

**HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

NOVEMBER 11, 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
Vacant, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Paul Young, Field Inspector
Vivek K. Babbar, District Counsel
Tyson Waag, District Engineer
Crystal Yem, Admin

Revised Regular Meeting Agenda Tuesday, November 11, 2025 – 11:00 a.m.

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

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

Meeting ID: 251 274 191 772 2

Call in: +1 (646) 838-1601

Passcode: Ye9C4fu3

Phone Conference ID: 856 361 671#

1. Call to Order/Roll Call
2. Motion to Approve Agenda
3. Public Comments
4. Business Items
 - A. Ratification of Quit Claim Deed – Lane Road Project LLC & Harvest Ridge CDD.....Page 3
 - B. Ratification of Special Warranty Deed – Lane Road Project LLC & Harvest Ridge CDD.....Page 5
 - C. Consideration of the Debris Clean-Up Proposal.....Page 7
 - D. Consideration of Plumbing Repair Proposals.....Page 8
 - E. Discussion of Parking/Towing Policy.....Page 10
 - F. Discussion of Pavement Repairs.....Page 15
 - G. Discussion of GeoView Proposal.....Page 18
 - H. Pond Maintenance Report.....Page 27
 - I. Field Inspection Report.....Page 30
 - J. Discussion of Landscape Services- Yellowstone
5. Business Administration
 - A. Consideration of the Meeting Minutes from October 14, 2025.....Page 40
 - B. Acceptance of Financials.....Page 44
 - C. Acceptance of the Check Registers.....Page 54
 - D. Consideration of Operations and Maintenance Invoices.....Page 56
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
7. Supervisor Comments
8. Public Comments
9. Adjournment

The next meeting is scheduled for Tuesday, December 9, 2025

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

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

**Prepared by and
when recorded return to:**
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Quit Claim Deed
(Platted Easements)

This Quit Claim Deed is made as of ~~August~~ ^{September 15,} 2025, by **LANE ROAD PROJECT LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 4912 Tumbury Wood Drive, Tampa, Florida 33647, in favor of the **Harvest Ridge Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

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

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

[signature page to follow]

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

Signed, Sealed and Delivered in the Presence of:

LANE ROAD PROJECT LLC,
a Florida limited liability company

Carla Talishe
Name: Carla Tabshe
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

[Signature]
Joseph Tabshe
Manager

Charbel Wadih
Name: Charbel Wadih
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on ~~August~~ ^{September} 10th, 2025, by Joseph Tabshe, as Manager of Lane Road Project LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Signature]

Notary Public Signature



PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Notary Stamp

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

**Prepared by and
when recorded return to:**
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Special Warranty Deed

This Special Warranty Deed is made as of September 15, 2025, by **LANE ROAD PROJECT LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 4912 Turnbury Wood Drive, Tampa, Florida 33647, in favor of the **Harvest Ridge Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

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

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

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

THIS DEED IS BEING RE-RECORDED TO CORRECT AN ERROR IN THE SIGNATURE PAGE OF THE DEED PREVIOUSLY RECORDED IN INSTRUMENT #2025177167 IN OR BK 11281 PG 3949.

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

Signed, Sealed and Delivered in the Presence of:

LANE ROAD PROJECT LLC,
a Florida limited liability company

Carla Talishe
Name: Carla Tabshe
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

Joseph Tabshe
Joseph Tabshe
Manager

Charbel Wadih
Name: Charbel Wadih
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on ~~August~~ ^{September} 10th, 2025, by Joseph Tabshe, as Manager of Lane Road Project LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Pablo Toranzo

Notary Public Signature



PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Notary Stamp



Proposal #: 618656

Date: 10/20/2025

From: Seth Mendoza

Landscape Enhancement Proposal for Harvest Ridge CDD

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

LOCATION OF PROPERTY
4700 Allen Rd.
Zephyrhills, FL 33541

debris clean up after bush hogging

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: debris clean up, 1, \$5,450.00, \$5,450.00

- 1. multiple piles of debris was left back in that field
2. this will take multiple trucks to fully remove everything.

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

Summary table with 2 columns: Item, Amount. Subtotal \$5,450.00, Sales Tax \$0.00, Proposal Total \$5,450.00

THIS IS NOT AN INVOICE

Bahr Plumbing 5729 Gall Blvd, Zephyrhills, FL 33542
8137822524 | office@bahr.plumbing



Estimate #843

Estimate for Harvest Ridge Clubhouse

For:

37278 Sharks Eye Ln, Zephyrhills, FL 33541

Option #1

\$6,500.00

Approve

Services

Estimate for new sewer line for clubhouse

Price to Replace 50' of sewer line from clubhouse to street. On camera found multiple issues including broken pipe and intrusions. Price includes labor and material for job.

Subtotal

\$6,500.00

Tax

\$0.00

Florida Sales Tax

Total

\$6,500.00

[Privacy](#) - [Terms](#)

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)

[Contact us](#)

Thank you for choosing Bahr Plumbing!



**HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR PARKING AND TOWING FOR ALL
COMMUNITY DEVELOPMENT DISTRICT PROPERTY**

PROPOSED NOVEMBER 11, 2025

PARKING POLICIES

1. No parking is permitted within the parking areas for the Amenity Center between the hours of 10:00 p.m. and 7:00 a.m., including no overnight parking.
2. No overnight parking is permitted within the CDD roadways.
3. No parking is permitted on the community development district (CDD) sidewalks throughout the Harvest Ridge Community.
4. No parking is permitted except on the roadways, parking areas, and driveways within the community.
5. No parking is permitted on landscaped areas within the CDD common areas.
6. No parking which blocks any CDD roadway or entrance to a CDD amenity or common area is permitted.
7. No parking is permitted within designated fire lanes on any CDD roadway.

AUTHORIZED TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN VIOLATION OF THE DISTRICT'S PARKING POLICIES

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the "Tow Company"), to tow and impound vehicles parked within the CDD-owned areas of the Harvest Ridge Community, in violation of these Parking Policies.
2. The authorized Tow Company will post signage within the Harvest Ridge Community, and comply with all State and local laws and regulations governing the towing and impoundment of vehicles parked in violation of these Policies.
3. Prior to the towing of any vehicle from CDD property, the District Manager, or its designated representative, shall provide twenty-four (24) hours written notice that the vehicle will be towed if not removed, by placing such written notice upon the vehicle, affixed to the driver's side window. If the vehicle is not removed following the expiration of the twenty-four (24) hour notice period, then the District Manager may authorize the Tow Company to proceed with towing and impoundment of the vehicle that is not in compliance with these Policies.
4. Upon towing and impoundment of a vehicle, the owner of the towed vehicle shall contact the Tow Company directly to coordinate return of the vehicle.

POLICY ADOPTION PROCESS SUMMARY

The Policies for Parking and Towing for all Community Development District Property were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Harvest Ridge Community Development District on November 11, 2025.

Attest:

**HARVEST RIDGE
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Current Tow Company Contractor, contracted by the District, as of November 2025:

813 Towing Service, LLC
5936 Land O'Lakes Boulevard
Land O'Lakes, Florida 34638
Tel: _____

813 TOWING SERVICE, LLC

4405 E 21st Ave. Tampa, FL 33605 5936 Land O Lakes Blvd. Land O Lakes, FL 34638 2100 Paul S Buchman Hwy.
Zephyrhills, FL 33540 724 14th 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 _____



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

Date: 11/6/2025
Work Order # 101-006-6-25
Customer ID:harvest ridge CDD

Phone:656-247-3501

Quotation valid until
12/30/2025 Prepared by: Nate

Description	Unit Price	Quantity	Amount
5 Grinds throughout the community	\$48	5	\$240.00
Total	Labor and Materials		\$240.00

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

By: Nathaniel Montagna

By: _____

Date: 11/6/25

Date: _____

Inframark

harvest ridge CDD

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



Item 2- 37448 Angel Wings

Assigned To Inframark

Grind.



Item 15- Across From 37183 Sharks Eye

Assigned To Inframark

~~Two panel replacements also need to be straightened out.~~

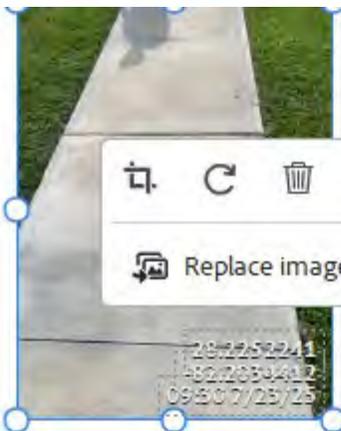
These are changed to two grinds



Item 1- 4629 Sand Dollar

Assigned To Inframark

Grind.



Item 10- Across From 5/108 Sand Dollar

Assigned To Inframark

grind



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 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.

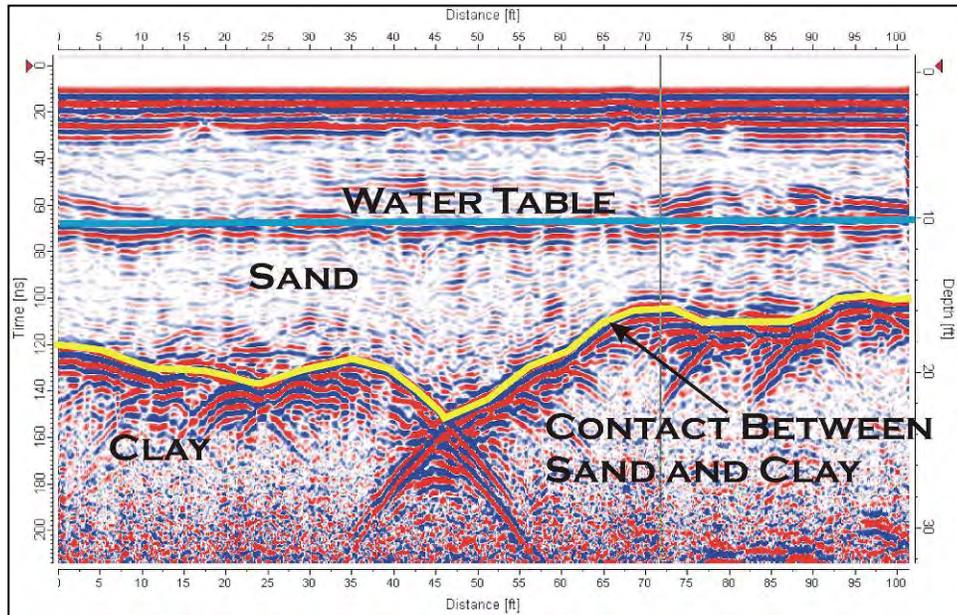
Governing Law: This agreement shall be deemed to have been made in the place of performance of the Geophysical Services and shall be governed by, and construed in accordance with the laws of the state in which the geophysical services were provided. Any controversy or claim arising out of this agreement, 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**

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: _____ _____ Signature By: _____ Title: _____ Date Signed: _____	GeoView Associates, Inc. _____  _____ By: Michael J. Wightman, P.G. Title: President 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.



