

**HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

December 9, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Harvest Ridge Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Tuesday, December 9, 2025 – 11:00 a.m.

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

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

Meeting ID: 281 494 108 290 48

Call in: +1 (646) 838-1601

Passcode: Uz2E9rR2

Phone Conference ID: 849 485 210#

1. Call to Order/Roll Call**2. Motion to Approve Agenda****3. Public Comments****4. District Accountant Report****5. Business Items**

- A. Discussion of Parking/Towing Policy
- B. Discussion of Amenity Drainage
- C. Discussion of Vacant Board Seat
- D. Consideration of Engagement Letter from Grau & Associates.....Page 3
- E. Consideration of Sod Replacement Proposal.....Page 8
- F. Ratification of Yellowstone Debris-Clean-Up Proposal.....Page 10
- G. Field Inspection Report.....Page 11

6. Business Administration

- A. Consideration of the Meeting Minutes from November 11, 2025.....Page 21
- B. Acceptance of Financials.....Page 25
- C. Acceptance of the Check Registers.....Page 35
- D. Consideration of Operations and Maintenance Invoices.....Page 36

7. Staff Reports

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

8. Supervisor Comments**9. Public Comments****10. Adjournment**

The next meeting is scheduled for Tuesday, January 13, 2026, at 11:00 a.m.

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



November 14, 2025

To Board of Supervisors
Harvest Ridge Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Harvest Ridge Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Harvest Ridge Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Harvest Ridge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Harvest Ridge Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Proposal #: 637034

Date: 12/1/2025

From: Josh Hamilton

Landscape Enhancement Proposal for
Harvest Ridge CDD

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

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Sod Replacement and Mulch Install at Pool

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Sod Replacement	8	\$60.00	\$480.00
St Augustine Sod	1	\$650.00	\$650.00
Pine Bark Mulch	4	\$9.00	\$36.00

We Propose Replacing the Dead Areas of Sod at the Pool area as per pictures below





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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$1,166.00
Sales Tax	\$0.00
Proposal Total	\$1,166.00

THIS IS NOT AN INVOICE



Proposal #: 634183

Date: 11/19/2025

From: Josh Hamilton

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 Removal under powerlines

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Debris Removal	3	\$684.95	\$2,054.85

We Propose using a Grapple Truck and removing the pile of debris that is under the power line.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$2,054.85
Sales Tax	\$0.00
Proposal Total	\$2,054.85

THIS IS NOT AN INVOICE



HARVEST RIDGE CDD

Field Inspection Report - November - Yellowstone

Friday, November 21, 2025

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green - Completed

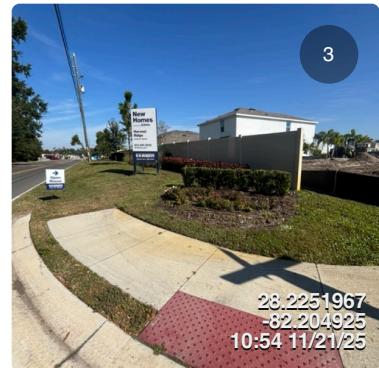
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Entrance Sign Annual Beds

Assigned To: Yellowstone

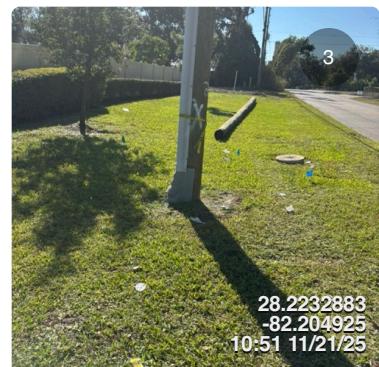
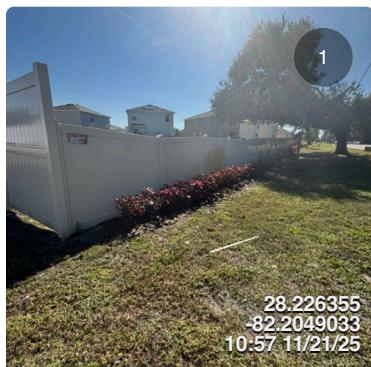
Annuals have reached its life expectancy, Yellowstone has received an approval to rotate annuals to the winter mix. **Yellowstone will install winter annuals the week 12/8-12/12.**



Item 2 - Allen Road Frontage Landscape

Assigned To: Yellowstone

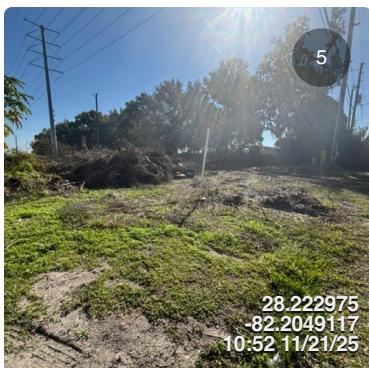
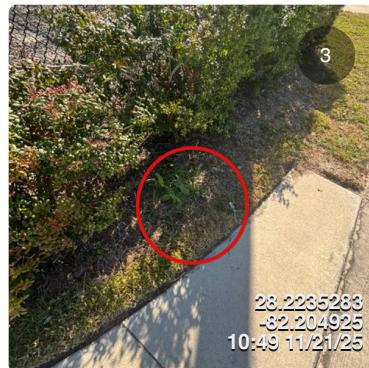
- 1). North on Allen Road - landscape has been detailed.
- 2). Allen road frontage sod is maintained.
- 3). South on Allen Road - landscape has been detailed. Due to the school bus stop, trash continues to be scattered from youths waiting for the bus.



Item 3 - Allen Road Lift Station

Assigned To: Yellowstone

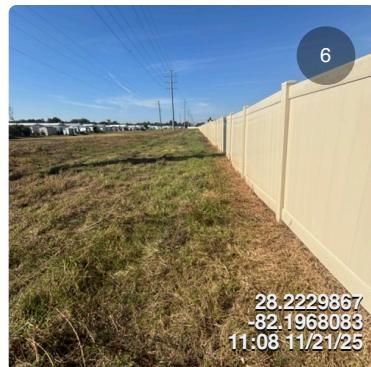
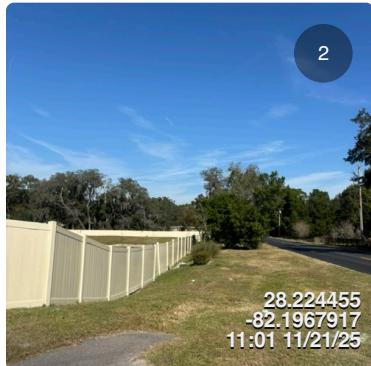
- 1). Bushes have been lowered for line of sight issues. Continue to maintain and prune bushes at the current height.
- 2). Power poles may cause landscaping issues. Maintain as much as possible until the area is fully accessible with equipment.
- 3/4). Pull tall weeds during service visits.
- 5). Horticultural pile estimate has been approved for removal. **Scheduled 12/8/25.**



Item 4 - Lane Road Landscape

Assigned To: Yellowstone

Landscape detail is evenly trimmed. Buffer grass field will be maintained during regular service visits. **Scheduled for 12/2/25.**

