and video alarm monitoring for 3 years is included in quote

- Customer responsible for renewing licensing at the end of term to continue use of product; MHD will facilitate license renewal when term ends

Customer responsible for maintaining 120v electric and ISP connection in closet

## PAYMENT OPTIONS

---

### **CASH CONTRACT**

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

### **FINANCE CONTRACT**

MHD Communications offers 36 month, 48 moth and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

## ACCEPTANCE OF CONTRACT

---

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: jc.colton@mhdit.com W: www.MHDcommunications.com

## Harvest Ridge - Cameras/Access Control



Prepared by:  
**MHD Communications**  
Sales Engineer  
813-948-0202 ext 8818  
Fax 813-699-5001  
jc.colton@mhdit.com

Prepared for:  
**Inframark**  
37059 Kings Crown Dr  
Zephyrhills, FL 33541  
Bryan Radcliff  
8138737300330  
Bryan.Radcliff@Inframark.com

Quote Information:  
**Quote #: Q006417**  
Version: 1  
Delivery Date: 10/06/2025  
Expiration Date: 11/02/2025

### Quote Summary

Description	Amount
HARDWARE	\$15,475.73
SERVICES	\$5,555.00
Total:	<b>\$21,030.73</b>

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

**MHD Communications**

Signature: A handwritten signature in black ink, appearing to read "JC Colton".  
Name: JC Colton  
Title: JC  
Date: 10/06/2025

**Inframark**

Signature: \_\_\_\_\_  
Name: Bryan Radcliff  
Date: \_\_\_\_\_



October 7, 2025

Proposal #190121025

Contact

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

Customer

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

Job

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

## PROPERTY IMPROVEMENTS

### Concrete Miami Gutter and Asphalt Repair

**Scope of work:**

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

### Excavate, Base and Asphalt Repairs

**Scope of work:**

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



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Fax: 813.634.2686



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### PROPERTY IMPROVEMENTS

**Notes:**

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



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### PROPERTY IMPROVEMENTS

**Notes continued:**

- \*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- \*THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN  $\frac{1}{4}$  OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- \*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- \*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- \*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- \*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- \*SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- \*ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- \*ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- \*ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$752.00 PER LEVELING TON.



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**PROPERTY IMPROVEMENTS**

**Notes continued:**

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



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October 7, 2025

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**PROPERTY IMPROVEMENTS**

**Customer Billing Information**

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

**The terms of your contract are:**

Net 30 Days Upon Substantial Completion

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

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

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



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**PROPERTY IMPROVEMENTS**

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

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

ACPLM Authorized Signature Sean Fernandez

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

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

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

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

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

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

**Proposal Amount - \$16,617.00**



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Yellow - Base and Asphalt  
Orange - Asphalt



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October 7, 2025

Proposal #190581025

Contact

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37059 Kings Crown Drive  
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Job

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## PROPERTY IMPROVEMENTS

### Concrete Miami Gutter, Concrete Apron and Asphalt Repairs

**Scope of work:**

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

## PROPERTY IMPROVEMENTS

**Notes:**

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

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



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### PROPERTY IMPROVEMENTS

**Notes continued:**

\*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.

\*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

\*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

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\* NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

\*LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.

\*IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.

\*IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.

\*CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER

\*THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN  $\frac{1}{4}$  OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.



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## PROPERTY IMPROVEMENTS

### **Notes continued:**

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



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## PROPERTY IMPROVEMENTS

### **Notes continued:**

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



Office: 813.633.0548  
Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



2010 S 51st Street,  
Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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

Customer

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

Job

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

**PROPERTY IMPROVEMENTS**

**Customer Billing Information**

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

**The terms of your contract are:**

Net 30 Days Upon Substantial Completion

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

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

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



Office: 813.633.0548  
Fax: 813.634.2686



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2010 S 51st Street,  
Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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Phone 813 873-7300  
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Customer

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

Job

Harvest Ridge  
37059 Kings Crown Drive  
Zephyrhills, FL 33541

**PROPERTY IMPROVEMENTS**

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

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

ACPLM Authorized Signature

*Sean Fernandez*

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

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

Date of Acceptance

Customer's Authorized Signature

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

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

**Proposal Amount - \$21,814.00**



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Yellow - Concrete  
Orange - Asphalt



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2010 S 51st Street,  
Tampa, FL 33619

Monday, June 2, 2025

Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607  
Attn: Brian Lamb – Brian Radcliff

R.E. Harvest Ridge Community Development District

Dear Brian,

Please accept this letter as formal notification of my resignation from the Harvest Ridge Community Development District (CDD) Board, effective June 10, 2025

I am committed to ensuring a smooth transition during this period. I am available to assist in any way possible to transfer my responsibilities and provide necessary information to my successor(s).

Sincerely,

A handwritten signature in blue ink, appearing to read "DAR".

Dawson A. Ransome

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

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday, September 9, 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 Valle	Chairperson
Gary Golglazier	Vice Chairperson
Jose Falcon	Assistant Secretary
Felix Leno	Assistant Secretary ( <i>via phone</i> )

Also, present were:

Alize Aninipot	District Manager
Bryan Radcliff	District Manager
Vivek Babbar	District Counsel ( <i>via phone</i> )
Paul Young	Field Manager
Bryan Alexander	Yellowstone
Seth Mendoza	Yellowstone

*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**

Ms. Aninipot 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**

**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)**

Mr. Babbar noted, for the record, items 3A and 3B were presented to the Board.

**C. Consideration of Additional Service Visit**

- 1. Cypress Creek Aquatics – Aquatic Management Agreement Amendment No. 1 (*additional \$200 per month*)**

This item was **TABLED** by the Board, until further notice.

**D. Consideration of Quarterly Pond Mowing**

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

Quarterly pond mowing at \$5,700 per year and \$1,425 quarterly from *Cypress Creek Aquatics*. The Board requested Ms. Aninipot return to vendor one time clean-up cost, instead of quarterly.

On MOTION by Mr. Golglazier seconded by Mr. Falcon, with all in favor, to authorize Alize Aninipot return to vendor one time clean-up cost, instead of quarterly, was approved. 4-0

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

On MOTION by Mr. Golglazier seconded by Mr. Valle, with Jose Falcon opposing, and Felix Leno voting aye, *Yellowstone Landscape* Proposal #596867 for Cleanup, at a cost of \$3,600 was approved. 3-1

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

On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor, *Complete IT Service & Solutions* Proposal for Direct Email, in the amount of \$450.00 initial charge and \$101.00 per month, was approved. 4-0

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

On MOTION by Mr. Falcon seconded by Mr. Golglazier, with all in favor, 60-Day Right to Cure, as of September 9, 2025, was approved. 4-0

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

Management requested feedback and to please send changes that the Board requested within the next 30 days, also Mr. Falcon requested no dogs/pets with exception of service animals in pool area.