Daily Logs List

Oct 6, 2025

Job: Harvest Ridge RAM

Title:

Added By: TS

Log Notes:

treated pond #2 for algae and ponds 1,2,3,4,5,6, were treated for grasses

Weather Conditions:

Partly cloudy with isolated storms

Mon, Oct 6, 2025, 10:27 AM

 Partly cloudy with isolated storms

86°F

Wind: 14 mph

74°F

Humidity: 100%

Total Precip: 0.32"

Attachments: 7





Daily Logs List

Oct 14, 2025

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

treated pond 2 for algae and ponds 3,4,5,6 trash was pick up

Weather Conditions:

Sunny

Tue, Oct 14, 2025, 8:47 AM

 Sunny
85°F
65°F

Wind: 8 mph
Humidity: 87%
Total Precip: 0"

Attachments: 6





Daily Logs List

Nov 3, 2025

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

treated ponds for grass and pick up trash

Weather Conditions:

Mostly sunny

Mon, Nov 3, 2025, 1:57 PM



76°F

Wind: 10 mph

Humidity: 83%

Total Precip: 0"

55°F

Attachments: 19





Harvest Ridge CDD

Field Inspection Report - October - Yellowstone

Friday, October 24, 2025

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - SUNRISE TELLIN ROAD

Assigned To: Yellowstone

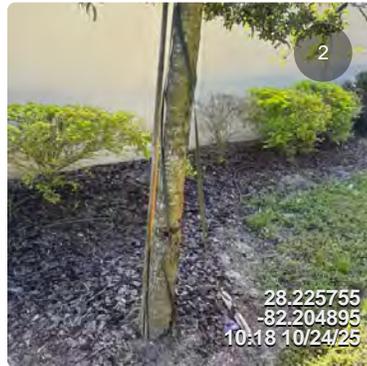
- 1). Main entrance sign is maintained.
- 2). **Maintain weed control - remove on the next service visit.**
- 3). **Investigate possible disease in fountain grasses.**
- 4). Main entrance at Shark's Eye Lane is maintained.



Item 2 - ALLEN ROAD FRONTAGE LANDSCAPE

Assigned To: Yellowstone

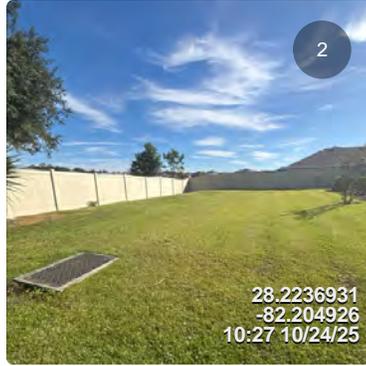
- 1). **Repair kinked drip line - northwest landscape bed.**
- 2). **Remove all tree straps no longer in use.**
- 3). **Investigate possible irrigation break under plant - NW landscape bed.**
- 4). Landscape has been detailed.
- 5). Trees over fencing have been pruned.
- 6). **South frontage landscape has a broken tree bubbler** - detail trimming is maintained.



Item 3 - LIFT STATION - ALLEN ROAD

Assigned To: Yellowstone

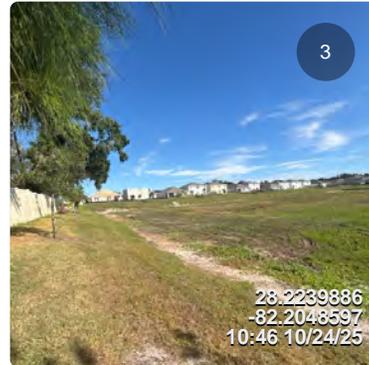
- 1). Lift station landscape is maintained.
- 2). Lift station field has been serviced.
- 3). **Remove all weeds during service.**



Item 4 - POND 1 ALLEN ROAD

Assigned To: Cypress Aquatics

Pond 1 is maintained and banks have been serviced.



Item 5 - POND 2 & 3

Assigned To: Cypress Aquatics

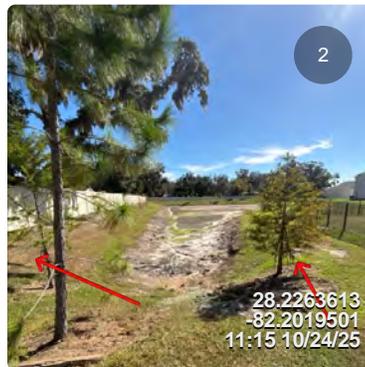
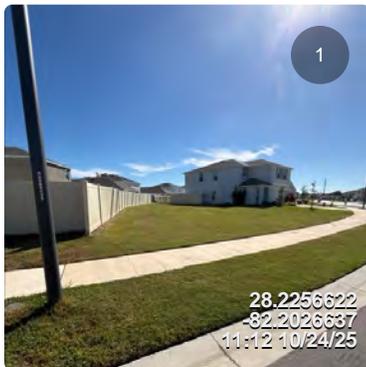
- 1). Pond 2 - Sunrise Tellin Dr. has trash collecting on the water's edge - **removed 11/2.**
- 2). Mailbox Kiosk is clean and community notices are visible.
- 3). Pond 3 - Some trash along the water's edge - **removed 11/2.**



Item 6 - POND 4 - KINGS CROWN DRIVE

Assigned To: Yellowstone

- 1). Sand Dollar Way pocket park is maintained.
- 2). Pond 4 - King's Crown Dr., water has receded and pond is dry. **Remove broken tree straps no longer is use.**
- 3). **Remove weeds during service.**



Item 7 - AMENITY CENTER

Assigned To: Yellowstone

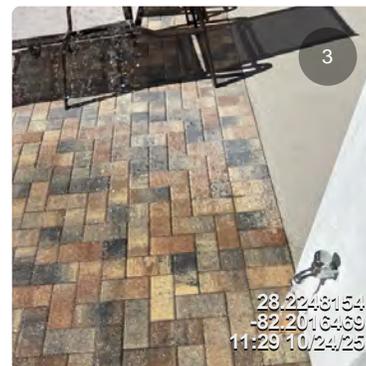
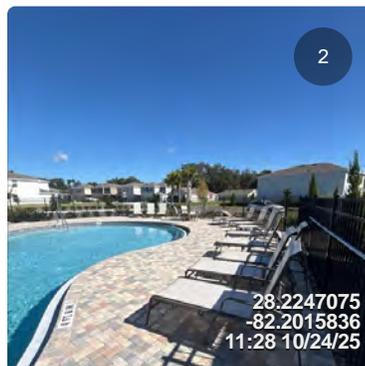
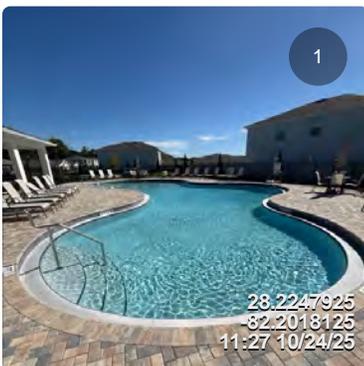
- 1). Amenity building is clean.
- 2). **Amenity landscape is maintained provide fertilization schedule.**
- 3). Irrigation times were reduced and this area has dried out.



Item 8 - AMENITY POOL

Assigned To: District Manager

- 1). Pool has surface debris - send service dates - serviced 11/2.
- 2). Pool furniture is clean and intact.
- 3). Shower and spigot are operational.
- 4). **Bathrooms experienced drainage issues - plumber notified.**



Item 9 - ANGEL WINGS AVENUE

Assigned To: Yellowstone

Pocket parks are maintained.



Item 10 - MITIGATION AREA

Assigned To: Yellowstone

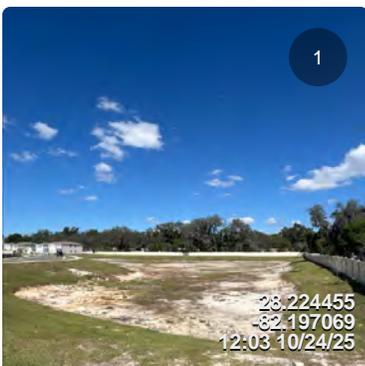
Mitigation area banks are maintained. **Clear all overgrowth around manhole covers.**



Item 11 - POND 5 & 6 - SAND DOLLAR WAY

Assigned To: Cypress Aquatics

Pond 5 and 6 are maintained. Water has receded below high water mark and is drying up.



Item 12 - ALLEN ROAD

Assigned To: Yellowstone

Field Inspector on-site 11/3/25 and observed Yellowstone maintenance performing its scheduled scope of work. Item 3 (3) was not addressed and trash was repeatedly ran over and not picked up. Below is pictures taken after service was completed.