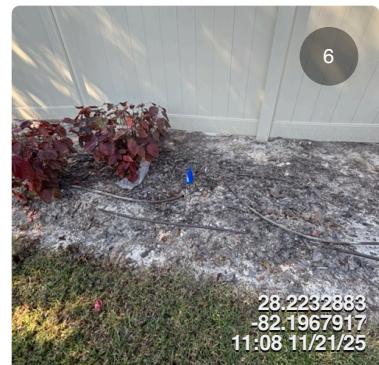
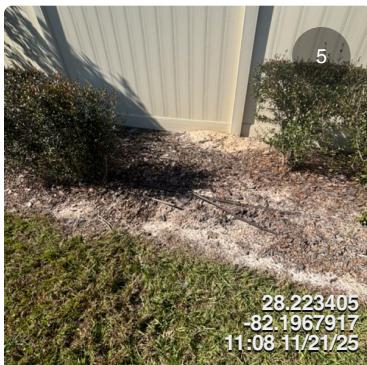
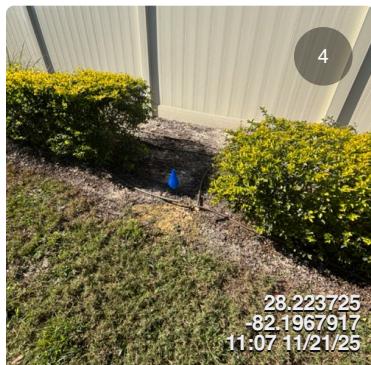
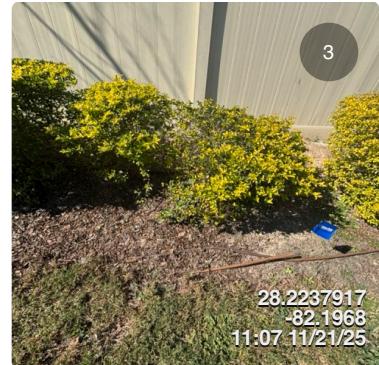
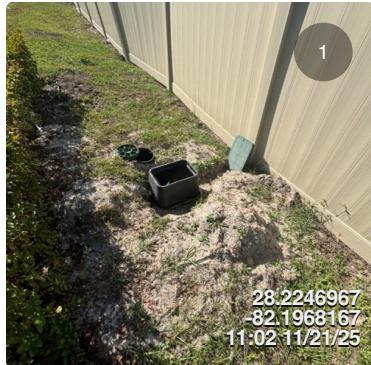


Item 5 - Lane Road

Due By: Friday, December 5, 2025

Assigned To: Yellowstone Irrigation

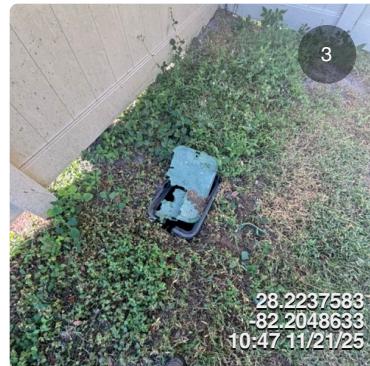
Irrigation team repaired break but did not fill the hole back and cover the boxes. Multiple drip line cuts along Lane Road landscaped beds. Ensure the detail team is exercising caution with equipment during detailing.



Item 6 - Pond (1) Sharks Eye Lane

Assigned To: Yellowstone

- 1). Pond #1 access is maintained.
- 2). Water level is low - some areas are exposed to erosion.
- 3). Irrigation cover is broken - **please replace**.



Item 7 - Mailbox Kiosk

Assigned To: District

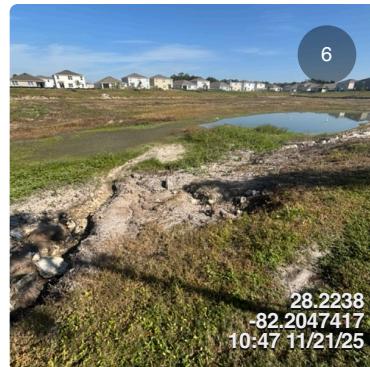
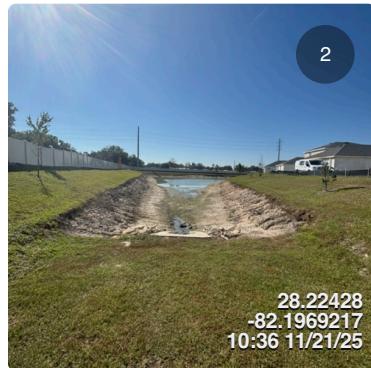
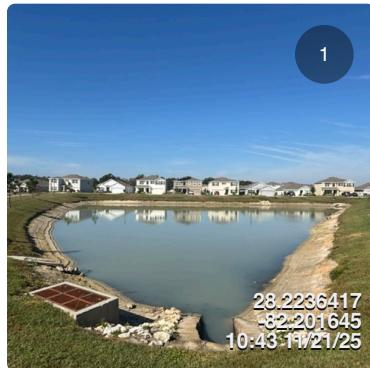
Mailbox kiosk is clean. Several concrete slabs were replaced along the CDD sidewalks throughout community.



Item 8 - Retention Ponds

Assigned To: Cypress Creek Aquatics

Pond water levels are low, majority of the pond shelf is exposed and dry.



Item 9 - Pocket Lots

Assigned To: Yellowstone

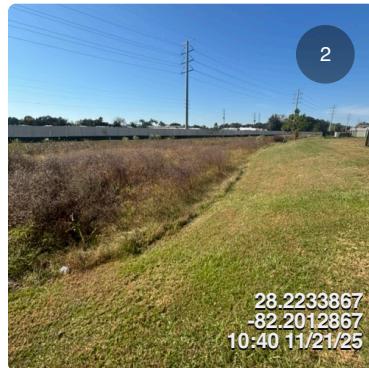
Lot maintenance is maintained.



Item 10 - Mitigation Area

Assigned To: Yellowstone

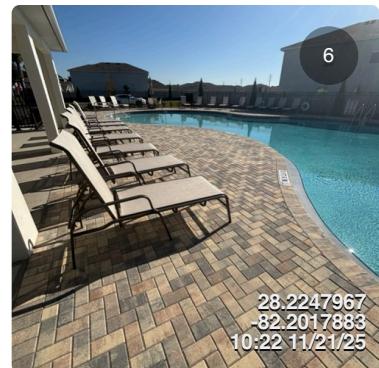
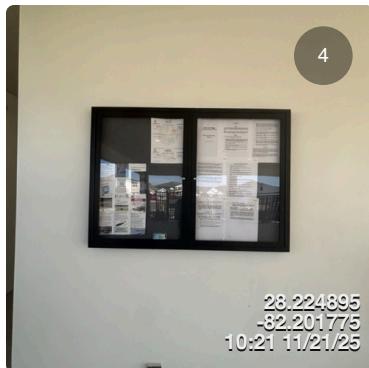
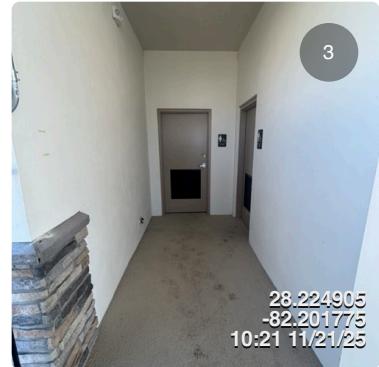
Slope has been maintained, keep all manhole covers clear of encroachment.



Item 11 - Amenity Pool

Assigned To: District / Yellowstone

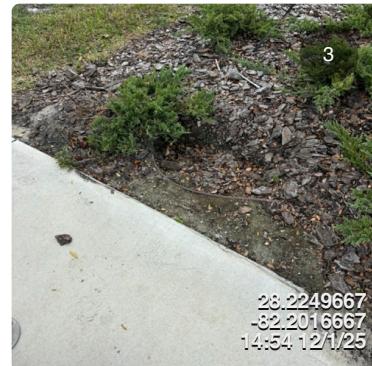
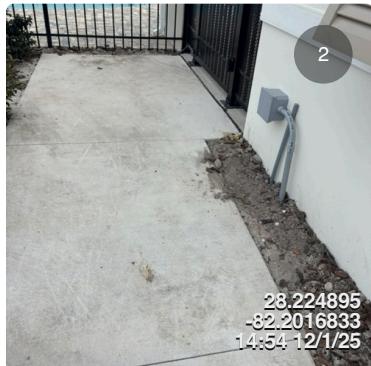
Landscape beds have been evenly detailed. Both bathrooms are operational as well as the water fountains. Community board is clear and legible. Pool is clear and blue, pool furniture is intact.



Item 12 - Amenity Center

Assigned To: Yellowstone

Yellowstone will provide an estimate to replace the St Augustine sod removed to repair the drainage pipe, and fill the pine bark nuggets where electrical wiring was installed for keyless gate entry.