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

In agreement the Board would like proposals for access readers/cameras for the pool area.

**J. Consideration of Sidewalk Repairs****1. Inframark Sidewalk Grinds & Replacement Maintenance Solutions Proposal****2. CPLM Concrete Sidewalk Repairs Proposal #18860925**

Inframark sidewalk cost of \$15,762.50 for sidewalk repairs minus sidewalk grinding and *CPLM* cost \$14,894. Request to review previous reports on sidewalk damage as

well as schedule another walk through on specific areas of damage sidewalks. *The Board TABLED until next meeting.*

**FOURTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Meeting Minutes (*August 12, 2025 Public Hearing & Regular Meeting Minutes*)**

On MOTION by Mr. Leno seconded by Mr. Valle, with all in favor, Meeting Minutes - August 12, 2025 Public Hearing & Regular Meeting Minutes, was approved. 4-0

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

On MOTION by Mr. Valle seconded by Mr. Leno, with all in favor, Financials (July 2025), was accepted. 4-0

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

On MOTION by Mr. Valle seconded by Mr. Golglazier, with all in favor, Check Registers (July 2025), was accepted. 4-0

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

On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor, Operations and Maintenance Invoices (July 2025), was approved. 4-0

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

Mr. Radcliff read an email report sent by Mr. Waag. Pond 1 and 6 are looking to have a GO service groundwork radar service. RFPs in process. Review of manhole on Sharkeye.

**C. District Manager**

There being none, the next item followed.

**1. Field Inspection Report (*August 2025*)**

The Field Inspections Report was presented a copy of which was included in the agenda package. Mr. Young presented item two (2) drip lines that are broken and requested repairs. *Yellowstone* will schedule next week. Also, two (2) holes in the fences on Allen Road. Item five (5) tract thirteen (13) mowing, sidewalk has a washout.

**SIXTH ORDER OF BUSINESS**

**Other Business, Updates and Supervisors' Comments**

Mr. Falcon requested Parking/Towing Policies be added to agenda for next meeting. Concerns regarding speed bumps and a request to assist Mr. Babbar in clarifying enforcement.

Mr. Valle requested no parking signs; amenity use only sign near mailboxes and a new light for Harvest Ridge entrance sign.

**SEVENTH ORDER OF BUSINESS**

**Adjourned**

There being no further business,

On MOTION by Mr. Golglazier seconded by Mr. Valle, with all in favor, meeting adjourned at 12:17 pm. 4-0

---

Brian Radcliff  
District Manager

---

Michael Valle  
Chairperson

# **Harvest Ridge Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
August 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 August 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<b>ASSETS</b>					
Cash - Operating Account	\$ 59,324	\$ -	\$ -	\$ -	\$ 59,324
Cash In Bank	143,736	-	-	-	143,736
Due From Other Funds	-	19	-	-	19
Investments:					
Acquisition & Construction Account	-	-	5,970	-	5,970
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	124,904	-	-	124,904
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
<b>TOTAL ASSETS</b>	<b>\$ 228,733</b>	<b>\$ 200,331</b>	<b>\$ 5,970</b>	<b>\$ 4,440,000</b>	<b>\$ 4,875,034</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>19</b>	<b>4,440,000</b>	<b>4,440,019</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	200,331	-	-	200,331
Capital Projects	-	-	5,951	-	5,951
Unassigned:	203,060	-	-	-	203,060
<b>TOTAL FUND BALANCES</b>	<b>228,733</b>	<b>200,331</b>	<b>5,951</b>	<b>-</b>	<b>435,015</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 228,733</b>	<b>\$ 200,331</b>	<b>\$ 5,970</b>	<b>\$ 4,440,000</b>	<b>\$ 4,875,034</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,822	\$ 4,822	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	26,081	(271,394)	8.77%
Sales Tax Revenue	- -	1,204	1,204	0.00%
<b>TOTAL REVENUES</b>	<b>297,475</b>	<b>332,614</b>	<b>35,139</b>	<b>111.81%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	6,000	- -	6,000	0.00%
ProfServ-Info Technology	600	425	175	70.83%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
Field Services	4,500	- -	4,500	0.00%
District Counsel	8,500	3,063	5,437	36.04%
District Engineer	9,500	4,036	5,464	42.48%
Administrative Services	4,500	3,764	736	83.64%
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	531	(331)	265.50%
Financial & Revenue Collections	1,200	1,192	8	99.33%
Meeting Expense	4,000	- -	4,000	0.00%
Website Administration	1,200	850	350	70.83%
Miscellaneous Expenses	250	- -	250	0.00%
Office Supplies	100	- -	100	0.00%
Dues, Licenses, Subscriptions	175	605	(430)	345.71%
Loan Expense	100,000	1,128	98,872	1.13%
Interest Expense	5,000	- -	5,000	0.00%
<b>Total Administration</b>	<b>206,725</b>	<b>56,531</b>	<b>150,194</b>	<b>27.35%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	40,000	11,900	28,100	29.75%
Utility - Electric	5,000	3,619	1,381	72.38%
<b>Total Electric Utility Services</b>	<b>45,000</b>	<b>15,519</b>	<b>29,481</b>	<b>34.49%</b>

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

General Fund (001)

*(In Whole Numbers)*

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

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,475</b>	<b>233,587</b>	<b>163,888</b>	<b>58.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	99,027	199,027	-99.03%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>100,000</b>	<b>93,737</b>	<b>(6,263)</b>	<b>93.74%</b>
Net change in fund balance	\$ -	\$ 192,764	\$ 192,764	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>35,969</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 228,733</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,614	\$ 6,614	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>307,461</b>	<b>307,461</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Interest Expense	-	112,538	(112,538)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>182,538</b>	<b>(182,538)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	124,923	124,923	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>75,408</b>	<b>75,408</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 200,331	\$ 200,331	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 200,331</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,994	\$ 5,994	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,994</b>	<b>5,994</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>197,700</b>	<b>(197,700)</b>	<b>0.00%</b>
<b>Construction In Progress</b>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,123,011</b>	<b>(4,123,011)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,320,711</b>	<b>(4,320,711)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,314,717)	(4,314,717)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>4,320,668</b>	<b>4,320,668</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,951	\$ 5,951	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>				
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,951</b>		