Daily Logs List

Oct 6, 2025

Job: Harvest Ridge RAM

Title:

Added By: TS

Log Notes:

treated pond #2 for algae and ponds 1,2,3,4,5,6, were treated for grasses

Weather Conditions:

Partly cloudy with isolated storms

Mon, Oct 6, 2025, 10:27 AM

 Partly cloudy with isolated storms

86°F

Wind: 14 mph

74°F

Humidity: 100%

Total Precip: 0.32"

Attachments: 7



- 47 **1. Pool Amendments & Other Action Items**
- 48 **2. Swimming Pool Facility**
- 49 **3. Pool Rules**
- 50 **4. Use of Community Facilities**
- 51 **5. Use of Community Facilities Continued**

52 Mr. Valle requested, “No Parties” and “No Vaping” be added to the rules. Mr.
 53 Babbar provided clarity on Vaping Act and more specific verbiage to "No Grilling/Cooking" and
 54 requested to add “No Pets-Except Service Animals” in amenity area. The Board requested to
 55 Omit radio portion.

56
 57 On MOTION by Mr. Leno seconded by Mr. Falcon, with all in favor, to
 58 assign Mike Valle as liaison for pool signage to finalize rule, as discussed,
 59 was approved. 3-0

60
 61 **D. Consideration of Geo-View Pond Inspection Proposal**

62 Mr. Waag provided a brief background on *Geo-View* for Ponds one (1) and six (6).
 63

64 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor,
 65 *Geo-View* Pond Inspection Proposal, in the amount of \$2,500.00 was
 66 approved. 3-0

67
 68 **E. Consideration of Inframark Sidewalk Repair Proposal - \$13,600.00**

69 Mr. Valle discussed with HOA the removal of half the sidewalks listed on the
 70 proposal including Kings Crown. The Board **TABLED** pending HOA to adjust proposal cost.

71
 72 **F. Consideration of Yellowstone Irrigation Repair FOB/Monitoring Proposal**

73
 74 On MOTION by Mr. Valle seconded by Mr. Leno, with all in favor,
 75 *Yellowstone* Irrigation Repair FOB/Monitoring Proposal #613620, at a
 76 cost of \$2,958.29 was approved. 3-0

77
 78 **G. Consideration of Camera/FOB/Monitoring Proposals**

- 79 **1. RedWire Pool Amenity – Proactive Monitoring, Access**
- 80 **2. MHD Cameras/Access Control**

81
 82 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor,
 83 *RedWire* Pool Amenity-Proactive Monitoring-Access, at a cost of
 84 \$15,939.81 with monthly payments of \$290.00 and *MHD* Cameras/Access
 85 Control, at a cost of \$21,030.33 with no monitoring service for three (3)
 86 years and \$120.00-\$150.00 per month thereafter, were approved. 3-0

87

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

89 **1. ACPLM 190121025**

90 Current Rules and Procedures (adopted April 18, 2023).

91 **2. ACPLM 19058102**

92 The Board **TABLED** both *ACPLM* proposals until further notice.

93 **I. Consideration of Dawson Ransomes' Resignation for Seat 4**

94

95 On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor,
96 Dawson Ransomes' Resignation for Seat four (4), was accepted. 3-0

97

98 **FOURTH ORDER OF BUSINESS**

Consent Agenda

99 **A. Approval of Meeting Minutes**

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

101 **B. Acceptance of Financials**

102 **1. August 2025 Financials**

103 **C. Acceptance of the Check Registers**

104 **1. August 2025 Check Register**

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

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

107

108 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor,
109 Consent Agenda, was approved. 3-0

110

111 **FIFTH ORDER OF BUSINESS**

Staff Reports

112 **A. District Counsel**

113 There being no report, the next item followed.

114 **B. District Engineer**

115 Mr. Waag reported flooding around the amenity area, looking at plants sets and
116 ground water levels from swift mud and reviewed drainage reports. Mr. Waag does not believe
117 there is a leak the in the pool and confirmed the review process will determine location of water
118 leak.

119 **C. District Manager**

120 Ms. Aninipot advised of a change in the meeting time to 6:00 pm at Alice Hall
121 Community Park. Mr. Valle requested any announcement made to HOA should be posted to the
122 bulletin board in pool area. The Board has been informed of change in District Managers.

123

124 On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor,
125 changing meeting time to 6:00 pm at Alice Hall Community Park, was
126 approved. 3-0

127

128 **1. September Field Inspection Report**

129 The Field Inspections report was presented, a copy of which was included in the
130 agenda package. Mr. Young provided updates/pending items.

131 **2. Dead Tree Report**

132 The report presented included most dead trees are around pond five (5) and pond
133 six (6). Mainline break was on the outside of the fence surrounding pond five (5). Six (6) dead
134 trees around pond one (1). Ms. Aninipot advised the Board to wait until the spring to repair.

135 **3. Dead Tree Report Site Map**

136 Mr. Young provided a visual where all the dead trees are located.

137 **4. Potable Water Line Break Update**

138 The County arrived this morning to fix the break.
139

140 **SIXTH ORDER OF BUSINESS**

Supervisors' Comments

141 Mr. Valle requested Mr. Mendoza check the Bahia weeds, to which Mr. Mendoza
142 mentioned it is not in their scope of work to treat. Also, Mr. Valle mentioned the Sand Dollar
143 Gate does not close all the way, and requested it be addressed.

144 Mr. Falcon mentioned *Yellowstone* is still not putting a guard on the mowers and grass is
145 still being blown unto his yard. Mr. Mendoza mentioned he addressed it and will change crews.

146 Mr. Leno requested in the spring, double check the new trees planted can sustain the heat.
147

148 **SEVENTH ORDER OF BUSINESS**

Adjourned

149 There being no further business,
150

151 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor,
152 meeting adjourned at 12:03 pm. 3-0

153
154
155
156

157 Brian Radcliff/Alize Aninipot
158 District Manager

Michael Valle
Chairperson

Harvest Ridge Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	\$ 59,244	\$ -	\$ -	\$ -	\$ 59,244
Cash In Bank	79,875	-	-	-	79,875
Accounts Receivable - Other	1,186	-	-	-	1,186
Due From Other Funds	-	19	-	-	19
Investments:					
Acquisition & Construction Account	-	-	5,989	-	5,989
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	125,569	-	-	125,569
Prepaid Items	25,673	-	-	-	25,673
Prepaid Insurance	19,559	-	-	-	19,559
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 185,537	\$ 200,996	\$ 5,989	\$ 4,440,000	\$ 4,832,522
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
TOTAL LIABILITIES	-	-	19	4,440,000	4,440,019
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Prepaid Insurance	19,559	-	-	-	19,559
Restricted for:					
Debt Service	-	200,996	-	-	200,996
Capital Projects	-	-	5,970	-	5,970
Unassigned:	140,305	-	-	-	140,305
TOTAL FUND BALANCES	185,537	200,996	5,970	-	392,503
TOTAL LIABILITIES & FUND BALANCES	\$ 185,537	\$ 200,996	\$ 5,989	\$ 4,440,000	\$ 4,832,522