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

55°F

Humidity: 83%

Total Precip: 0"

Attachments: 19



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

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

8 Michael Valle Chairperson
9 Gary Coglazier Vice Chairperson
10 Jose Falcon Assistant Secretary (*via phone*)
11 Felix Leno Assistant Secretary

13 Also, present were:

15 Bryan Radcliff District Manager
16 Vivek Babbar District Counsel (*via phone*)
17 Tyson Waag District Engineer (*via phone*)
18 Paul Young Field Manager
19 Seth Mendoza Yellowstone
20 Nancy Hix District Accountant (*via phone*)

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

26 FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

29 SECOND ORDER OF BUSINESS

Motion to Approve Agenda

/Staff Accountant

31 Nancy Hix from Inframark Accounting addressed the Board and reviewed the current
32 status of the District's YTD budget and bank status.

34 THIRD ORDER OF BUSINESS

Public Comments

35 There being none, the next order of business followed.

37 FOURTH ORDER OF BUSINESS

Business Items

38 **A. Ratification of Quit Claim Deed – Lane Road Project LLC & Harvest Ridge**
39 **CDD**

40 **B. Ratification of Special Warranty Deed – Lane Road Project LLC & Harvest**
41 **Ridge CDD**

42

43 On MOTION by Mr. Leno seconded by Mr. Valle, with all in favor, the
44 Board ratified the Quit Claim Deed and Special Warranty Deed associated
45 with the Lane Road Project LLC and Harvest Ridge CDD.

46

47 **C. Consideration of the Debris Clean-up Proposal**

48 The Board reviewed a proposal from Yellowstone for debris cleanup. The Board
49 directed District Management to obtain an additional proposal for comparison and to
50 present both proposals for review at the next meeting.

51

52 **D. Consideration of Plumbing Repair Proposals**

53 The Board approved the proposal from Bahr Plumbing for the repair of the broken
54 sewer line located at the amenity area.

55

56 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
57 Board approved a proposal from Bahr Plumbing to repair a broken sewer
58 line at the amenity area.

60 **E. Discussion of Parking/Towing Policy**

61 The Board reviewed the Towing and Parking Policy for the District.

62

63 On MOTION by Mr. Colglazier, seconded by Mr. Falcon, with all in favor,
64 the Board approved a proposal for the Towing Policy in substantial
65 form, along with 813 Towing Service as the tow company.

67 **F. Discussion of Pavement Repairs**

68 The Board approved the proposal for pavement grinds within the District.

69

70 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the
71 Board approved the proposal for the pavement grinds within the District.

G. Discussion of GeoView Proposal

The Board reviewed the current status of Ponds 1 and 6, along with the proposal for analysis submitted by GeoView. The Board agreed to continue monitoring the ponds and to proceed with the analysis, if necessary, around the beginning of the new year.

H. Pond Maintenance Report

The Board reviewed the pond maintenance report.

I. Field Inspection Report**J. Discussion of Landscape Services – Yellowstone**

Mr. Young presented his Field Inspection Report to the Board. A discussion followed between the Board and Mr. Mendoza of Yellowstone. The Board placed Yellowstone on an additional 60-day review period and requested that the company assign A different account manager for the District.

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Meeting Minutes****1. October 14, 2025 Regular Meeting Minutes****B. Acceptance of Financials****1. September 2025 Financials****C. Acceptance of the Check Registers****1. September 2025 Check Register****D. Consideration of Operations and Maintenance Invoices****1. September 2025 O&M Report**

On MOTION by Mr. Falcon seconded by Mr. Leno, with all in favor, Consent Agenda, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

102 Mr. Waag addressed the Board regarding the ongoing flooding at the amenity area.
103 He advised that he will be obtaining a proposal for radar testing to assess current
104 ground conditions.

105

106 B. District Counsel

107 Mr. Waag reported on flooding around the amenity area, including observations of
108 plantings, groundwater levels, and an assessment of the site using SWFMD, as well
109 as a review of drainage reports. He indicated that he does not believe there is a leak in
110 the pool and confirmed that the review process will identify the source of any water
111 intrusion.

112

113 C. District Manager

114 Mr. Radcliff provided an update on the installation of cameras and access systems at
115 the amenity center, as well as the installation of internet service by Spectrum.

116

117 SEVENTH ORDER OF BUSINESS

Supervisors' Comments

118 Mr. Valle requested that the landscape lighting be enhanced at the two entrance monuments to
119 the community. He also requested that the Board begin exploring the process of installing speed
120 bumps within the community.

121

122 EIGHTH ORDER OF BUSINESS

Public Comments

123 There were no audience comments.

124

125 NINTH ORDER OF BUSINESS

Adjourned

126

127 On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor,
128 meeting adjourned at 12:14 pm.

129

130

130
131 Brian Radcliff
132 District Manager

Michael Valle
Chairperson

Harvest Ridge Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
October 31, 2025**

Prepared by:



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

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	
	FUND	FUND	PROJECTS	LONG TERM	TOTAL
ASSETS					
Cash - Operating Account	\$ 4,214	\$ -	\$ -	\$ 4,214	
Cash In Bank	90,141	-	-	-	90,141
Accounts Receivable - Other	1,186	-	-	-	1,186
Due From Others	6,062	-	-	-	6,062
Due From Other Funds	-	1,403	-	-	1,403
Investments:					
Acquisition & Construction Account	-	-	6,008	-	6,008
Interest Account	-	43	-	-	43
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	126,204	-	-	126,204
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 127,276	\$ 203,015	\$ 6,008	\$ 4,440,000	\$ 4,776,299
LIABILITIES					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	1,384	-	19	-	1,403
TOTAL LIABILITIES	1,384	-	19	4,440,000	4,441,403
FUND BALANCES					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	203,015	-	-	203,015
Capital Projects	-	-	5,989	-	5,989
Unassigned:	100,219	-	-	-	100,219
TOTAL FUND BALANCES	125,892	203,015	5,989	-	334,896
TOTAL LIABILITIES & FUND BALANCES	\$ 127,276	\$ 203,015	\$ 6,008	\$ 4,440,000	\$ 4,776,299

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

For the Period Ending October 31, 2025

General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 359	\$ 359	0.00%
Special Assmnts- Tax Collector	-	1,370	1,370	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	1,729	(353,421)	0.49%
<u>EXPENDITURES</u>				
Administration				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Dissemination Agent	-	417	(417)	0.00%
ProfServ - Info Technology	600	100	500	16.67%
Recording Secretary	2,400	375	2,025	15.63%
Field Management	12,000	1,500	10,500	12.50%
Assessment Roll	-	417	(417)	0.00%
District Counsel	8,500	1,234	7,266	14.52%
District Engineer	9,500	283	9,217	2.98%
Administration	4,500	1,058	3,442	23.51%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	9,000	1,000	8,000	11.11%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	28	472	5.60%
Rentals and Leases	600	263	337	43.83%
General Liability	3,094	2,915	179	94.21%
Public Officials Insurance	2,531	2,385	146	94.23%
Property & Casualty Insurance	15,000	14,259	741	95.06%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	127	73	63.50%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	200	1,000	16.67%
Misc Admin	250	-	250	0.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	277	(102)	158.29%
Short Term Loan Admin/Interest	7,000	-	7,000	0.00%
Total Administration	124,650	28,921	95,729	23.20%
Electric Utility Services				
Amenity Internet	750	-	750	0.00%
Street Lights	20,000	1,176	18,824	5.88%
Water/Waste	15,000	-	15,000	0.00%
Electric Utility Services	12,000	353	11,647	2.94%
Total Electric Utility Services	47,750	1,529	46,221	3.20%

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

For the Period Ending October 31, 2025

General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Landscape Services</u>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	-	1,000	0.00%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	5,015	49,985	9.12%
Wetland Maintenance	6,500	490	6,010	7.54%
Irrigation Maintenance	6,000	-	6,000	0.00%
Contingency Reserve	60,000	15,158	44,842	25.26%
Total Landscape Services	134,500	20,663	113,837	15.36%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	-	1,500	0.00%
Pool Maintenance - Contract	12,000	800	11,200	6.67%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	-	5,000	0.00%
Amenity R&M	5,000	200	4,800	4.00%
Pool Treatments & Other R&M	500	619	(119)	123.80%
Stormwater System R&M	8,500	-	8,500	0.00%
Entrance Monuments, Gates, Walls R&M	10,000	-	10,000	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	-	1,150	0.00%
Total Amenities	48,250	1,619	46,631	3.36%
TOTAL EXPENDITURES	355,150	52,732	302,418	14.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(51,003)	(51,003)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		176,895		
FUND BALANCE, ENDING		\$ 125,892		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 635	\$ 635	0.00%
Special Assmnts- Tax Collector	-	1,384	1,384	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
TOTAL REVENUES	301,500	2,019	(299,481)	0.67%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Short Term Loan Admin/Interest	228,244	-	228,244	0.00%
Total Debt Service	298,244	-	298,244	0.00%
TOTAL EXPENDITURES	298,244	-	298,244	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	3,256	2,019	(1,237)	62.01%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	\$ 3,256	\$ 2,019	\$ (7,749)	62.01%
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING			\$ 203,015	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
TOTAL REVENUES	-	19	19	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		19	19	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		\$ 5,989		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 7262

Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	4,213.97	Statement Balance	4,213.97
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	4,213.97	Subtotal	4,213.97
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	4,213.97	Ending Balance	4,213.97

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Deposits

10/31/2025	JE000275	Interest - Investments	Interest Income	97.19	97.19	0.00
------------	----------	------------------------	-----------------	-------	-------	------

Total Deposits

97.19	97.19	0.00
-------	-------	------

Checks

10/31/2025	JE000274	Truist Bank	-55,000.00	-55,000.00	0.00
------------	----------	-------------	------------	------------	------

10/21/2025	JE000276	Bank Fees	Bank Fees (Truist Service)	-127.00	-127.00	0.00
------------	----------	-----------	----------------------------	---------	---------	------

Total Checks

-55,127.00	-55,127.00	0.00
------------	------------	------

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303

Statement No. 10-25

Statement Date

10/31/2025

G/L Account No. 101002 Balance	90,140.79	Statement Balance	98,157.96
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	90,140.79	Subtotal	98,157.96
Negative Adjustments	0.00	Outstanding Checks	-8,017.17
Ending G/L Balance	90,140.79	Ending Balance	90,140.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
---------------------	----------------------	---------------------	---------------	--------------------	---------------	-----------------------	-------------------

Deposits

10/30/2025		JE000273	Special Assmnts-Tax Collector	Valley National Bank	2,754.00	2,754.00	0.00
10/31/2025		JE000274		Valley National Bank	55,000.00	55,000.00	0.00
10/31/2025		JE000277	Interest - Investments	Interest Income	261.66	261.66	0.00
Total Deposits					58,015.66	58,015.66	0.00

Checks

09/10/2025	Payment	1098	FELIX B. LENO	Check for Vendor V00045	-400.00	-400.00	0.00
09/23/2025	Payment	300011	DUKE ENERGY (ACH)	Inv: 091025-1750	-1,176.26	-1,176.26	0.00
09/23/2025	Payment	300012	DUKE ENERGY (ACH)	Inv: 090825-8604	-18.71	-18.71	0.00
09/23/2025	Payment	300013	DUKE ENERGY (ACH)	Inv: 090825-4743	-18.71	-18.71	0.00
09/23/2025	Payment	300014	DUKE ENERGY (ACH)	Inv: 090825-5047	-207.25	-207.25	0.00
09/25/2025	Payment	1102	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-3,260.00	-3,260.00	0.00
09/25/2025	Payment	1103	COASTAL OUTDOOR SERVICES, LLC	Check for Vendor V00047	-2,450.00	-2,450.00	0.00
09/25/2025	Payment	1106	INFRAMARK LLC	Check for Vendor V00003	-3,877.68	-3,877.68	0.00
09/25/2025	Payment	1107	SPEAREM ENTERPRISES	Check for Vendor V00008	-930.00	-930.00	0.00
09/25/2025	Payment	1109	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,710.00	-1,710.00	0.00
09/29/2025	Payment	1112	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-800.00	-800.00	0.00
09/29/2025	Payment	1113	EGIS INSURANCE	Check for Vendor V00024	-19,559.00	-19,559.00	0.00
09/29/2025	Payment	1114	INFRAMARK LLC	Check for Vendor V00003	-8,221.36	-8,221.36	0.00
09/29/2025	Payment	1115	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,431.31	-1,431.31	0.00
09/29/2025	Payment	1116	STRALEY ROBIN VERICKER	Check for Vendor V00005	-535.00	-535.00	0.00

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303

Statement No. 10-25

Statement Date

10/31/2025

09/29/2025	Payment	1117	TIME PUBLISHING COMPANY	Check for Vendor V00007	-143.60	-143.60	0.00
09/29/2025	Payment	1118	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-6,062.14	-6,062.14	0.00
10/09/2025	Payment	1119	AFFORDABLE LOCK & SECURITY SOLUTIONS	Check for Vendor V00048	-375.37	-375.37	0.00
10/09/2025	Payment	1120	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-800.00	-800.00	0.00
10/09/2025	Payment	1121	COMPLETE IT CORP	Check for Vendor V00049	-551.70	-551.70	0.00
10/09/2025	Payment	1122	CYPRESS CREEK AQUATICS FIELDS	Check for Vendor V00011	-490.00	-490.00	0.00
10/09/2025	Payment	1123	CONSULTING GROUP, LLC	Check for Vendor V00029	-200.00	-200.00	0.00
10/09/2025	Payment	1124	PASCO COUNTY UTILITIES	Check for Vendor V00018	-3,115.25	-3,115.25	0.00
10/09/2025	Payment	1125	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,742.50	-1,742.50	0.00
10/15/2025	Payment	1126	FELIX B. LENO	Check for Vendor V00045	-200.00	-200.00	0.00
10/15/2025	Payment	1127	JOSE FALCON	Check for Vendor V00043	-200.00	-200.00	0.00
10/15/2025	Payment	1128	MICHAEL G VALLE	Check for Vendor V00041	-200.00	-200.00	0.00
10/17/2025	Payment	1129	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-6,062.14	-6,062.14	0.00
10/21/2025	Payment	300020	DUKE ENERGY (ACH)	Inv: 100725-8604	-18.72	-18.72	0.00
10/21/2025	Payment	300021	DUKE ENERGY (ACH)	Inv: 100725-5047	-202.84	-202.84	0.00
10/21/2025	Payment	300022	DUKE ENERGY (ACH)	Inv: 100725-4743	-18.73	-18.73	0.00
10/21/2025	Payment	300023	DUKE ENERGY (ACH)	Inv: 093025-6693	-112.66	-112.66	0.00
10/24/2025	Payment	1130	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-619.00	-619.00	0.00
10/24/2025	Payment	1131	FLORIDA COMMERCE STANTEC	Check for Vendor V00050	-175.00	-175.00	0.00
10/24/2025	Payment	1133	CONSULTING SERVICES INC	Check for Vendor V00004	-283.25	-283.25	0.00
10/24/2025	Payment	1134	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,234.45	-1,234.45	0.00
10/24/2025	Payment	1135	YELLOWSTONE LANDSCAPE MHD	Check for Vendor V00013	-7,973.29	-7,973.29	0.00
10/29/2025	Payment	1136	COMMUNICATIONS	Check for Vendor V00051	-15,158.08	-15,158.08	0.00
Total Checks					-90,534.00	-90,534.00	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/21/2025	Payment	300019	DUKE ENERGY (ACH)	Inv: 101025-1750	-1,176.26
10/24/2025	Payment	1132	INFRAMARK LLC	Check for Vendor V00003	-6,650.00

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303

Statement No. 10-25

Statement Date 10/31/2025

10/30/2025	Payment	1137	INFRAMARK LLC	Check for Vendor V00003	-190.91
Total Outstanding Checks					-8,017.17

Outstanding Deposits

Total Outstanding Deposits

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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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GENERAL FUND - 001