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101002 Balance</b>	143,735.72	<b>Statement Balance</b>	143,735.72
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	143,735.72	<b>Subtotal</b>	143,735.72
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	143,735.72	<b>Ending Balance</b>	143,735.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
02/07/2025	Payment	BD00008	Special Assmnts-Tax Collector	Deposit No. BD00008	2,026.09	2,026.09	0.00
08/31/2025		JE000241	Interest - Investments	Interest Income	519.88	519.88	0.00
<b>Total Deposits</b>					2,545.97	2,545.97	0.00
<b>Checks</b>							
07/23/2025	Payment	1091	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00	-465.00	0.00
06/30/2025	Payment	DD111	DUKE ENERGY (ACH)	Payment of Invoice 000386	-1,176.05	-1,176.05	0.00
07/30/2025	Payment	1094	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,171.13	-1,171.13	0.00
08/04/2025	Payment	1095	FL DEPT HEALTH PASCO COUNTY	Check for Vendor V00044	-280.00	-280.00	0.00
08/14/2025	Payment	1096	JOSE FALCON	Check for Vendor V00043	-200.00	-200.00	0.00
08/01/2025		JE000240	Special Assmnts-CDD Collected	To Clear the outstanding amount on bank rec	-2,026.09	-2,026.09	0.00
08/31/2025	Payment	DD120	DUKE ENERGY (ACH)	Payment of Invoice 000425	-185.50	-185.50	0.00
<b>Total Checks</b>					-5,503.77	-5,503.77	0.00

## Adjustments

### Total Adjustments

### Outstanding Deposits

### Total Outstanding Deposits

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 7262

**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101001 Balance</b>	59,323.86	<b>Statement Balance</b>	59,323.86
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	59,323.86
<b>Subtotal</b>	59,323.86	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	59,323.86
<b>Ending G/L Balance</b>	59,323.86		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
04/09/2025	Payment	BD00015		rcls to correct cash account	4,134.87	4,134.87	0.00
08/29/2025		JE000239	Interest - Investments	Interest Income	0.08	0.08	0.00
<b>Total Deposits</b>							
					4,134.95	4,134.95	0.00
<b>Checks</b>							
04/09/2025	Payment	BD00015		rcls to correct cash account	-4,134.87	-4,134.87	0.00
08/27/2025		JE000238	Bank Fees	Truist Bank	-531.25	-531.25	0.00
<b>Total Checks</b>							
					-4,666.12	-4,666.12	0.00

## Adjustments

### Total Adjustments

### Outstanding Deposits

### Total Outstanding Deposits

**HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT****Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

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

001	1095	08/04/25	FL DEPT HEALTH PASCO COUNTY	51 60 2572183	POOL PERMIT 25 -26	POOL PERMIT	554022-57201	\$280.00
001	1096	08/14/25	JOSE FALCON	JF-061025	Board 6/10/25	Administrative Services	531148-51301	\$200.00
001	DD120	08/31/25	DUKE ENERGY (ACH)	073125-6693	SERVICE 06/27/25 - 07/29/25	SERVICE 06/24/25 - 07/29/25	543041-53100	\$185.50

Fund Total	<u><u>\$665.50</u></u>
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Total Checks Paid	<u><u>\$665.50</u></u>
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**HARVEST RIDGE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services</b>					
FL DEPT HEALTH PASCO COUNTY	7/31/2025	51 60 2572183	\$280.00	\$280.00	POOL PERMIT
JOSE FALCON	6/10/2025	JF-061025	\$200.00	\$200.00	Board 6/10/25
<b>Regular Services Subtotal</b>			<b>\$480.00</b>	<b>\$480.00</b>	
<b>TOTAL</b>			<b>\$480.00</b>	<b>\$480.00</b>	



**State of Florida  
Department of Health  
Notification of Fees Due**

Identification Number: 51-60-2572183

For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-8092031

Fee Amount: \$280.00

To: **Harvest Ridge CDD**  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$280.00

**Payment Due 08/24/2025 Upon Receipt**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

**[Please detach this portion and return with your payment]**

Please verify all information, making changes as necessary, sign and return to Pasco CHD (E)

Account Information for: 51-60-2572183

Facility Name: Lane Road Subdivision Amenity Pool

Location Address 1: 37278 Sharks Eye Ln

Location Address 2:

City: Zephyrhills

State: FL

Zip Code: 33541

Owner Name: Harvest Ridge CDD

Owner Address 1: 2005 Pan Am Cir Ste 300

Owner Address 2: Tampa, FL 33607

Owner City: Tampa

Owner State: FL

Owner Zip Code: 33607

Work Phone:

Home Phone: (813) 873-7300

County Mailing Address 1: 7509 State Road 52

County Mailing Address 2:

County Mailing City: Hudson

County Mailing State: FL

County Mailing Zip Code: 34667

Facility Contact Name: Harvest Ridge CDD

Work Phone:

Home Phone: (813) 873-7300

Signature:

Date:

[Environmental Health Division - Account Information Copy]

**State of Florida  
Department of Health  
Notification of Fees Due**

Identification Number: 51-60-2572183

For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-8092031

Fee Amount: \$280.00

To: **Harvest Ridge CDD**

2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$280.00

**Payment Due 08/24/2025 Upon Receipt**

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]



**State of Florida  
Department of Health  
Notification of Fees Due**

Identification Number: 51-60-2572183  
For: Swimming Pools Public Pool > 25000 Gallons

To: **Lane Road Project LLC**  
4912 Turnbury Dr  
Tampa, FL 33647

**Harvest Ridge CDD**

Billing Code: 51-BID-8092031  
Fee Amount: \$280.00

**Total Amount Due: \$280.00**

**Payment Due 08/24/2025 Upon Receipt**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

**[Please detach this portion and return with your payment]**

Please verify all information, making changes as necessary, sign and return to Pasco CHD (E)

Account Information for: 51-60-2572183  
Facility Name: Lane Road Subdivision Amenity Pool  
Location Address 1: 37278 Sharks Eye Ln  
Location Address 2:  
City: Zephyrhills  
State: FL  
Zip Code: 33541

Owner Name: Lane Road Project LLC  
Owner Address 1: 4912 Turnbury Dr  
Owner Address 2: Tampa, FL 33647  
Owner City: Tampa  
Owner State: FL  
Owner Zip Code: 33647  
Work Phone: (813) 625-2899  
Home Phone:

**Harvest Ridge CDD**  
2005 Pan Am Circle  
Suite 300  
Tampa  
FL  
33607  
813-873-7300

Facility Contact Name: Lane Road Project LLC  
Work Phone: (813) 625-2899  
Home Phone:

Signature:

County Mailing Address 1: 7509 State Road 52  
County Mailing Address 2:  
County Mailing City: Hudson  
County Mailing State: FL  
County Mailing Zip Code: 34667

7-31-2025  
Date:

[Environmental Health Division - Account Information Copy]



**State of Florida  
Department of Health  
Notification of Fees Due**

Identification Number: 51-60-2572183  
For: Swimming Pools Public Pool > 25000 Gallons

To: **Lane Road Project LLC**  
4912 Turnbury Dr  
Tampa, FL 33647

Billing Code: 51-BID-8092031  
Fee Amount: \$280.00

**Total Amount Due: \$280.00  
Payment Due 08/24/2025 Upon Receipt**

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]



Application Type: (check box, see instructions on back)

Initial Permit       Modification  
 Transfer, change of owner or name  
 Renewal

For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____
_____	
_____	

Operating Permit # 51-60-2572183

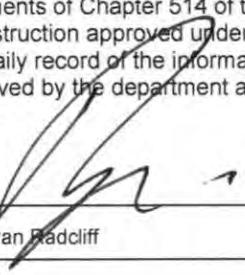
**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

- Project /Facility Name: Lane Road Subdivision Amenity Pool County: Pasco  
Address of Pool: 37278 Sharks Eye Lane City: Zephyrhills Zip: 33541
- Owner Name: Harvest Ridge CDD E-Mail: districtinvoices@inframark.com Phone: (813)873-7300  
Mailing Address: 2005 Pan Am Circle Suite 300 City: Tampa State: FL Zip: 33607
- Building Dept. Name: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_ (\_\_\_\_\_) \_\_\_\_\_ Phone Number \_\_\_\_\_
- Design Engineer/Architect Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_
- Pool Water Source (Name of Public Water System): \_\_\_\_\_
- Lighting (check one):  
 No Night Swimming  
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_
- Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_
- Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_
- Water Treatment Equipment Manufacturer and Model:
  - Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_
  - Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM
  - Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)
  - (Secondary Disinfection if Applicable): \_\_\_\_\_
  - pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)
  - Test Kit: \_\_\_\_\_
- Other Equipment Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### **CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign:   
Name: Bryan Bradcliff  
(Print or type)

Date: 07.31.2025  
Title: District Manager  
(Print or type) If not the Owner, attach authorization from Owner

#### **THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

#### **CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff

Date

Print Name

Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

#### **Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

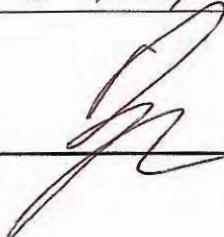
**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

## HARVEST RIDGE CDD

Meeting Date: Tuesday, June 10, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eric Davidson	✓	NOT PAID	\$200
Jose Falcon	✓	PAID	\$200
Felix Leno	✓	✓	\$200
Dawson Ransome	✓	NOT PAID	\$200
Michael Valle	✓(PHONE)	PAID	\$200

DMS Staff Signature:



BRYAN RADCLIFFE



## Harvest Ridge CDD

Field Inspection Report - September - Yellowstone

Monday, September 29, 2025

Prepared For Board of Supervisors

18 Items Identified

Paul Young

District Field Inspector

## Item 1 - South Frontage Landscape

Assigned To: Yellowstone Landscape

- 1). Shark's Eye Lane entrance sign is clean and visible.
- 2). Manage weed control in the annual beds.
- 3). Landscape beds are well maintained.
- 4). Property line clean up was approved - confirm the scheduled date to service boundary.



## Item 2 - Frontage Landscape

Assigned To: Yellowstone Landscape

- 1). Sunrise Tellin Drive Entrance.
- 2). Manage weed control inside annual beds.
- 3). Landscape detail is well maintained.

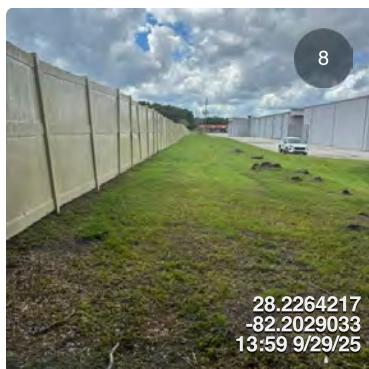
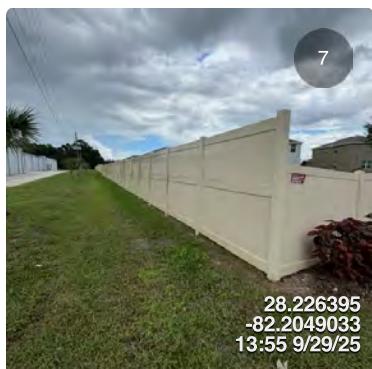
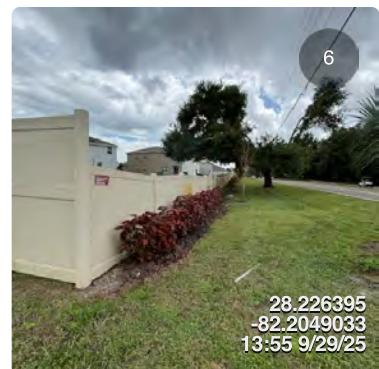
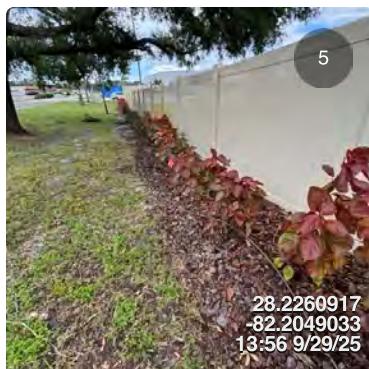
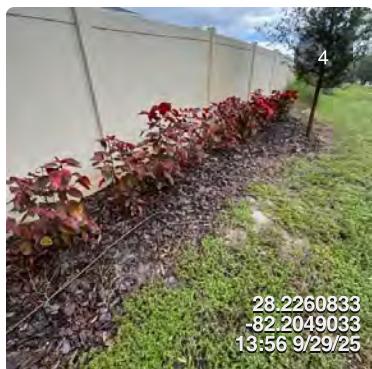
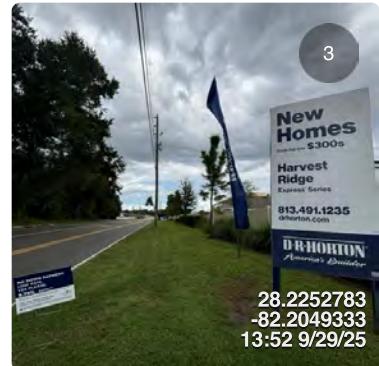
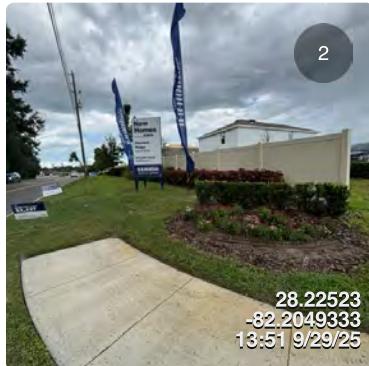
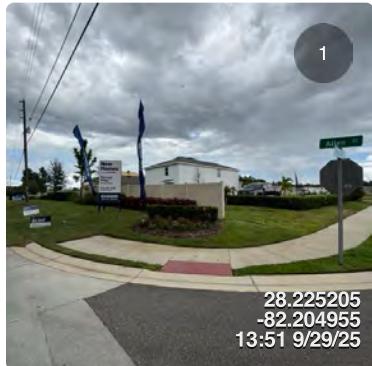