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,413	\$ 5,413	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%
TOTAL REVENUES	297,475	333,205	35,730	112.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	1,800	4,200	30.00%
ProfServ - Info Technology	600	525	75	87.50%
Recording Secretary	2,400	2,200	200	91.67%
Field Management	4,500	4,500	-	100.00%
District Counsel	8,500	5,308	3,192	62.45%
District Engineer	9,500	7,642	1,858	80.44%
Administration	4,500	4,314	186	95.87%
District Management	25,000	20,458	4,542	81.83%
Accounting Services	9,000	11,375	(2,375)	126.39%
Website ADA Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	86	414	17.20%
Rentals and Leases	600	956	(356)	159.33%
General Liability	3,200	2,500	700	78.13%
Public Officials Insurance	2,500	2,500	-	100.00%
Property & Casualty Insurance	12,500	5,907	6,593	47.26%
Legal Advertising	3,500	(366)	3,866	-10.46%
Bank Fees	200	709	(509)	354.50%
Financial/Revenue Collections	1,200	1,392	(192)	116.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	1,050	150	87.50%
Misc Admin	250	-	250	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	605	(430)	345.71%
Loan Expense	100,000	1,128	98,872	1.13%
Short Term Loan Admin/Interest	5,000	-	5,000	0.00%
Total Administration	206,725	76,089	130,636	36.81%
<u>Electric Utility Services</u>				
Street Lights	40,000	14,606	25,394	36.52%
Electric Utility Services	5,000	3,901	1,099	78.02%
Total Electric Utility Services	45,000	18,507	26,493	41.13%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage Dumpster - Rental/Collection	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
<u>Water-Sewer Comb Services</u>				
Water/Waste	5,000	14,678	(9,678)	293.56%
Total Water-Sewer Comb Services	5,000	14,678	(9,678)	293.56%
<u>Stormwater Control</u>				
Stormwater System R&M	8,500	7,500	1,000	88.24%
Wetland Maintenance	6,500	5,390	1,110	82.92%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	18,500	12,890	5,610	69.68%
<u>Landscape Services</u>				
Landscaping - R&M	1,000	1,479	(479)	147.90%
Entrance Monuments, Gates, Walls R&M	1,500	31,430	(29,930)	2095.33%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	70,000	90,329	(20,329)	129.04%
Plant Replacement Program	5,000	12,890	(7,890)	257.80%
Irrigation Maintenance	6,000	4,757	1,243	79.28%
Total Landscape Services	88,500	140,885	(52,385)	159.19%
<u>Road and Street Facilities</u>				
R&M Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Parks and Recreation</u>				
Pool Maintenance - Contract	12,000	9,720	2,280	81.00%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	8,250	3,765	4,485	45.64%
Amenity Internet	750	-	750	0.00%
Amenity R&M	5,000	-	5,000	0.00%
Pool Treatments & Other R&M	500	95	405	19.00%
MISC	1,150	745	405	64.78%
Playground Equipment	500	-	500	0.00%
Total Parks and Recreation	28,750	14,325	14,425	49.83%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Contingency Reserve	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	397,475	277,374	120,101	69.78%
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	55,831	155,831	-55.83%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	100,000	93,737	(6,263)	93.74%
TOTAL FINANCING SOURCES (USES)	100,000	93,737	(6,263)	93.74%
Net change in fund balance	<u>\$ -</u>	<u>\$ 149,568</u>	<u>\$ 149,568</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		35,969		
FUND BALANCE, ENDING		<u>\$ 185,537</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7,279	\$ 7,279	0.00%
Special Assmnts- Tax Collector	-	300,847	300,847	0.00%
TOTAL REVENUES	-	308,126	308,126	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	70,000	(70,000)	0.00%
Short Term Loan Admin/Interest	-	112,538	(112,538)	0.00%
Total Debt Service	-	182,538	(182,538)	0.00%
TOTAL EXPENDITURES	-	182,538	(182,538)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	125,588	125,588	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	43	43	0.00%
Bond Proceeds	-	75,365	75,365	0.00%
TOTAL FINANCING SOURCES (USES)	-	75,408	75,408	0.00%
Net change in fund balance	\$ -	\$ 200,996	\$ 200,996	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 200,996		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,013	\$ 6,013	0.00%
TOTAL REVENUES	-	6,013	6,013	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ - Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Management	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
Total Administration	-	197,700	(197,700)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	4,123,011	(4,123,011)	0.00%
Total Construction In Progress	-	4,123,011	(4,123,011)	0.00%
TOTAL EXPENDITURES	-	4,320,711	(4,320,711)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,314,698)	(4,314,698)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	4,320,711	4,320,711	0.00%
Operating Transfers-Out	-	(43)	(43)	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,320,668	4,320,668	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 5,970</u>	<u>\$ 5,970</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		<u>\$ 5,970</u>		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 7262
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	59,243.78	Statement Balance	59,243.78
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	59,243.78	Subtotal	59,243.78
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	59,243.78	Ending Balance	59,243.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
09/30/2025		JE000262	Interest - Investments	Interest Income	97.17	97.17	0.00
Total Deposits					97.17	97.17	0.00
Checks							
09/22/2025		JE000264	Bank Fees	Bank Fees	-177.25	-177.25	0.00
Total Checks					-177.25	-177.25	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	79,875.28	Statement Balance	130,676.30
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	130,676.30
Subtotal	79,875.28	Outstanding Checks	-50,801.02
Negative Adjustments	0.00	Ending Balance	79,875.28
Ending G/L Balance	79,875.28		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000263	Interest - Investments	Interest Income	494.20	494.20	0.00
Total Deposits					494.20	494.20	0.00
Checks							
							0.00
09/10/2025	Payment	1099	GARY L. COLGLAZIER	Check for Vendor V00046	-400.00	-400.00	0.00
09/10/2025	Payment	1100	JOSE FALCON	Check for Vendor V00043	-400.00	-400.00	0.00
09/10/2025	Payment	1101	MICHAEL G VALLE	Check for Vendor V00041	-400.00	-400.00	0.00
09/23/2025	Payment	300010	DUKE ENERGY (ACH)	Inv: 082925-6693	-105.73	-105.73	0.00
09/25/2025	Payment	1104	CYPRESS CREEK AQUATICS STANTEC	Check for Vendor V00011	-980.00	-980.00	0.00
09/25/2025	Payment	1108	CONSULTING SERVICES INC	Check for Vendor V00004	-3,605.75	-3,605.75	0.00
09/25/2025	Payment	1110	TIMES PUBLISHING	Check for Vendor V00017	-1,186.00	-1,186.00	0.00
09/25/2025	Payment	1111	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
09/26/2025	Payment	300015	DUKE ENERGY (ACH)	Inv: 080725-8604	-18.72	-18.72	0.00
09/26/2025	Payment	300016	DUKE ENERGY (ACH)	Inv: 080725-4743	-18.72	-18.72	0.00
09/26/2025	Payment	300017	DUKE ENERGY (ACH)	Inv: 080725-5047	-247.52	-247.52	0.00
09/26/2025	Payment	300018	DUKE ENERGY (ACH)	Inv: 081125-1750	-1,176.18	-1,176.18	0.00
Total Checks					-13,553.62	-13,553.62	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303

Statement No. 09-25

Statement Date

09/30/2025

09/10/2025	Payment	1098	FELIX B. LENO	Check for Vendor V00045	-400.00
09/23/2025	Payment	300011	DUKE ENERGY (ACH)	Inv: 091025-1750	-1,176.26
09/23/2025	Payment	300012	DUKE ENERGY (ACH)	Inv: 090825-8604	-18.71
09/23/2025	Payment	300013	DUKE ENERGY (ACH)	Inv: 090825-4743	-18.71
09/23/2025	Payment	300014	DUKE ENERGY (ACH)	Inv: 090825-5047	-207.25
09/25/2025	Payment	1102	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-3,260.00
09/25/2025	Payment	1103	COASTAL OUTDOOR	Check for Vendor V00047	-2,450.00
09/25/2025	Payment	1106	SERVICES, LLC INFRAMARK LLC	Check for Vendor V00003	-3,877.68
09/25/2025	Payment	1107	SPEAREM ENTERPRISES	Check for Vendor V00008	-930.00
09/25/2025	Payment	1109	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,710.00
09/29/2025	Payment	1112	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-800.00
09/29/2025	Payment	1113	EGIS INSURANCE	Check for Vendor V00024	-19,559.00
09/29/2025	Payment	1114	INFRAMARK LLC	Check for Vendor V00003	-8,221.36
09/29/2025	Payment	1115	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,431.31
09/29/2025	Payment	1116	STRALEY ROBIN VERICKER	Check for Vendor V00005	-535.00
09/29/2025	Payment	1117	TIME PUBLISHING COMPANY	Check for Vendor V00007	-143.60
09/29/2025	Payment	1118	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-6,062.14
Total Outstanding Checks					-50,801.02