001	1119	10/09/25	V00048	AFFORDABLE LOCK & SECURITY SOLUTIONS	318318	09/23/25-REKEY CLOSET DOOR	REKEY CLOSET LOCK	546036-57201	\$375.37
001	1120	10/09/25	V00034	BLUE LIFE POOL SERVICE	20595	OCT 25 - POOL MAINTENANCE	POOL MAINTENANCE	534078-57201	\$800.00
001	1121	10/09/25	V00049	COMPLETE IT CORP	17946	Oct 25 - SUPERVISOR EMAIL	SUPERVISOR EMAIL ACCOUNTS	554020-51301	\$101.70
001	1121	10/09/25	V00049	COMPLETE IT CORP	17751	09/24/25 - SUPERVISOR EMAIL SETUP	SUPERVISOR EMAIL SETUP	554020-51301	\$450.00
001	1122	10/09/25	V00011	CYPRESS CREEK AQUATICS	1455	JULY 25 - POND MAINTENANCE	POND MAINTENANCE	531085-53908	\$490.00
001	1123	10/09/25	V00029	FIELDS CONSULTING GROUP, LLC	3668	OCT 2025-AMENITY PARKING LOST SIGN	AMENITY PARKING LOT SIGN	546036-57201	\$200.00
001	1124	10/09/25	V00018	PASCO COUNTY UTILITIES	23102175	WATER 08/07/25-09/08/25	WATER	543018-53600	\$3,115.25
001	1125	10/09/25	V00005	STRALEY ROBIN VERICKER	27221	08/31/25-DISTRICT COUNSEL	DISTRICT COUNSEL SERVICES	531146-51301	\$1,742.50
001	1126	10/15/25	V00045	FELIX B. LENO	FL-101425	BOARD 10/14/2025	Administration	531148-51301	\$200.00
001	1127	10/15/25	V00043	JOSE FALCON	JF-101425	BOARD 10/14/2025	Administration	531148-51301	\$200.00
001	1128	10/15/25	V00041	MICHAEL G VALLE	MV-101425	BOARD 10/14/2025	Administration	531148-51301	\$200.00
001	1129	10/17/25	V00013	YELLOWSTONE LANDSCAPE	972662 - 1	FACE PLATE REPLACEMENT CONTROLLER ACC2	FACE PLATE REPLACEMENT CONTROLLER AC2	546036-53908	\$762.14
001	1129	10/17/25	V00013	YELLOWSTONE LANDSCAPE	972663-1	IRRIGATION INSPECTION AND REPAIRS 07.01.25	IRRIGATION REPAIRS 07.01.25	546930-53908	\$285.00
001	1129	10/17/25	V00013	YELLOWSTONE LANDSCAPE	973345-1	AUGUST LANDSCAPE MAINT	LANDSCAPE MAINT. AUGUST 2025	534346-53908	\$5,015.00
001	1130	10/24/25	V00034	BLUE LIFE POOL SERVICE	20577	09/29/25-CHEMICAL STENNER PUMP INSTALL	CHEMICAL STENNER PUMP INSTALL	546074-57201	\$619.00
001	1131	10/24/25	V00050	FLORIDA COMMERCE	93711	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Accounting Services	532001-51301	\$1,000.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Administrative Services	531148-51301	\$458.33
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - District Manager	531150-51301	\$2,083.33
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Recording Secretary	531036-51301	\$375.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Rentals / Leases	544025-51301	\$100.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Technology / Data Storage	531020-51301	\$100.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Website Maintenance	549936-51301	\$200.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Field Services	531122-51301	\$1,500.00
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Assessment Roll	531141-51301	\$416.67
001	1132	10/24/25	V00003	INFRAMARK LLC	160883	Inframark Management Inv - Oct 25	Oct 25 - Dissemination Services	531012-51301	\$416.67
001	1133	10/24/25	V00004	STANTEC CONSULTING SERVICES INC	2467424	THROUGH 10/03-DE SERVICES	District Engineer	531147-51301	\$283.25
001	1134	10/24/25	V00005	STRALEY ROBIN VERICKER	27400	SEPT 25-DISTRICT COUNSEL	PROFESSIONAL COUNSEL SERVICES	531146-51301	\$1,234.45
001	1135	10/24/25	V00013	YELLOWSTONE LANDSCAPE	1013620	OCT 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	546300-53902	\$5,015.00
001	1135	10/24/25	V00013	YELLOWSTONE LANDSCAPE	1013591	SEPT 25-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546930-53902	\$2,958.29
001	1136	10/29/25	V00051	MHD COMMUNICATIONS	39365	Deposit - Amenity Cameras/Access Install	Deposit - Camera/Access Install at Amenity	549900-53902	\$15,158.08
001	1137	10/30/25	V00003	INFRAMARK LLC	161806	Sept 25 - Inframark Management Invoice	08/15/25 - Hotel Conference Room Reservation	544025-51301	\$163.18
001	1137	10/30/25	V00003	INFRAMARK LLC	161804	Sept 25 - Inframark Management Invoice	Sept 25 - Postage	541024-51301	\$12.58
001	1137	10/30/25	V00003	INFRAMARK LLC	161805	Sept 25 - Inframark Management Invoice	Sept 25 - B/W Copies	541024-51301	\$15.15
001	300019	10/21/25	V00010	DUKE ENERGY (ACH)	101025-1750	09/10/25-10/09/25 ELECTRIC	ELECTRIC	543041-53100	\$1,176.26
001	300020	10/21/25	V00010	DUKE ENERGY (ACH)	100725-8604	09/05/25-10/03/25-ELECTRIC	ELECTRIC	543041-53100	\$18.72
001	300021	10/21/25	V00010	DUKE ENERGY (ACH)	100725-5047	09/05/25-10/03/25-ELECTRIC	ELECTRIC	543041-53100	\$202.84
001	300022	10/21/25	V00010	DUKE ENERGY (ACH)	100725-4743	09/05/25-10/07/25-ELECTRIC	ELECTRIC	543041-53100	\$18.73
001	300023	10/21/25	V00010	DUKE ENERGY (ACH)	093025-6693	08/28/25-09/30/25-ELECTRIC	ELECTRIC	543041-53100	\$112.66

Fund Total **\$47,750.15**

Total Checks Paid **\$47,750.15**

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	10/1/2025	20595	\$800.00	\$800.00	POOL MAINTENANCE
COMPLETE IT CORP	10/1/2025	17946	\$101.70	\$101.70	SUPERVISOR EMAIL ACCOUNTS
CYPRESS CREEK AQUATICS	10/1/2025	1455	\$490.00	\$490.00	POND MAINTENANCE
INFRAMARK LLC	10/15/2025	160883	\$1,000.00		Oct 25 - Accounting Services
INFRAMARK LLC	10/15/2025	160883	\$458.33		Oct 25 - Administrative Services
INFRAMARK LLC	10/15/2025	160883	\$2,083.33		Oct 25 - District Manager
INFRAMARK LLC	10/15/2025	160883	\$375.00		Oct 25 - Recording Secretary
INFRAMARK LLC	10/15/2025	160883	\$100.00		Oct 25 - Rentals / Leases
INFRAMARK LLC	10/15/2025	160883	\$100.00		Oct 25 - Technology / Data Storage
INFRAMARK LLC	10/15/2025	160883	\$200.00		Oct 25 - Website Maintenance
INFRAMARK LLC	10/15/2025	160883	\$1,500.00		Oct 25 - Field Services
INFRAMARK LLC	10/15/2025	160883	\$416.67		Oct 25 - Assessment Roll
INFRAMARK LLC	10/15/2025	160883	\$416.67	\$6,650.00	Oct 25 - Dissemination Services
INFRAMARK LLC	10/24/2025	161804	\$12.58	\$12.58	Sept 25 - Postage
INFRAMARK LLC	10/24/2025	161805	\$15.15	\$15.15	Sept 25 - B/W Copies
YELLOWSTONE LANDSCAPE	10/1/2025	1013620	\$5,015.00	\$5,015.00	LANDSCAPE MAINTENANCE
YELLOWSTONE LANDSCAPE	8/1/2025	973345-1	\$5,015.00	\$5,015.00	LANDSCAPE MAINT. AUGUST 2025
Monthly Contract Subtotal					
Variable Contract					
DUKE ENERGY (ACH)	10/10/2025	101025-1750	\$1,176.26	\$1,176.26	ELECTRIC
DUKE ENERGY (ACH)	10/7/2025	100725-8604	\$18.72	\$18.72	ELECTRIC
DUKE ENERGY (ACH)	10/7/2025	100725-5047	\$202.84	\$202.84	ELECTRIC
DUKE ENERGY (ACH)	10/7/2025	100725-4743	\$18.73	\$18.73	ELECTRIC
DUKE ENERGY (ACH)	9/30/2025	093025-6693	\$112.66	\$112.66	ELECTRIC
PASCO COUNTY UTILITIES	9/22/2025	23102175	\$3,115.25	\$3,115.25	WATER
STANTEC CONSULTING SERVICES INC	10/14/2025	2467424	\$283.25	\$283.25	THROUGH 10/03-DE SERVICES
STRALEY ROBIN VERICKER	9/26/2025	27221	\$1,742.50	\$1,742.50	DISTRICT COUNSEL SERVICES
STRALEY ROBIN VERICKER	10/22/2025	27400	\$1,234.45	\$1,234.45	PROFESSIONAL COUNSEL SERVICES
Variable Contract Subtotal					
Regular Services					

HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FELIX B. LENO	10/14/2025	FL-101425	\$200.00	\$200.00	BOARD 10/14/2025
JOSE FALCON	10/14/2025	JF-101425	\$200.00	\$200.00	BOARD 10/14/2025
MICHAEL G VALLE	10/14/2025	MV-101425	\$200.00	\$200.00	BOARD 10/14/2025
Regular Services Subtotal			\$600.00	\$600.00	
<hr/>					
Additional Services					
AFFORDABLE LOCK & SECURITY SOLUTIONS	9/23/2025	318318	\$375.37	\$375.37	REKEY CLOSET LOCK
BLUE LIFE POOL SERVICE	9/29/2025	20577	\$619.00	\$619.00	CHEMICAL STENNER PUMP INSTALL
COMPLETE IT CORP	9/24/2025	17751	\$450.00	\$450.00	SUPERVISOR EMAIL SETUP
FIELDS CONSULTING GROUP, LLC	10/1/2025	3668	\$200.00	\$200.00	AMENITY PARKING LOT SIGN
FLORIDA COMMERCE	10/1/2025	93711	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	10/24/2025	161806	\$163.18	\$163.18	08/15/25 - Hotel Conference Room Reservation
MHD COMMUNICATIONS	10/16/2025	39365	\$15,158.08	\$15,158.08	Deposit - Camera/Access Install at Amenity
YELLOWSTONE LANDSCAPE	10/8/2025	1013591	\$2,958.29	\$2,958.29	IRRIGATION REPAIRS
YELLOWSTONE LANDSCAPE	7/31/2025	972662 - 1	\$762.14	\$762.14	FACE PLATE REPLACEMENT CONTROLLER AC2
YELLOWSTONE LANDSCAPE	7/31/2025	972663-1	\$285.00	\$285.00	IRRIGATION REPAIRS 07.01.25
Additional Services Subtotal			\$21,146.06	\$21,146.06	
<hr/>					
TOTAL			\$47,750.15	\$47,750.15	

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
20595	10/01/2025	\$800.00	10/31/2025	Net 30	

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

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Harvest Ridge CDD
2005 Pan Am Circle
Tampa, FL, United States 33607

Invoice #	17946
Invoice Date	10-01-25
Balance Due	\$101.70

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis.	\$16.95	6.0	\$101.70

Subtotal	\$101.70
Tax	\$0.00
Invoice Total	\$101.70
Payments	\$0.00
Credits	\$0.00
Balance Due	\$101.70

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



Invoice

Date	Invoice #
10/1/2025	1455

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Harvest Ridge Community Development District 2005 Pan Am Cir Tampa FL 33607-2359 United States	160883	10/15/2025
	CUSTOMER ID	NET TERMS
	C3190	Due On Receipt
	PO#	DUE DATE
		10/15/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	458.33		458.33
District Management	1	Ea	2,083.33		2,083.33
Assessment Roll	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Field Operations	1	Ea	1,500.00		1,500.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					6,650.00

Subtotal	\$6,650.00
Tax	\$0.00
Total Due	\$6,650.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
161804

DATE
10/24/2025

CUSTOMER ID
C3190

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	17	Ea	0.74		12.58
Subtotal					12.58

Subtotal	\$12.58
Tax	\$0.00
Total Due	\$12.58

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
161805

DATE
10/24/2025

CUSTOMER ID
C3190

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	101	Ea	0.15		15.15
Subtotal					15.15

Subtotal	\$15.15
Tax	\$0.00
Total Due	\$15.15

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

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

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

**Bill To:**

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

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

INVOICE	
INVOICE #	INVOICE DATE
TERMS	PO NUMBER
1013620	10/1/2025
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

Invoice Amount: \$5,015.00

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

Excellence

Invoice Total \$5,015.00

IN COMMERCIAL LANDSCAPING

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

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

**Bill To:**

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

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

INVOICE

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount: \$5,015.00

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

Excellence

Invoice Total \$5,015.00

IN COMMERCIAL LANDSCAPING

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

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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HARVEST RIDGE CDD
00 LANE RD
ZEPHYRHILLS FL 33541

Bill date Oct 10, 2025
For service Sep 10 - Oct 9
30 days

Account number **9101 6232 1750**

Billing summary

Previous Amount Due	\$1,176.26
Payment Received Oct 01	-1,176.26
Current Lighting Charges	1,173.32
Taxes	2.94
Total Amount Due Oct 31	\$1,176.26

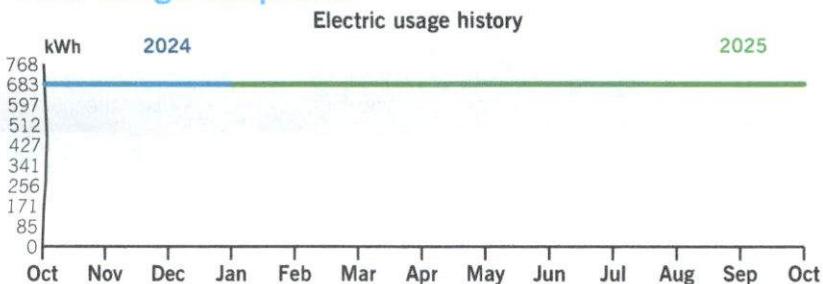


Thank you for your payment.

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

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot



Average temperature in degrees

Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	683	683	8,190
Avg. Daily (kWh)	23	24	22

12-month usage based on most recent history

 Find ways to save.

duke-energy.com/FindWays

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



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



011673 000001477

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

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

Amount of automatic draft

\$1,176.26
by Oct 31

Your payment is scheduled to be made by monthly automatic draft on Oct 31

\$ _____ \$ _____
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

88910162321750000660000000000000011762600001176267



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9101 6232 1750

Your usage snapshot - Continued

Outdoor Lighting

Billing period Sep 10 - Oct 09

Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

Billing details - Lighting

Billing Period - Sep 10 25 to Oct 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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

HARVEST RIDGE CDD
37010 SHARKS EYE LN
ZEPHYRHILLS FL 33541

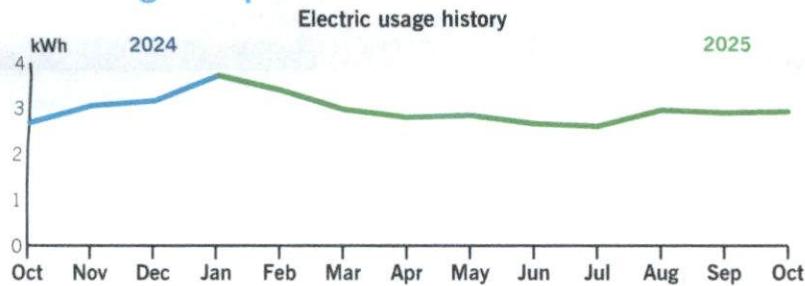
Bill date Oct 7, 2025
For service Sep 5 - Oct 3
29 days

Account number 9101 6914 8604

Billing summary

Previous Amount Due	\$18.71
Payment Received Sep 29	-18.71
Current Electric Charges	18.23
Taxes	0.49
Total Amount Due Oct 28	\$18.72

Your usage snapshot



Average temperature in degrees

75°	71°	63°	56°	68°	67°	75°	79°	81°	83°	83°	81°	78°
Current Month			Oct 2024	12-Month Usage			Avg Monthly Usage					
Electric (kWh)	3	3		36			3					
Avg. Daily (kWh)	0	0		0			0					
12-month usage based on most recent history												



Thank you for your payment.