## Item 3 - North Frontage Landscape

Assigned To: Yellowstone Landscape

North landscape and sod are well maintained.

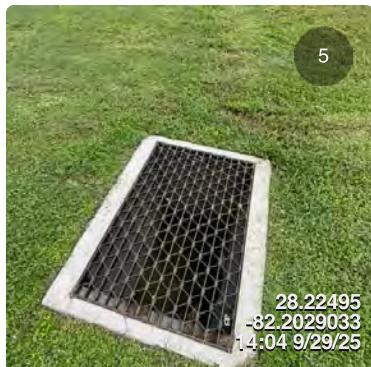
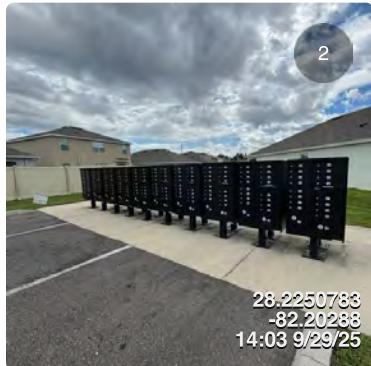
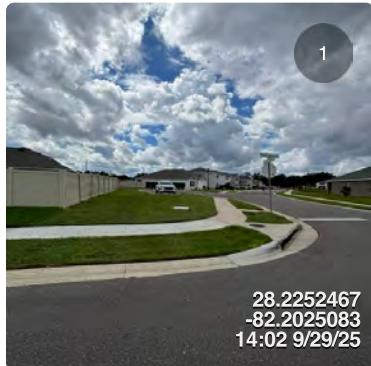
Picture 9 - irrigation drip line is kinked and restricting water flow.



## Item 4 - Mailbox Kiosk

Assigned To: District Manager

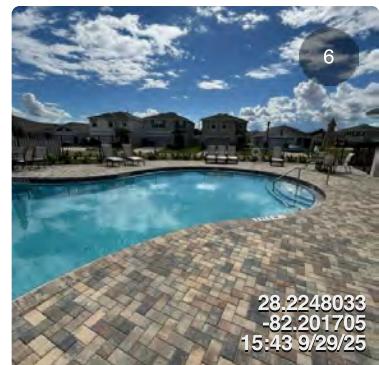
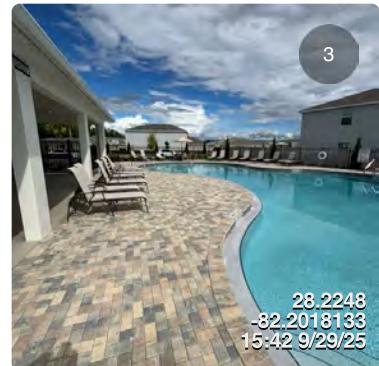
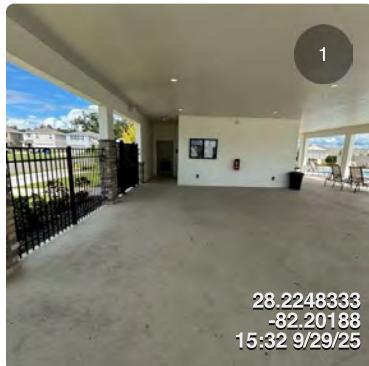
Mailboxes are clean, notice to community is visible and readable. Drain is clear of debris and sod is well maintained.



## Item 5 - Amenity Pool

Assigned To: District Manager & Blue Life Pools

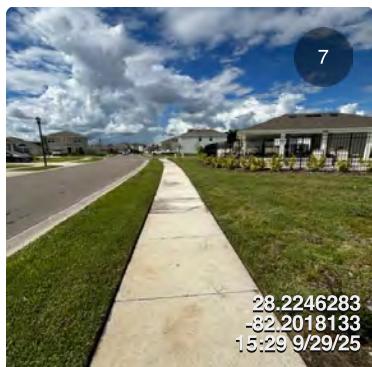
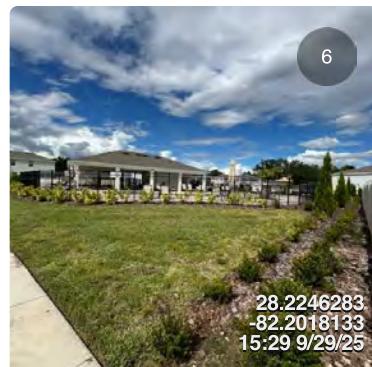
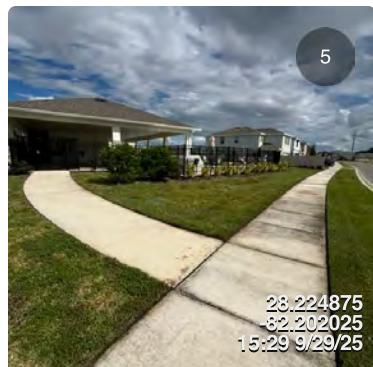
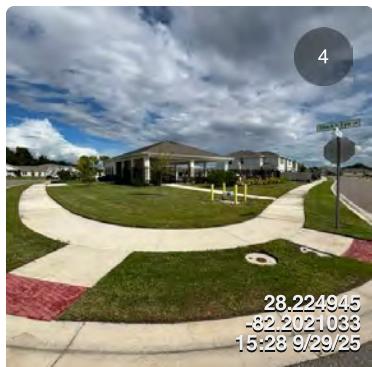
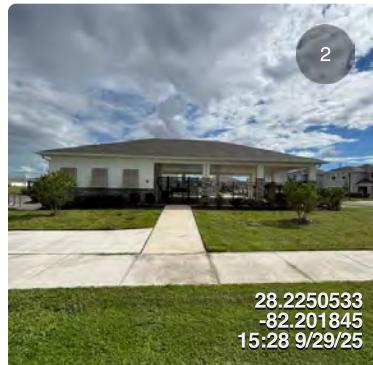
Pool area is clean, bathrooms are operational, water fountains are working. Pool is clear and blue, some soap scum along walls at top of water line. Pool furniture scheduled for cleaning on Thursday 10/2/25.