Outstanding Deposits

Total Outstanding Deposits

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
001	1098	09/10/25	V00045	FELIX B. LENO	FL-090925	BOARD 9/9/25	Administration	531148-51301	\$200.00
001	1098	09/10/25	V00045	FELIX B. LENO	FL-081225	BOARD 8/12/25	Administration	531148-51301	\$200.00
001	1099	09/10/25	V00046	GARY L. COLGLAZIER	GC-090925	BOARD 9/9/25	Administration	531148-51301	\$200.00
001	1099	09/10/25	V00046	GARY L. COLGLAZIER	GC-081225	BOARD 8/12/25	Administration	531148-51301	\$200.00
001	1100	09/10/25	V00043	JOSE FALCON	JF-090925	BOARD 9/9/25	Administration	531148-51301	\$200.00
001	1100	09/10/25	V00043	JOSE FALCON	JF-081225	BOARD 8/12/25	Administration	531148-51301	\$200.00
001	1101	09/10/25	V00041	MICHAEL G VALLE	MV-090925	BOARD 9/9/25	Administration	531148-51301	\$200.00
001	1101	09/10/25	V00041	MICHAEL G VALLE	MV-081225	BOARD 8/12/25	Administration	531148-51301	\$200.00
001	1102	09/25/25	V00034	BLUE LIFE POOL SERVICE	20237	POOL MAINTENANCE -SEPTEMBER 2025	POOL MAINTENANCE	534078-57201	\$800.00
001	1102	09/25/25	V00034	BLUE LIFE POOL SERVICE	19862	POOL MAINTENANCE-AUGUST 2025	POOL MAINTENANCE	534078-57201	\$800.00
001	1102	09/25/25	V00034	BLUE LIFE POOL SERVICE	18151	POOL MAINTENANCE-MAY 2025	POOL MAINTENANCE	534078-57201	\$800.00
001	1102	09/25/25	V00034	BLUE LIFE POOL SERVICE	19024	POOL MAINTENANCE-JULY 2025	POOL MAINTENANCE	534078-57201	\$860.00
001	1103	09/25/25	V00047	COASTAL OUTDOOR SERVICES, LLC	2644	TREE TRIMMING /REMOVAL JULY 2025	LANDSCAPE SERVICES	546036-53908	\$2,450.00
001	1104	09/25/25	V00011	CYPRESS CREEK AQUATICS	1447	Aug 25 - Pond Maintenance	POND MAINTENANCE AUGUST 2025	531085-53908	\$490.00
001	1104	09/25/25	V00011	CYPRESS CREEK AQUATICS	1448	POND MAINTENANCE AUGUST 2025	Waterway Management	531085-53908	\$490.00
001	1106	09/25/25	V00003	INFRAMARK LLC	157171	INFRAMARK MANAGEMENT-JULY 2025	JULY 2025 - POSTAGE	541024-51301	\$5.72
001	1106	09/25/25	V00003	INFRAMARK LLC	157171	INFRAMARK MANAGEMENT-JULY 2025	JULY 2025 - B/W COPIES	541024-51301	\$0.45
001	1106	09/25/25	V00003	INFRAMARK LLC	157171	INFRAMARK MANAGEMENT-JULY 2025	JULY 2025 - HOTEL CCONFERENCE ROOM	544025-51301	\$163.18
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Accounting Services	532001-51301	\$750.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Administration	531148-51301	\$375.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - District Management	531150-51301	\$2,083.33
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Financial & Rev Collections	549150-51301	\$100.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Recording Secretary	531036-51301	\$200.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Rentals / Leases	544025-51301	\$50.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Technology / Data Storage	531020-51301	\$50.00
001	1106	09/25/25	V00003	INFRAMARK LLC	155350	Inframark Management Inv - August 25	Aug 25 - Website Maintenance / Admin	549936-51301	\$100.00
001	1107	09/25/25	V00008	SPEAREM ENTERPRISES	6267	JANITORIAL SERVICES 08/15/25-09/15/25	JANITORIAL SERVICES	534349-57201	\$465.00
001	1107	09/25/25	V00008	SPEAREM ENTERPRISES	6256	JANITORIAL SERVICES-07/15/25-08/16/25	Janitorial - Supplies/Other	534349-57201	\$465.00
001	1108	09/25/25	V00004	STANTEC CONSULTING SERVICES INC	2444011	DISTRICT ENGINEERING THROUGH 08/25/25	DISTRICT ENGINEERING SERVICES	531147-51301	\$3,605.75
001	1109	09/25/25	V00005	STRALEY ROBIN VERICKER	26915	DISTRICT COUNSEL THROUGH 06/30/25	DISTRICT COUNSEL SERVICES	531146-51301	\$1,710.00
001	1110	09/25/25	V00017	TIMES PUBLISHING	45876-071325	LEGAL ADVERTISING 07/13/25	LEGAL ADVERTISING	548002-51301	\$1,186.00
001	1111	09/25/25	V00013	YELLOWSTONE LANDSCAPE	992902	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	546300-53908	\$5,015.00
001	1112	09/29/25	V00034	BLUE LIFE POOL SERVICE	18445	POOL MAINTENANCE-JUNE 2025	POOL MAINTENANCE	534078-57201	\$800.00
001	1113	09/29/25	V00024	EGIS INSURANCE	29637	INSURANCE-POLICY# 1001251139 10/01/25-10/01/26	Prepaid Insurance	155100-51301	\$19,559.00
001	1114	09/29/25	V00003	INFRAMARK LLC	159270	POSTAGE & COPIES AUGUST 2025	POSTAGE & COPIES	541024-51301	\$1.48
001	1114	09/29/25	V00003	INFRAMARK LLC	159270	POSTAGE & COPIES AUGUST 2025	POSTAGE & COPIES	541024-51301	\$1.80
001	1114	09/29/25	V00003	INFRAMARK LLC	159270	POSTAGE & COPIES AUGUST 2025	POSTAGE & COPIES	541024-51301	\$9.75
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	532001-51301	\$750.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$2,083.33
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531148-51301	\$375.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	549150-51301	\$100.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531036-51301	\$200.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	544025-51301	\$50.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531020-51301	\$50.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	549936-51301	\$100.00
001	1114	09/29/25	V00003	INFRAMARK LLC	158206	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531122-51301	\$4,500.00
001	1115	09/29/25	V00018	PASCO COUNTY UTILITIES	22908822	WATER 07/09/25-08/07/25	WATER	543018-53600	\$1,431.31
001	1116	09/29/25	V00005	STRALEY ROBIN VERICKER	27072	LEGAL SERVICES THROUGH JULY 2025	LEGAL SERVICES	531146-51301	\$535.00
001	1117	09/29/25	V00007	TIME PUBLISHING COMPANY	092425-6121	LEGAL ADVERTISING 09/24/25	LEGAL ADVERTISING	548002-51301	\$143.60
001	1118	09/29/25	V00013	YELLOWSTONE LANDSCAPE	972663	IRRIGATION REPAIRS 07/31/25	IRRIGATION REPAIRS	546930-53908	\$285.00
001	1118	09/29/25	V00013	YELLOWSTONE LANDSCAPE	972662	IRRIGATION REPAIRS 07/31/25	IRRIGATION REPAIRS	546036-53908	\$762.14
001	1118	09/29/25	V00013	YELLOWSTONE LANDSCAPE	973345	LANDSCAPE MAINTENANCE AUGUST 2025	LANDSCAPE MAINTENANCE	546300-53908	\$5,015.00
001	300010	09/23/25	V00010	DUKE ENERGY (ACH)	082925-6693	ELECTRIC 07/30/25-08/27/25	ELECTRIC	543041-53100	\$105.73
001	300011	09/23/25	V00010	DUKE ENERGY (ACH)	091025-1750	ELECTRIC 08/09/25-09/09/25	ELECTRIC	543041-53100	\$1,176.26
001	300012	09/23/25	V00010	DUKE ENERGY (ACH)	090825-8604	ELECTRIC 08/06/25-09/04/25	ELECTRIC	543041-53100	\$18.71
001	300013	09/23/25	V00010	DUKE ENERGY (ACH)	090825-4743	ELECTRIC 08/06/25-09/04/25	ELECTRIC	543041-53100	\$18.71
001	300014	09/23/25	V00010	DUKE ENERGY (ACH)	090825-5047	ELECTRIC 08/06/25-09/04/25	ELECTRIC	543041-53100	\$207.25
001	300015	09/26/25	V00010	DUKE ENERGY (ACH)	080725-8604	ELECTRIC 07/04/25-08/05/25	ELECTRIC	543041-53100	\$18.72
001	300016	09/26/25	V00010	DUKE ENERGY (ACH)	080725-4743	ELECTRIC 07/04/25-08/05/25	ELECTRIC	543041-53100	\$18.72
001	300017	09/26/25	V00010	DUKE ENERGY (ACH)	080725-5047	ELECTRIC 07/04/25-08/05/25	ELECTRIC	543041-53100	\$247.52
001	300018	09/26/25	V00010	DUKE ENERGY (ACH)	081125-1750	ELECTRIC 07/10/25-08/08/25	ELECTRIC	543041-53100	\$1,176.18

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total \$64,354.64

Total Checks Paid \$64,354.64

HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE	9/1/2025	20237	\$800.00	\$800.00	POOL MAINTENANCE
BLUE LIFE POOL SERVICE	8/1/2025	19862	\$800.00	\$800.00	POOL MAINTENANCE
BLUE LIFE POOL SERVICE	5/1/2025	18151	\$800.00	\$800.00	POOL MAINTENANCE
BLUE LIFE POOL SERVICE	7/1/2025	19024	\$860.00	\$860.00	POOL MAINTENANCE
BLUE LIFE POOL SERVICE	6/1/2025	18445	\$800.00	\$800.00	POOL MAINTENANCE
CYPRESS CREEK AQUATICS	9/1/2025	1447	\$490.00	\$490.00	POND MAINTENANCE AUGUST 2025
CYPRESS CREEK AQUATICS	8/1/2025	1448	\$490.00	\$490.00	POND MAINTENANCE AUGUST 2025
INFRAMARK LLC	8/28/2025	157171	\$5.72		JULY 2025 - POSTAGE
INFRAMARK LLC	8/28/2025	157171	\$0.45		JULY 2025 - B/W COPIES
INFRAMARK LLC	8/28/2025	157171	\$163.18	\$169.35	JULY 2025 - HOTEL CCONFERENCE ROOM
INFRAMARK LLC	8/1/2025	155350	\$750.00		Aug 25 - Accounting Services
INFRAMARK LLC	8/1/2025	155350	\$375.00		Aug 25 - Administration
INFRAMARK LLC	8/1/2025	155350	\$2,083.33		Aug 25 - District Management
INFRAMARK LLC	8/1/2025	155350	\$100.00		Aug 25 - Financial & Rev Collections
INFRAMARK LLC	8/1/2025	155350	\$200.00		Aug 25 - Recording Secretary
INFRAMARK LLC	8/1/2025	155350	\$50.00		Aug 25 - Rentals / Leases
INFRAMARK LLC	8/1/2025	155350	\$50.00		Aug 25 - Technology / Data Storage
INFRAMARK LLC	8/1/2025	155350	\$100.00	\$3,708.33	Aug 25 - Website Maintenance / Admin
INFRAMARK LLC	9/5/2025	158206	\$750.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$375.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$100.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$200.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$50.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$50.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$100.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158206	\$4,500.00	\$8,208.33	DISTRICT MANAGEMENT SERVICES
SPEAREM ENTERPRISES	9/12/2025	6267	\$465.00	\$465.00	JANITORIAL SERVICES
SPEAREM ENTERPRISES	8/26/2025	6256	\$465.00	\$465.00	JANITORIAL SERVICES-07/15/25-08/16/25
YELLOWSTONE LANDSCAPE	9/2/2025	992902	\$5,015.00	\$5,015.00	LANDSCAPE MAINTENANCE
YELLOWSTONE LANDSCAPE	8/1/2025	973345	\$5,015.00	\$5,015.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$28,086.01	\$28,086.01	
Variable Contract					
DUKE ENERGY (ACH)	9/10/2025	091025-1750	\$1,176.26	\$1,176.26	ELECTRIC
DUKE ENERGY (ACH)	9/8/2025	090825-8604	\$18.71	\$18.71	ELECTRIC
DUKE ENERGY (ACH)	9/8/2025	090825-4743	\$18.71	\$18.71	ELECTRIC
DUKE ENERGY (ACH)	9/8/2025	090825-5047	\$207.25	\$207.25	ELECTRIC
INFRAMARK LLC	9/22/2025	159270	\$1.48		POSTAGE & COPIES
INFRAMARK LLC	9/22/2025	159270	\$1.80		POSTAGE & COPIES
INFRAMARK LLC	9/22/2025	159270	\$9.75	\$13.03	POSTAGE & COPIES
STANTEC CONSULTING SERVI	8/25/2025	2444011	\$3,605.75	\$3,605.75	DISTRICT ENGINEERING SERVICES
STRALEY ROBIN VERICKER	7/29/2025	26915	\$1,710.00	\$1,710.00	DISTRICT COUNSEL SERVICES
STRALEY ROBIN VERICKER	8/27/2025	27072	\$535.00	\$535.00	LEGAL SERVICES
Variable Contract Subtotal			\$7,284.71	\$7,284.71	
Utilities					
DUKE ENERGY (ACH)	7/31/2025	073125-6693	\$185.50	\$185.50	SERVICE 06/24/25 - 07/29/25
DUKE ENERGY (ACH)	8/29/2025	082925-6693	\$105.73	\$105.73	ELECTRIC