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

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Sep 5 - Oct 3
Usage Values		
Billed kWh	2.920 kWh	
Billed Demand kW	0.008 kW	
Load Factor	52.44 %	



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 - Sep 05 25 to Oct 03 25	
Meter - 8396493	
Customer Charge	\$17.85
Energy Charge	
2.920 kWh @ 5.370c	0.16
Fuel Charge	
2.920 kWh @ 3.925c	0.11
Demand Charge	
0.008 kW @ \$11.65	0.10
Asset Securitization Charge	
2.920 kWh @ 0.181c	0.01
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





We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	--

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	--

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Nov 5

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Sep 5 - Oct 3
Usage Values		
Billed kWh	1,544.175 kWh	
Billed Demand kW	2.870 kW	
Load Factor	77.30 %	



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 - Sep 05 25 to Oct 03 25	
Meter - 8398454	
Customer Charge	\$17.85
Energy Charge	
1,544.175 kWh @ 5.370c	82.92
Fuel Charge	
1,544.175 kWh @ 3.925c	60.61
Demand Charge	
2.870 kW @ \$11.65	33.43
Asset Securitization Charge	
1,544.175 kWh @ 0.181c	2.79
Total Current Charges	\$197.60

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.07
Total Taxes	\$5.24





duke-energy.com
877.372.8477

Page 3 of 3

Account number 9101 6915 4743

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Sep 5 - Oct 3
Usage Values		
Billed kWh	2.971 kWh	
Billed Demand kW	0.008 kW	
Load Factor	53.36 %	



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 - Sep 05 25 to Oct 03 25

Meter - 8410204

Customer Charge	\$17.85
Energy Charge	
2.971 kWh @ 5.370c	0.16
Fuel Charge	
2.971 kWh @ 3.925c	0.12
Demand Charge	
0.008 kW @ \$11.65	0.10
Asset Securitization Charge	
2.971 kWh @ 0.181c	0.01
Total Current Charges	\$18.24

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
800.700.8744

Page 3 of 3

Account number 9101 4645 6693

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
4377177	Actual	Aug 28 - Sep 26
Usage Values		
Billed kWh	596.335 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 - Aug 28 25 to Sep 26 25

Meter - 4377177

Customer Charge	\$13.83
Energy Charge	
596.335 kWh @ 12.219c	72.86
Fuel Charge	
596.335 kWh @ 3.630c	21.65
Asset Securitization Charge	
596.335 kWh @ 0.234c	1.40
Total Current Charges	\$109.74

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	\$0.10
Gross Receipts Tax	2.82
Total Taxes	\$2.92





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



3355 1 1

11-70054

HARVEST RIDGE CDD

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

Bill Number: 23102175

Billing Date: 9/22/2025

Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	8/7/2025	1154	9/8/2025	1256	32	102
Irrig Potable	230797244	8/7/2025	218	9/8/2025	220	32	2

Usage History

Water

September 2025	102	2	Previous Bill	1,431.31
August 2025	92	17	Past Due	1,431.31
July 2025	78	6	Current Transactions	
June 2025	76	15	Water	
May 2025	105	14	Water Base Charge	21.56
April 2025	96	13	Water Tier 1	13.0 Thousand Gals X \$2.10
March 2025	87	9	Water Tier 2	12.0 Thousand Gals X \$3.34
February 2025	0	14	Water Tier 3	13.0 Thousand Gals X \$6.69
January 2025	86	14	Water Tier 4	64.0 Thousand Gals X \$9.02
December 2024	130	10	Sewer	
November 2024	102	7	Sewer Base Charge	51.50
October 2024	5	1	Sewer Charges	102.0 Thousand Gals X \$6.94

Irrigation

Water Base Charge	21.56
Water Tier 1	13.0 Thousand Gals X \$3.34

Adjustments

Late Payment Charge	143.13
Total Current Transactions	1,683.94

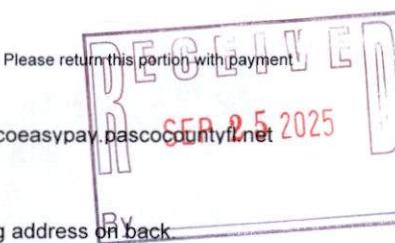
TOTAL BALANCE DUE

\$3,115.25

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



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Check this box if entering change of mailing address on back

Account # 1240500
Customer # 01545109

Past Due 1,431.31
Current Transactions 1,683.94

Total Balance Due **\$3,115.25**
Due Date **10/9/2025**

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

015451091124050082310217550003115259

**INVOICE**

Page 1 of 2

Invoice Number	2467424
Invoice Date	October 14, 2025
Customer Number	933104
Project Number	238201968

Bill To

Harvest Ridge CDD
Accounts Payable
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
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:	\$34,000.00
Authorization Previously Billed:	\$12,641.75
Authorization Budget Remaining:	\$21,075.00
Authorization Billed to Date:	\$12,925.00
Current Invoice Due:	\$283.25
For Period Ending:	October 3, 2025

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

Please contact Adam Fowler if you have any questions concerning this invoice.

E-mail: Adam.Fowler@Stantec.com

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

Page 2 of 2

Invoice Number

2467424

Project Number

238201968

Top Task 2025**Fy2025 General Consulting****Professional Services****Billing Level****Hours****Rate****Current Amount**

Level 09

Nurse, Vanessa M

0.25

0.25

183.00

45.75

45.75

Level 10

Waag, R Tyson (Tyson)

1.25

1.25

190.00

237.50

237.50**Professional Services Subtotal****1.50****283.25****Top Task 2025 Total****283.25**

Total Fees & Disbursements

\$283.25

INVOICE TOTAL (USD)**\$283.25**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-03	238201968	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-09-09	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	RESPOND TO DM REGARDING ACTION ITEMS UPDATES.	
2025-09-23	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR REGARDING GPR PROPOSAL.	
2025-09-24	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW WITH PMA.	
2025-09-25	238201968	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW GPR PROPOSAL AND SEND TO DM.	
Total subTask 2025				1.50			\$283.25		
Total Top Task 2025				1.50			\$283.25		
Total Project 238201968				1.50			\$283.25		

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

September 26, 2025
Client: 001605
Matter: 000001
Invoice #: 27221

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL; DRAFT RESOLUTION ADOPTING RECREATIONAL POLICIES.	0.9	\$337.50
8/11/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
8/11/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2024 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/12/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS; REVIEW AND REPLY TO EMAILS ABOUT POOL PERMIT AND CDD OWNERSHIP OF PROPERTY; REVIEW PLATS; DRAFT DEED AND GRANT OF EASEMENT RE: SAME.	3.2	\$1,200.00
8/18/2025	NT	PREPARE CORRESPONDENCE AND MEMOS TO G.COLGLAZIER, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
Total Professional Services			4.9	\$1,742.50

September 26, 2025
Client: 001605
Matter: 000001
Invoice #: 27221

Page: 2

Total Services	\$1,742.50
Total Disbursements	\$0.00
Total Current Charges	\$1,742.50
Previous Balance	\$2,245.00
PAY THIS AMOUNT	\$3,987.50

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	\$3,452.50
27072	August 27, 2025	\$535.00	\$0.00	\$0.00	\$0.00	\$2,277.50
Total Remaining Balance Due						\$3,987.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,277.50	\$1,710.00	\$0.00	\$0.00

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

October 22, 2025
Client: 001605
Matter: 000001
Invoice #: 27400

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	VKB	REVIEW AND REPLY TO EMAIL FROM B. RADCLIFF RE: TEMPLATE LETTER OF NOTICE TO IMPROVE FOR LANDSCAPING DEFICIENCIES AND AGENDA ITEMS FOR UPCOMING BOARD MEETING.	0.5	\$187.50
9/8/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
9/9/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	1.4	\$525.00
9/10/2025	VKB	REVIEW AND REPLY TO B. RADCLIFF RE: OPTIONS FOR REQUIRED 4-HOUR ANNUAL TRAINING FOR CDD SUPERVISORS.	0.3	\$112.50
9/15/2025	VKB	REVIEW EXECUTED DEED AND GRANT OF EASEMENT; PROCESS FOR RECORDING.	0.3	\$112.50
9/30/2025	VKB	REVIEW AND REPLY TO EMAIL FROM B. RADCLIFF RE: AGENDA ITEMS FOR OCTOBER MEETING.	0.2	\$75.00
Total Professional Services			3.1	\$1,162.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/18/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$47.50
9/19/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$24.45
Total Disbursements		\$71.95