## Item 6 - Amenity Landscape

Assigned To: Yellowstone Landscape

Amenity center is clean and organized. Send fertilizer schedule for sod maintenance.

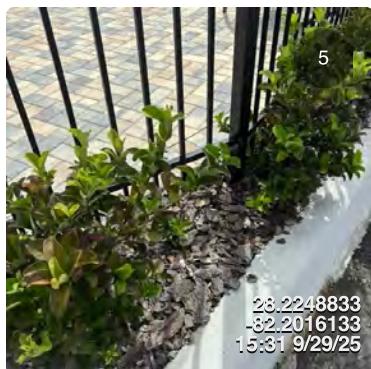
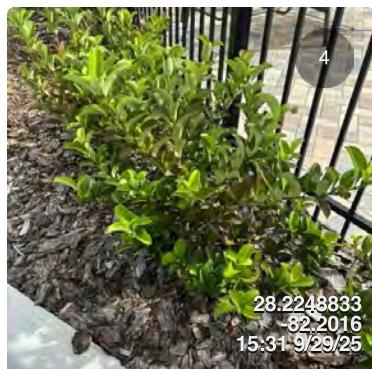


## Item 7 - Amenity Landscape

Assigned To: Yellowstone Landscaping

Viburnum bushes along building beds are showing signs of disease and black soot.

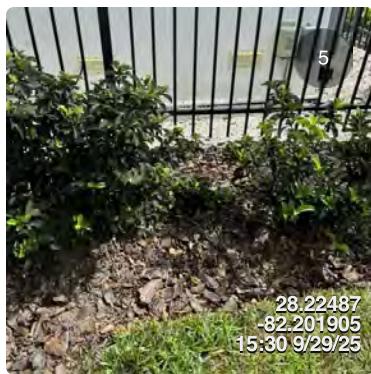
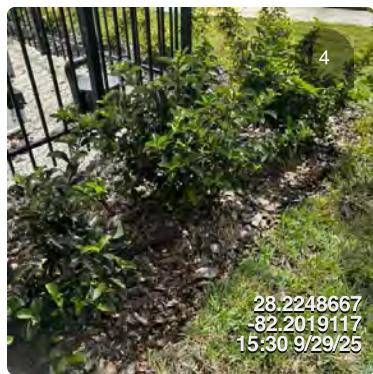
Investigate, treat and report progress to Inframark.



## Item 8 - Amenity Landscape

Assigned To: Yellowstone Landscape

Crotons along with Viburnum bushes are showing signs of disease with black soot. Investigate and treat, report progress to Inframark.



## Item 9 - Shark's Eye Pocket Park - Tract 17

Assigned To: Yellowstone Landscaping

Tract 17 is still wet in areas but is dry enough for mowing during services.

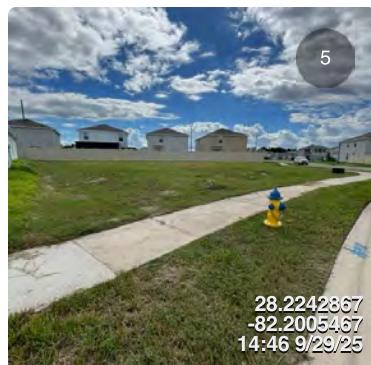
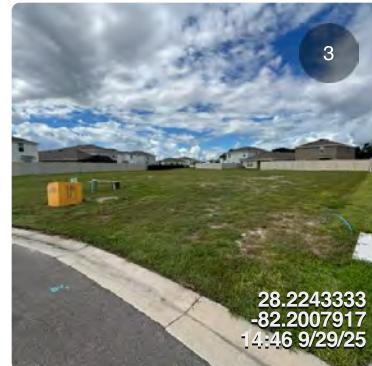


## Item 10 - Tract 13 & Tract 16 Lot Mowing

Assigned To: Yellowstone Landscaping

1). Lot mowing for tract 13 and tract 16 is completed.

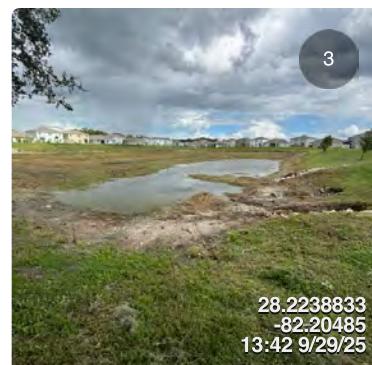
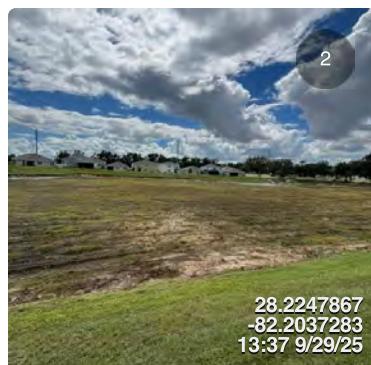
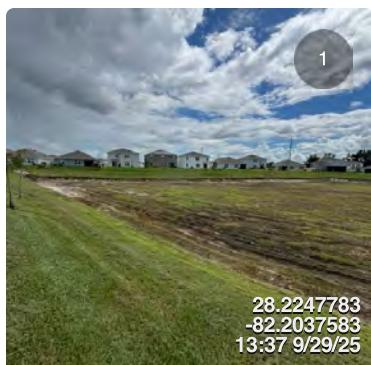
2). Potable blue line water leak has been reported.