DUKE ENERGY (ACH)	8/7/2025	080725-8604	\$18.72	\$18.72	ELECTRIC
DUKE ENERGY (ACH)	8/7/2025	080725-4743	\$18.72	\$18.72	ELECTRIC
DUKE ENERGY (ACH)	8/7/2025	080725-5047	\$247.52	\$247.52	ELECTRIC
DUKE ENERGY (ACH)	8/11/2025	081125-1750	\$1,176.18	\$1,176.18	ELECTRIC
EGIS INSURANCE	9/19/2025	29637	\$19,559.00	\$19,559.00	INSURANCE-POLICY# 1001251139 10/01/25-10/01/26
PASCO COUNTY UTILITIES	8/21/2025	22908822	\$1,431.31	\$1,431.31	WATER
Utilities Subtotal			\$22,742.68	\$22,742.68	
Regular Services					
FELIX B. LENO	9/9/2025	FL-090925	\$200.00	\$200.00	BOARD 9/9/25
FELIX B. LENO	8/12/2025	FL-081225	\$200.00	\$200.00	BOARD 8/12/25
GARY L. COLGLAZIER	9/9/2025	GC-090925	\$200.00	\$200.00	BOARD 9/9/25
GARY L. COLGLAZIER	8/12/2025	GC-081225	\$200.00	\$200.00	BOARD 8/12/25
JOSE FALCON	9/9/2025	JF-090925	\$200.00	\$200.00	BOARD 9/9/25
JOSE FALCON	8/12/2025	JF-081225	\$200.00	\$200.00	BOARD 8/12/25
MICHAEL G VALLE	9/9/2025	MV-090925	\$200.00	\$200.00	BOARD 9/9/25
MICHAEL G VALLE	8/12/2025	MV-081225	\$200.00	\$200.00	BOARD 8/12/25
Regular Services Subtotal			\$1,600.00	\$1,600.00	
Additional Services					
COASTAL OUTDOOR SERVICES	7/1/2025	2644	\$2,450.00	\$2,450.00	LANDSCAPE SERVICES
TIME PUBLISHING COMPANY	9/24/2025	092425-6121	\$143.60	\$143.60	LEGAL ADVERTISING
TIMES PUBLISHING	7/13/2025	45876-071325	\$1,186.00	\$1,186.00	LEGAL ADVERTISING
TIME PUBLISHING COMPANY	7/13/2025	45876-071325	\$1,186.00	\$1,186.00	LEGAL ADVERTISING
YELLOWSTONE LANDSCAPE	7/31/2025	972663	\$285.00	\$285.00	IRRIGATION REPAIRS
YELLOWSTONE LANDSCAPE	7/31/2025	972662	\$762.14	\$762.14	IRRIGATION REPAIRS
Additional Services Subtotal			\$6,012.74	\$6,012.74	
TOTAL			\$65,726.14	\$65,726.14	

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20237	09/01/2025	\$800.00	10/01/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19862	08/01/2025	\$800.00	08/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18151	05/01/2025	\$800.00	05/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19024	07/01/2025	\$860.00	07/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00
	CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

SUBTOTAL	860.00
TAX	0.00
TOTAL	860.00
BALANCE DUE	\$860.00

Pay invoice

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18445	06/01/2025	\$800.00	07/01/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice

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



Invoice

Date	Invoice #
9/1/2025	1447

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	August Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	490.00	490.00

Total	\$490.00
--------------	----------

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



Invoice

Date	Invoice #
8/1/2025	1448

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	August Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	490.00	490.00

Total	\$490.00
--------------	----------



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157171

DATE

8/28/2025

BILL TO

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

CUSTOMER ID

C3190

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.72		5.72
B/W Copies	3	Ea	0.15		0.45
Eric Davidson 6-13-25 SPRINGHILL SUITES LAND : meeting space: \$163.18	1	Ea	163.18		163.18
Subtotal					169.35

Subtotal	\$169.35
Tax	\$0.00
Total Due	\$169.35

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
155350

DATE
8/1/2025

CUSTOMER ID
C3190

NET TERMS
Due On Receipt

PO#

DUE DATE
8/1/2025

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

Services provided for the Month of: August 2025

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

Subtotal	\$3,708.33
Tax	\$0.00
Total Due	\$3,708.33

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
158206

DATE
9/5/2025

CUSTOMER ID
C3190

NET TERMS
Due On Receipt

PO#

DUE DATE
9/5/2025

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

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

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Field Operations	1	Ea	4,500.00		4,500.00
Subtotal					8,208.33

Subtotal	\$8,208.33
Tax	\$0.00
Total Due	\$8,208.33

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

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

*To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC*

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

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

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

INVOICE

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

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



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

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

Invoice details

Invoice no.: 6267
Terms: Net 15
Invoice date: 09/12/2025
Due date: 09/27/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	amenity center cleaning 2 times per week cleaning bathrooms, straitening pool furniture and picking up trash on grounds 8/15/25 to 9/15/25	1	\$450.00	\$450.00
2.		Material	paper goods and soap	1	\$15.00	\$15.00

Total **\$465.00**

Note to customer

Thank You! We Appreciate Your Business.

INVOICE

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

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



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

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

Invoice details

Invoice no.: 6256
Terms: Net 15
Invoice date: 08/26/2025
Due date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	amenity center cleaning 2 times per week cleaning bathrooms, straitening pool furniture and picking up trash on grounds 7/15/25 to 8/16/25	1	\$450.00	\$450.00
2.		Material	paper goods and soap	1	\$15.00	\$15.00

Total **\$465.00**

Note to customer

Thank You! We Appreciate Your Business.



INVOICE

INVOICE #	INVOICE DATE
992902	9/2/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

Invoice Due Date: October 2, 2025

Invoice Amount: \$5,015.00

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

Invoice Total **\$5,015.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
973345	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

Invoice Due Date: August 31, 2025

Invoice Amount: \$5,015.00

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

Invoice Total **\$5,015.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 09 - Sep 09		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

Billing details - Lighting

Billing Period - Aug 09 25 to Sep 09 25	
Customer Charge	\$1.86
Energy Charge	
682.500 kWh @ 6.782c	46.28
Fuel Charge	
682.500 kWh @ 3.829c	26.13
Asset Securitization Charge	
682.500 kWh @ 0.062c	0.42
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
Total Current Charges	\$1,173.32

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.02
Gross Receipts Tax	1.92
Total Taxes	\$2.94



Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
8396493	Actual	Aug 6 - Sep 4
Usage Values		
Billed kWh		2.894 kWh
Billed Demand kW		0.008 kW
Load Factor		50.24 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25	
Meter - 8396493	
Customer Charge	\$17.85
Energy Charge	
2.894 kWh @ 5.370c	0.15
Fuel Charge	
2.894 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.65	0.10
Asset Securitization Charge	
2.894 kWh @ 0.181c	0.01
Total Current Charges	\$18.22

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49



Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
8410204	Actual	Aug 6 - Sep 4
Usage Values		
Billed kWh		2.907 kWh
Billed Demand kW		0.008 kW
Load Factor		50.47 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25	
Meter - 8410204	
Customer Charge	\$17.85
Energy Charge	
2.907 kWh @ 5.370c	0.15
Fuel Charge	
2.907 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.65	0.10
Asset Securitization Charge	
2.907 kWh @ 0.181c	0.01
Total Current Charges	\$18.22

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Sep 8, 2025
For service Aug 6 - Sep 4
30 days

Account number 9101 7223 5047

Billing summary

Previous Amount Due	\$247.52
Payment Received Aug 28	-247.52
Current Electric Charges	201.89
Taxes	5.36
Total Amount Due Sep 29	\$207.25

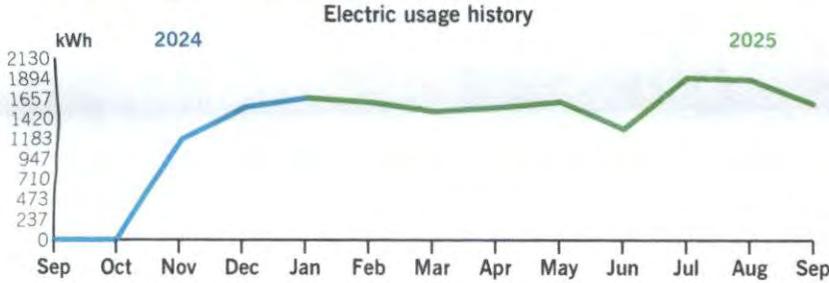


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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

Your usage snapshot



Average temperature in degrees

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

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,593	0	N/A	1,574
Avg. Daily (kWh)	53	0	N/A	

12-month usage based on most recent history

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

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



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

Account number
9101 7223 5047

Amount of automatic draft

\$207.25
by Sep 29

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

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



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

026124 000002690



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

889101722350470006600000000000000002072500000207252

fb.def.duke.bills.20250905212507.5.afp-52247-000002690

Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
8398454	Actual	Aug 6 - Sep 4
Usage Values		
Billed kWh		1,592.573 kWh
Billed Demand kW		2.844 kW
Load Factor		77.77 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25	
Meter - 8398454	
Customer Charge	\$17.85
Energy Charge	
1,592.573 kWh @ 5.370c	85.52
Fuel Charge	
1,592.573 kWh @ 3.925c	62.51
Demand Charge	
2.844 kW @ \$11.65	33.13
Asset Securitization Charge	
1,592.573 kWh @ 0.181c	2.88
Total Current Charges	\$201.89

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.18
Gross Receipts Tax	5.18
Total Taxes	\$5.36





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159270

DATE

9/22/2025

BILL TO

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

CUSTOMER ID

C3190

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
B/W Copies	12	Ea	0.15		1.80
Color Copies	25	Ea	0.39		9.75
Subtotal					13.03

Subtotal	\$13.03
Tax	\$0.00
Total Due	\$13.03

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

Invoice Number 2444011
Invoice Date August 25, 2025
Customer Number 933104
Project Number 238201968

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Harvest Ridge CDD

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$24,500.00
Authorization Previously Billed: \$9,036.00
Authorization Budget Remaining: \$11,858.25
Authorization Billed to Date: \$12,641.75
Current Invoice Due: \$3,605.75
For Period Ending: August 25, 2025

Invoice email: InframarkCMS@payableslockbox.com
Client contact email: brian.lamb@inframark.com

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

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

INVOICE

Invoice Number

2444011

Project Number

238201968

Top Task 2025

Fy2025 General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-07-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-20	0.50	183.00	91.50
		0.75		137.25
Level 10				
Waag, R Tyson (Tyson)	2025-07-18	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-07-23	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-07-24	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-07-28	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-07-31	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-08-01	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-08-06	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-07	3.00	190.00	570.00
Waag, R Tyson (Tyson)	2025-08-11	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-08-12	2.50	190.00	475.00
Waag, R Tyson (Tyson)	2025-08-18	0.25	190.00	47.50
		12.00		2,280.00
Level 12				
Pacheco, Jessica Suzanne (Jessie)	2025-08-01	0.50	217.00	108.50
		0.50		108.50
Level 14				
Stewart, Tonja L	2025-08-01	2.50	240.00	600.00
Stewart, Tonja L	2025-08-05	2.00	240.00	480.00
		4.50		1,080.00
Professional Services Subtotal		17.75		3,605.75

Top Task 2025 Total

3,605.75

Total Fees & Disbursements

\$3,605.75

INVOICE TOTAL (USD)

\$3,605.75

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-22	238201968	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK	
2025-08-20	238201968	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-08-01	238201968	2025	Direct - Regular	PACHECO, JESSICA SUZANNE (JESSIE)	0.50	217.00	108.50	TEAM COORDINATION - REVIEW DRAINAGE REPORT	
2025-08-01	238201968	2025	Direct - Regular	STEWART, TONJA L	2.50	240.00	600.00	REVIEW STORMWATER POND DESIGN AND TALK TO UES	
2025-08-05	238201968	2025	Direct - Regular	STEWART, TONJA L	2.00	240.00	480.00	REVIEW POND DESIGN AND FIELD CONDITIONS	
2025-07-18	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL DM TO UPDATE THEM REGARDING PROJECT MANAGER AND DISTRICT ENGINEER CHANGES.	
2025-07-23	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM AND SCHEDULE SITE VISIT TO VIEW PONDS.	
2025-07-24	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-07-28	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW COMMUNITY DRAINAGE REPORT AND PLAN SETS FOR POND 1 AND POND 6.	
2025-07-31	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW COMMUNITY DRAINAGE REPORT AND PLAN SETS FOR POND 1 AND POND 6. TEAM COORDINATION	
2025-08-01	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	TEAM COORDINATION. REVIEW OF DRAINAGE AND GEOTECH REPORT.	
2025-08-06	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FIELD PREPARATION. REVIEW PLAN SETS.	
2025-08-07	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	190.00	570.00	SITE VISIT WITH DM AND BOARD TO VIEW COMMUNITY CONCERNS WITH IRRIGATION SYSTEM NEAR AMENITY CENTER AND POND 1 & POND 6. UPLOAD PHOTOS AND TEAM COORDINATION.	
2025-08-11	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL DM REGARDING OUTSTANDING ITEM UPDATE (IRRIGATION, OPEN LOT DEPRESSION, AND PONDS 1 & 6). TEAM COORDINATION AND REVIEW OF BORING LOGS.	
2025-08-12	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON)	
2025-08-18	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING SIDEWALK REPAIRS AND VENDOR CONTACT INFORMATION.	
Total Project 238201968					17.75		\$3,605.75		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 29, 2025

Client: 001605

Matter: 000001

Invoice #: 26915

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER, AND LONG FORM PULICATION AD FOR BUDGET.	1.8	\$315.00
6/6/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
6/9/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
6/10/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS; FOLLOW UP WITH B. RADCLIFF RE: ACTION ITEMS FROM MEETING.	1.2	\$450.00
6/10/2025	KCH	PREPARE FORM FOOD TRUCK AGREEMENT.	0.8	\$260.00
6/10/2025	NT	PREPARE CORRESPONDENCE AND MEMOS TO J.FALCON, M. VALLE, F. LENO NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	1.5	\$150.00
6/12/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$35.00
Total Professional Services			7.9	\$1,710.00

July 29, 2025

Client: 001605
Matter: 000001
Invoice #: 26915

Page: 2

Total Services	\$1,710.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,710.00
Previous Balance		\$572.50
<i>Less Payments</i>		<i>(\$572.50)</i>
PAY THIS AMOUNT		\$1,710.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 27, 2025

Client: 001605

Matter: 000001

Invoice #: 27072

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	VKB	REVIEW ADOPTED PRELIMINARY BUDGET; REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.9	\$337.50
7/2/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION ADS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	\$35.00
7/23/2025	LC	REVIEW AND REVISE RESOLUTION ADOPTING FY 2026 MEETING SCHEDULE AND EXHIBIT A TO SAME.	0.3	\$52.50
7/28/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING MEETING SCHEDULE.	0.2	\$75.00
7/28/2025	LC	WORK ON RESOLUTION ADOPTING MEETING SCHEDULE; PREPARE CORRESPONDENCE TO K. DATTLER RE SAME.	0.2	\$35.00
Total Professional Services			1.8	\$535.00

August 27, 2025
Client: 001605
Matter: 000001
Invoice #: 27072

Page: 2

Total Services	\$535.00	
Total Disbursements	\$0.00	
Total Current Charges		\$535.00
Previous Balance		\$1,710.00
PAY THIS AMOUNT		\$2,245.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26915	July 29, 2025	\$1,710.00	\$0.00	\$0.00	\$0.00	\$2,245.00
Total Remaining Balance Due						\$2,245.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,245.00	\$0.00	\$0.00	\$0.00



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Jun 27 - Jul 29
<u>Usage Values</u>		
Billed kWh		1,037.742 kWh

Billing details - Electric

Billing Period - Jun 27 25 to Jul 29 25	
Meter - 4377177	
Customer Charge	\$13.76
Energy Charge	
1,000.000 kWh @ 12.179c	121.79
Energy Charge	
37.742 kWh @ 12.915c	4.86
Fuel Charge	
1,000.000 kWh @ 3.630c	36.30
Fuel Charge	
37.742 kWh @ 4.700c	1.77
Asset Securitization Charge	
1,037.742 kWh @ 0.214c	2.22
Total Current Charges	\$180.70

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.64
Total Taxes	\$4.80

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Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Jul 30 - Aug 27
<u>Usage Values</u>		
Billed kWh		554.982 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 30 25 to Aug 27 25	
Meter - 4377177	
Customer Charge	\$13.83
Energy Charge	
554.982 kWh @ 12.219c	67.83
Fuel Charge	
554.982 kWh @ 3.630c	20.15
Asset Securitization Charge	
554.982 kWh @ 0.214c	1.19
Total Current Charges	\$103.00

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.64
Total Taxes	\$2.73



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Jul 4 - Aug 5
<u>Usage Values</u>		
Billed kWh		2.954 kWh
Billed Demand kW		0.008 kW
Load Factor		46.62 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 04 25 to Aug 05 25	
Meter - 8396493	
Customer Charge	\$17.85
Energy Charge	
2.954 kWh @ 5.370c	0.16
Fuel Charge	
2.954 kWh @ 3.925c	0.12
Demand Charge	
0.008 kW @ \$11.65	0.10
Total Current Charges	\$18.23

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Jul 4 - Aug 5
<u>Usage Values</u>		
Billed kWh		2.984 kWh
Billed Demand kW		0.008 kW
Load Factor		47.10 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 04 25 to Aug 05 25	
Meter - 8410204	
Customer Charge	\$17.85
Energy Charge	
2.984 kWh @ 5.370c	0.16
Fuel Charge	
2.984 kWh @ 3.925c	0.12
Demand Charge	
0.008 kW @ \$11.65	0.10
Total Current Charges	\$18.23

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.47
Total Taxes	\$0.49





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Aug 7, 2025
For service Jul 4 - Aug 5
33 days

Account number 9101 7223 5047

Billing summary

Previous Amount Due	\$248.63
Payment Received Jul 29	-248.63
Current Electric Charges	241.12
Taxes	6.40
Total Amount Due Aug 28	\$247.52

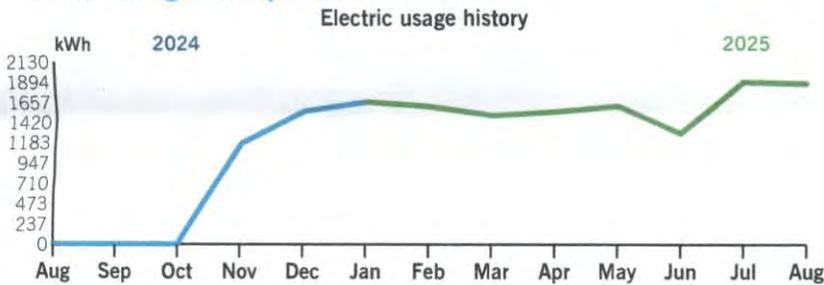


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot



Average temperature in degrees

83° 81° 75° 71° 63° 56° 68° 67° 75° 79° 81° 83° 84°

	Current Month	Aug 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,877	0	N/A	1,572
Avg. Daily (kWh)	57	0	N/A	

12-month usage based on most recent history

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

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

Amount of automatic draft

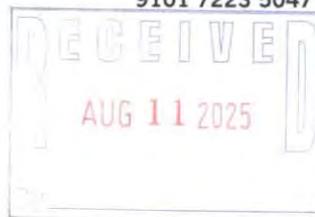
\$247.52
by Aug 28

Your payment is scheduled to be made by monthly automatic draft on Aug 28



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

Account number
9101 7223 5047



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

026783 000002436



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



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

88910172235047000660000000000000002475200000247528

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Jul 4 - Aug 5
<u>Usage Values</u>		
Billed kWh		1,876.557 kWh
Billed Demand kW		3.932 kW
Load Factor		60.26 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 04 25 to Aug 05 25	
Meter - 8398454	
Customer Charge	\$17.85
Energy Charge	
1,876.557 kWh @ 5.370c	100.77
Fuel Charge	
1,876.557 kWh @ 3.925c	73.65
Demand Charge	
3.932 kW @ \$11.65	45.81
Asset Securitization Charge	
1,876.557 kWh @ 0.162c	3.04
Total Current Charges	\$241.12

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	6.19
Total Taxes	\$6.40



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 10 - Aug 08		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