## Item 11 - Pond 1 - Allen Road

Assigned To: Cypress Aquatics

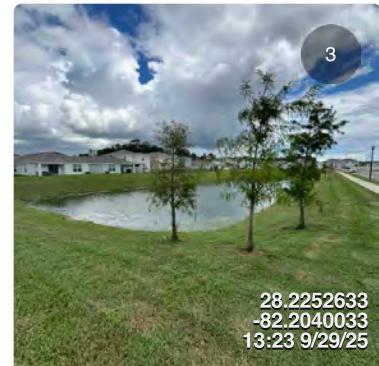
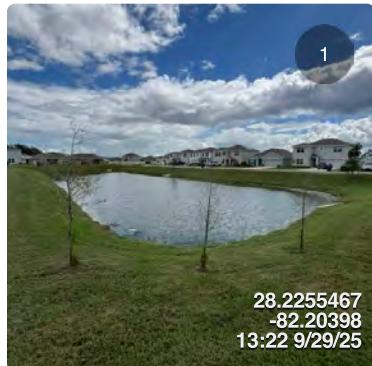
Pond base has been cleared of dead vegetation.



## Item 12 - Pond 2 - Sunrise Tellin Drive

Assigned To: Cypress Aquatics

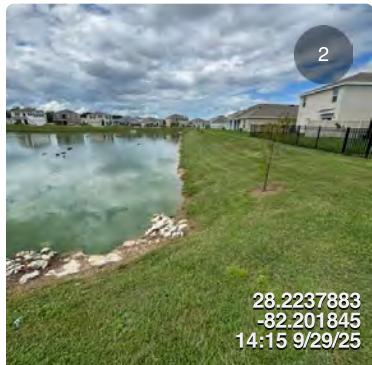
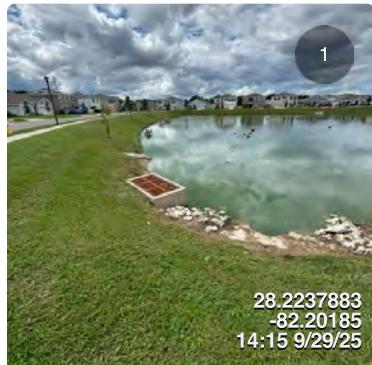
- 1). Some trash collecting along the water's edge.
- 2). Check gap by drain structure and advise inframrk if furter action is required.
- 3). Pond appears clear of algae.



## Item 13 - Pond 3 - Angel Wings Avenue

Assigned To: Cypress Creek Aquatics

Pond water is dark green in color.

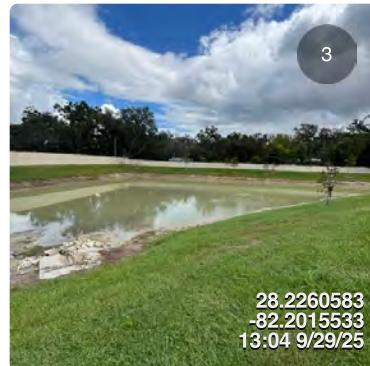
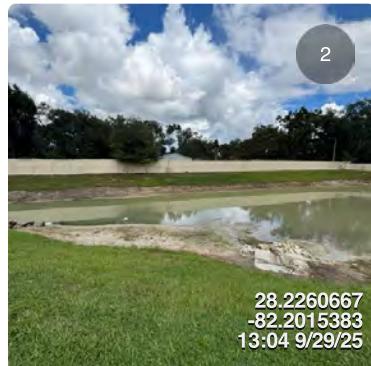


## Item 14 - Pond 4 - King's Crown Drive

Assigned To: Cypress Creek Aquatics - Yellowstone Irrigation

Pond water level is low - water is murky in a light green color.

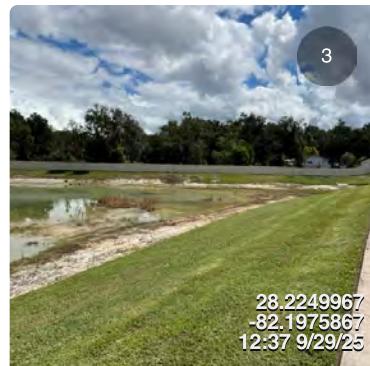
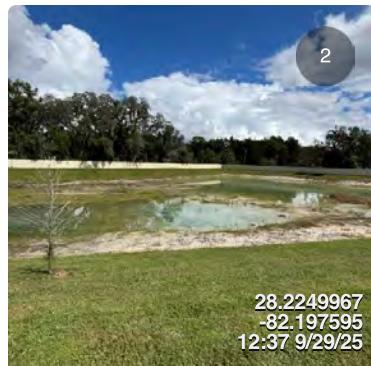
Picture 4/5 - Magnolia bubbler is broken at water flow control knob.



## Item 15 - Pond 5 - Shark's Eye Lane

Assigned To: Yellowstone Landscaping

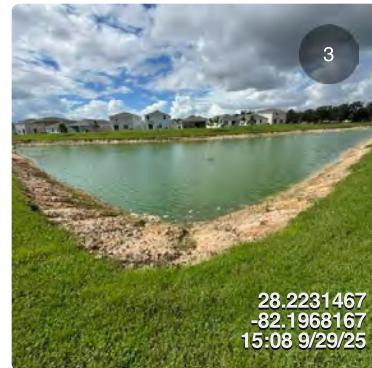
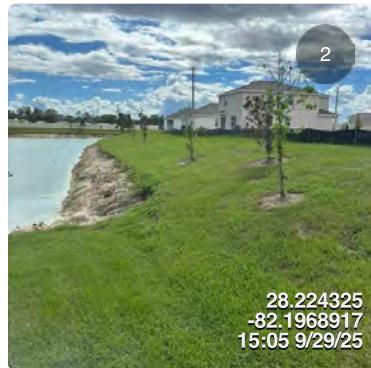
Water level is low - investigate the struggling and dead trees and report findings to Inframark.



## Item 16 - Pond 6 - Sand Dollar Way

Assigned To: Cypress Aquatics

Pond water is murky and green.

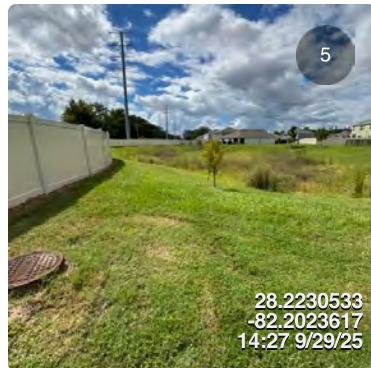
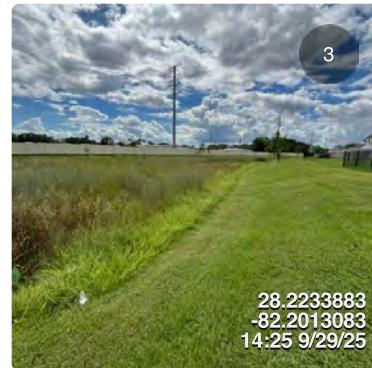
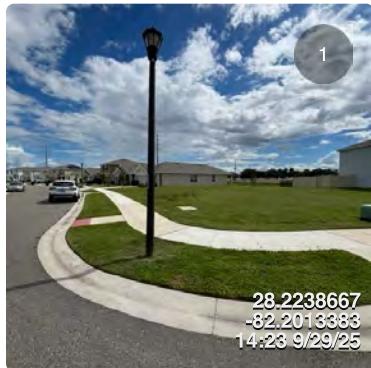


## Item 17 - Mitigation Area

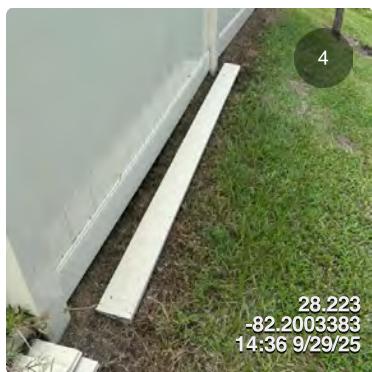
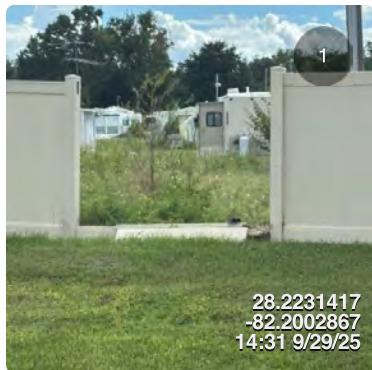
Assigned To: Yellowstone Landscaping

Pocket park is well maintained.

Mitigation banks are mowed and well maintained.



## Item 18 - Mitigation Area Fence Damage





## Harvest Ridge Dead Tree Map

Harvest Ridge Dead Tree Field Report

Monday, September 29, 2025

Prepared For District Manager Documentation

8 Items Identified

Paul Young

District Field Inspector



## Item 1 - Location Map

Assigned To: District Records

Tree locations are identified by a **RED \***

## Item 2 - Pond 1 - Allen Road







**Item 3 - Pond 2 - Sunrise Tellin Dr.**

## Item 4 - Pond 3 - Angel Wings Avenue



## Item 5 - Pond 4 - King's Crown Drive



## Item 6 - Pond 5 - Shark's Eye Lane









## Item 7 - Ppnd 6 - Sand Dollar Way



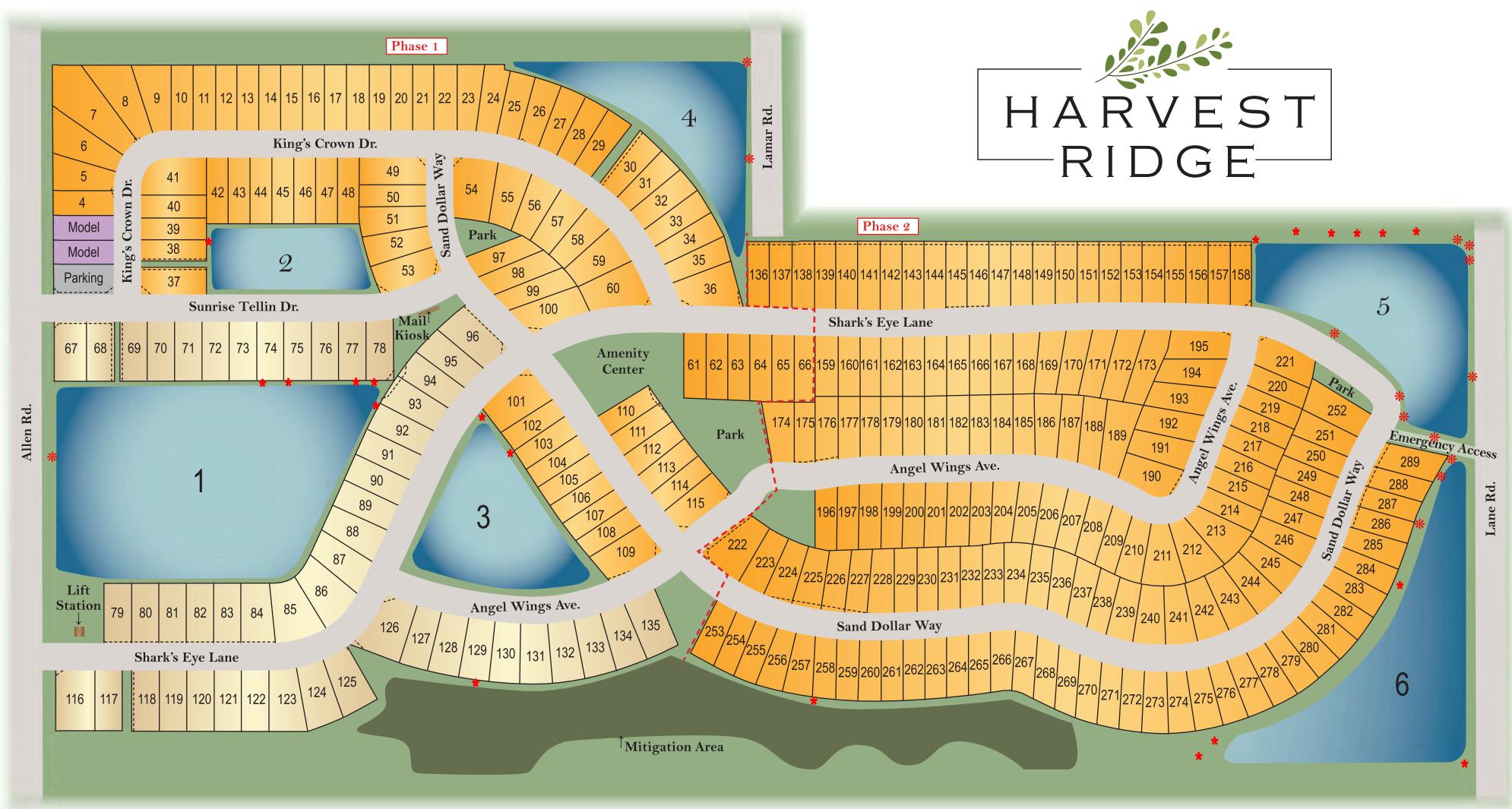




## Item 8 - Mitigation Area



# COMMUNITY SITE MAP



40' Single-Family  
D.R. Horton  
Express Series

50' Single-Family  
D.R. Horton  
Express Series

\* Dead or  
Struggling Trees

**D·R·HORTON®**  
*America's Builder*

Subject to change without notice.  
Artist's conception only.

CBC039052 3/22