Billing details - Lighting

Billing Period - Jul 10 25 to Aug 08 25	
Customer Charge	\$1.86
Energy Charge	
682.500 kWh @ 6.782c	46.28
Fuel Charge	
682.500 kWh @ 3.829c	26.13
Asset Securitization Charge	
682.500 kWh @ 0.051c	0.35
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
Total Current Charges	\$1,173.25

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.02
Gross Receipts Tax	1.91
Total Taxes	\$2.93

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INVOICE

Customer	Harvest Ridge CDD
Acct #	1492
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 19,559.00
Payment Amount	
Payment for:	Invoice#29637
	1001251139

Thank You

Please detach and return with payment



Customer: Harvest Ridge CDD

Invoice	Effective	Transaction	Description	Amount
29637	10/01/2025	Renew policy	Policy #1001251139 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	19,559.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total	
\$	19,559.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	09/19/2025
Atlanta, GA 30374-8555		



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

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

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

1 1 1
 11-70054

HARVEST RIDGE CDD

Service Address: **37278 SHARKS EYE LANE AMENITY CENTER**
 Bill Number: 22908822
 Billing Date: 8/21/2025
 Billing Period: 7/9/2025 to 8/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	7/9/2025	1062	8/7/2025	1154	29	92
Irrig Potable	230797244	7/9/2025	201	8/7/2025	218	29	17

Usage History

Month	Water	Read
August 2025	92	17
July 2025	78	6
June 2025	76	15
May 2025	105	14
April 2025	96	13
March 2025	87	9
February 2025	0	14
January 2025	86	14
December 2024	130	10
November 2024	102	7
October 2024	5	1

Transactions

Previous Bill		1,171.13
Payment 08/07/25		-1,171.13 CR
Past Due		0.00
Current Transactions		
Water		
Water Base Charge		21.56
Water Tier 1	13.0 Thousand Gals X \$2.10	27.30
Water Tier 2	12.0 Thousand Gals X \$3.34	40.08
Water Tier 3	13.0 Thousand Gals X \$6.69	86.97
Water Tier 4	54.0 Thousand Gals X \$9.02	487.08
Sewer		
Sewer Base Charge		51.50
Sewer Charges	92.0 Thousand Gals X \$6.94	638.48
Irrigation		
Water Base Charge		21.56
Water Tier 1	17.0 Thousand Gals X \$3.34	56.78
Total Current Transactions		1,431.31

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

TOTAL BALANCE DUE \$1,431.31

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1240500
 Customer # 01545109
 Past Due 0.00
 Current Transactions 1,431.31

Total Balance Due	\$1,431.31
Due Date	9/8/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Harvest Ridge

Board Meeting Date: September 9th, 2025

Name	In Attendance Please X	Paid
1 Michael Valle	x	\$200
2 Gary Colglazier	x	\$200
3 Jose Falcon	x	\$200
4 Felix Leno	x	\$200
5		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipat
District Manager Signature

9/9/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Harvest Ridge CDD

Board Meeting Date: August 12th, 2025

Name	In Attendance Please X	Paid
1 Michael Valle	x	\$200
2 Gary Colglazier	x	\$200
3 Jose Falcon	x	\$200
4 Felix Leno	x	\$200
5		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Anipot
District Manager Signature

8/12/2025
Date

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District Manager Signature

8/12/2025
Date

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5		

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District Manager Signature

9/9/2025
Date

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for
BOARD OF SUPERVISORS

District Name: Harvest Ridge CDD

Board Meeting Date: August 12th, 2025

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1 Michael Valle	x	\$200
2 Gary Colglazier	x	\$200
3 Jose Falcon	x	\$200
4 Felix Leno	x	\$200
5		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

8/12/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO
Inframark - Harvest Ridge
Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 2644
Invoice Date: July 1, 2025
Payment Due: July 16, 2025

Amount Due (USD): \$2,450.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Tree Trimming trees along the pond	1	\$550.00	\$550.00
Tree Removal cut back large tree per request	1	\$1,900.00	\$1,900.00
Total:			\$2,450.00
Amount Due (USD):			\$2,450.00

[Pay Securely Online](#)



link.waveapps.com/fuxahh-ey85x3

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

Clarifications



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.

18. Additional requests outside the proposal require approved change orders from customers.

19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



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

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
9/24/25-9/24/25		HARVEST RIDGE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	TB326121	
Total Amount Due		Invoice Number	
\$143.60		51355-092425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/24/25	9/24/25	51355	Baylink Pasco , tampabay.com	Legal-CLS 2 col	FY26 Meetings Schedule Affidavit Fee	2	1.00x62.00 L	\$141.60 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates		A vertiser Name	
9/24/25-9/24/25		HARVEST RIDGE CDD	
Billing Date	Sales Rep	Customer Account	
9/24/2025	Deirdre Bonett	TB326121	
Total Amount Due		Invoice Number	
\$143.60		51355-092425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

HARVEST RIDGE CDD
 11555 Heron Bay Blvd Ste 201 #
 Coral Springs, FL 33076-3361

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

51355

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY26 Meetings Schedule was published in said newspaper by print in the issues of 09/24/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

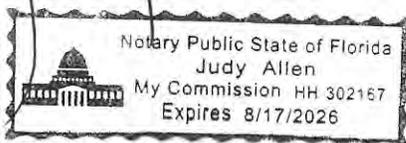
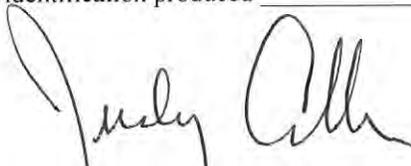


Sworn to and subscribed before me this 09/24/2025

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____



Notice of Meetings FISCAL YEAR 2025/2026 HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harvest Ridge Community Development District shall be held at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638. The meeting dates are as follows:

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

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark, District Management
Publish: September 24, 2025

51355



INVOICE

Customer	Harvest Ridge CDD
Acct #	1492
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 19,559.00
Payment Amount	
Payment for:	Invoice#29637
	1001251139

Thank You

Please detach and return with payment



Customer: Harvest Ridge CDD

Invoice	Effective	Transaction	Description	Amount
29637	10/01/2025	Renew policy	Policy #1001251139 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	19,559.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total	
\$	19,559.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	09/19/2025
Atlanta, GA 30374-8555		



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

DVERTISING INVOICE

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

PAYMENT DUE UPON RECEIPT

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

PLEASE DETAC AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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 Toll Free Phone 1 (877) 321-7355

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

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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



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

DVERTISING INVOICE

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

PAYMENT DUE UPON RECEIPT

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7/13/25	7/13/25	45876	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$1,184.00
					Affidavit Fee			\$2.00
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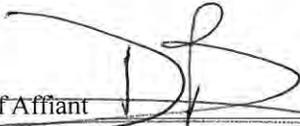
Tampa Bay Times

Published Daily

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

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

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



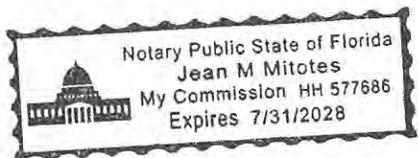
Signature of Affiant

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

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____



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

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

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

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

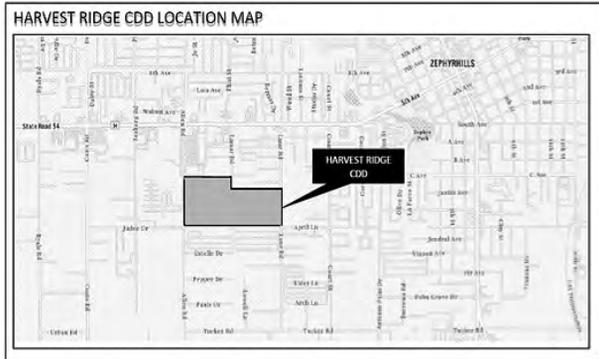
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting at www.harvestridgecdd.com, or may be obtained by contacting the District Manager’s office via email at Ryan.Radcliff@inframark.com or via phone at (813)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

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

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

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

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



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

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

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

Bryan Radcliff
District Manager

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



INVOICE

INVOICE #	INVOICE DATE
972663	7/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

Invoice Due Date: August 30, 2025

Invoice Amount: \$285.00

Description	Current Amount
Irrigation Inspection and repairs made on 7/1/25	
Irrigation Repairs	\$285.00

Excellence Invoice Total **\$285.00**

IN COMMERCIAL LANDSCAPING

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

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Monday, July 21, 2025 11:36 AM
To: Perez, Juan Basilio
Subject: FW: irrigation inspections

Thanks,

Seth Mendoza

From: Bryan Radcliff <Bryan.Radcliff@Inframark.com>
Sent: Monday, July 21, 2025 11:31 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Cc: Gandarilla, Arturo <agandarilla@inframark.com>
Subject: Re: irrigation inspections

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Seth,

Good morning. Please let this serve as authorization to proceed with the irrigation repairs located in the link below. Thank you.

Bryan Radcliff | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(O) 813.873.7300 Ext 330

All invoices should be emailed directly to InframarkCMS@payableslockbox.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

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

From: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Sent: Monday, July 21, 2025 11:07 AM
To: Bryan Radcliff <bryan.radcliff@inframark.com>
Cc: Gandarilla, Arturo <agandarilla@inframark.com>
Subject: irrigation inspections

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/93cf568d-5d50-4e9b-89a8-fb58f8ed23ff/93244c36-50eb-4ad0-9cc6-6440ec6479a0/Harvest_Ridge.html

this is the proposals for the broken bubbles found behind the homes and one of the entrances

Thanks,
Seth Mendoza

Seth Mendoza | Account Manager-Tampa
Yellowstone Landscape



YELLOWSTONE
LANDSCAPE

Excellence IN COMMERCIAL LANDSCAPING



INVOICE

INVOICE #	INVOICE DATE
972662	7/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

Invoice Due Date: August 30, 2025

Invoice Amount: \$762.14

Description	Current Amount
Controller ACC2 Face Plate Replacement	
Irrigation Repairs	\$762.14

Invoice Total \$762.14

Excellence
IN COMMERCIAL LANDSCAPING

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



ACC2

Hunter

ACC2

hunter