October 22, 2025
Client: 001605
Matter: 000001
Invoice #: 27400

Page: 2

Total Services	\$1,162.50
Total Disbursements	\$71.95
Total Current Charges	\$1,234.45
Previous Balance	\$3,987.50
<i>Less Payments</i>	<i>(\$3,987.50)</i>
PAY THIS AMOUNT	\$1,234.45

Please Include Invoice Number on all Correspondence

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Harvest Ridge CDD

Board Meeting Date: 10/14/2025

	Name	In Attendance (Please 'X')	Paid
1	Michael Valle	<input type="checkbox"/> X	\$200
2	Jose Falcon	<input type="checkbox"/> X	\$200
3	Felix Leno	<input type="checkbox"/> X	\$200
4	Gary Colglazier	<input type="checkbox"/> N/A	PAID
5	Dawson Ransome	<input type="checkbox"/>	NOT PAID

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

Approved for payment:

Bryan Radcliff

District Manager Signature

10/14/2025

Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Harvest Ridge CDD

Board Meeting Date: 10/14/2025

	Name	In Attendance (Please 'X')	Paid
1	Michael Valle	<input type="checkbox"/> X	\$200
2	<u>Jose Falcon</u>	<input type="checkbox"/> X	\$200
3	Felix Leno	<input type="checkbox"/> X	\$200
4	Gary Colglazier	<input type="checkbox"/> N/A	PAID
5	Dawson Ransome	<input type="checkbox"/>	NOT PAID

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

Approved for payment:

Bryan Radcliff

District Manager Signature

10/14/2025

Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Harvest Ridge CDD

Board Meeting Date: 10/14/2025

	Name	In Attendance (Please 'X')	Paid
1	Michael Valle	<input checked="" type="checkbox"/>	\$200
2	Jose Falcon	<input checked="" type="checkbox"/>	\$200
3	Felix Leno	<input checked="" type="checkbox"/>	\$200
4	Gary Colglazier	<input type="checkbox"/>	PAID
5	Dawson Ransome	<input type="checkbox"/>	NOT PAID

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

Approved for payment:

Bryan Radcliff

District Manager Signature

10/14/2025

Date

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



AFFORDABLE LOCK & SECURITY

"Locksmiths & Security Integrators"

Affordable Lock & Security Solutions

1-888-999-LOCK (5625)

www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:

PO Box 31261

Tampa, FL 33631-3261

BILL TO

Harvest Ridge CDD
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE
318318

INVOICE DATE
Sep 23, 2025

JOB ADDRESS

Harvest Ridge
37278 Sharks Eye Lane
Zephyrhills, FL 33541 USA

Completed Date: 9/23/2025

Technician: Kayden P.

Payment Term: NET 10

Due Date: 10/3/2025

DESCRIPTION OF WORK

Replaced the deadbolt and Kik cylinder and rekeyed them together. Technician was requested to leave keys on top of a black display case.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
INITIAL 1 LAB	Mechanical Lock Service. Includes First Half Hour Labor.	1.00	\$164.00	\$164.00
ADD LAB	Additional Mechanical Labor	0.25	\$135.00	\$33.75
ADD RK	Additional Cylinders Rekeyed	1.00	\$29.75	\$29.75
POS-EA-050	Extended Area Service Charge	1.00	\$50.00	\$50.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
LSDC500SCC26D	*ALSP* - ALSS Universal Cylinder - SC1 - Satin Chrome Finish	1.00	\$41.07	\$41.07
LSDD610S32D	*ALSP* - ALSS Grade 2 Single Deadbolt - SC1 - Satin Stainless Finish	1.00	\$56.80	\$56.80

SUB-TOTAL	\$375.37
TAX 0%	\$0.00
TOTAL DUE	\$375.37
BALANCE DUE	\$375.37

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

- *Locksmith Services
- *High-Security Locks
- *Key card Access Control Systems
- *Security Cameras
- *Automatic Door Operators
- *Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above

NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

Sign here



Date 9/23/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here



Date 9/23/2025

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
20577	09/29/2025	\$619.00	10/29/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	NEW CHEMICAL STENNER PUMP FOR PH.	1	559.00	559.00
INSTALLATION	INSTALLATION	1	60.00	60.00
	SUBTOTAL			619.00
	TAX			0.00
	TOTAL			619.00
	BALANCE DUE			
				\$619.00

Pay invoice

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Harvest Ridge CDD
2005 Pan Am Circle
Tampa, FL, United States 33607

Invoice #	17751
Invoice Date	09-24-25
Balance Due	\$450.00

Item	Description	Unit Cost	Quantity	Line Total
District Managed Emails Setup	<ul style="list-style-type: none">Includes email setup and initial training for district board members.Email transfers are billed separately based on the required labor time.Additional charges apply for adding, removing, or modifying email accounts.Includes email and phone support during standard business hours.	\$450.00	1.0	\$450.00

Subtotal	\$450.00
Tax	\$0.00
Invoice Total	\$450.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$450.00

Invoice Ticket

Ticket Date	Wed 09-24-25 10:57 AM
Ticket #	12184
Subject	Google Business Email Onboarding

Ticket Issue

Changing from what they have to google email.

Initial Issue
Wed 09-24-25 10:57 AM
Thomas Giella

I found the person that is in charge of the dns and made introdction:
Jim - adaussies@gmail.com

CDD Manager:
Bryan.Radcliff@inframark.com

Ticket Comments

Date	Comment
Update Wed 09-24-25 04:09 PM Mark Johnson	Google Workspace tenant has been created with the following users: seat1@harvestridgecdd.com seat2@harvestridgecdd.com seat3@harvestridgecdd.com seat4@harvestridgecdd.com seat5@harvestridgecdd.com admin@harvestridgecdd.com
	All users have proper email and Vault licensing.
	The following records have been created and updated on the DNS registrar by Jim: . Domain Verification record . MX record . SPF record . DKIM record
	All temp user information has been sent to Bryan and Kelly.
Initial Issue Wed 09-24-25 10:57 AM Thomas Giella	Changing from what they have to google email.
	I found the person that is in charge of the dns and made introdction: Jim - adaussies@gmail.com
	CDD Manager: Bryan.Radcliff@inframark.com

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
Harvest Ridge CDD
Attn: Bryan Radcliff
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3668

Terms: Due on receipt

Invoice date: 10/01/2025

Due date: 10/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Custom "Parking For Amenity Use Only" (18x24) reflective metal sign. Installed on 10-ft galvanized u-channel post.	1	\$200.00	\$200.00
			Total	\$200.00	

FloridaCommerce, Special District Accountability Program

Check mailed Separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Invoice No: 93711
Annual Fee: \$175.00				Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

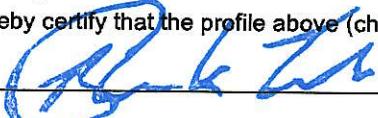
Harvest Ridge Community Development District
 Mr. Brian Lamb
 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:
3. Fax:
4. Email: Brian.Lamb@Inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: harvestridgecdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 03/27/2023
11. Creation Document on File: 03/27/2023
12. Date Established: 03/24/2023
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 23-09
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/17/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Harvest Ridge Community Development District 2005 Pan Am Cir Tampa FL 33607-2359 United States	161806	10/24/2025
	CUSTOMER ID	NET TERMS
	C3190	Due On Receipt
	PO#	DUE DATE
		10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 8-15-25 SPRINGHILL SUITES LAND : CDD Meeting \$163.18	1	Ea	163.18		163.18
Subtotal					163.18
<hr/>					
					Subtotal \$163.18
					Tax \$0.00
					Total Due \$163.18

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.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
10/16/2025	39365
Account	
Inframark	

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Inframark Attn: Bryan Radcliff 37059 Kings Crown Dr Zephyrhills, FL 33541 United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	10/16/2025		

Project Name	#1525 - Harvest Ridge Access Control/Cameras/Monitoring		
Billing Type	Down Payment		
Billing Method	Fixed Fee		
Original Down Payment	\$15,158.08		
Company Name	Inframark		
Company Name	Bryan Radcliff		
Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$15,158.08
	Total Products & Other Charges:		\$15,158.08

This invoice is for the down payment on approved quote #6417

80% Hardware: \$12,380.58
50% Services: \$2,777.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal: \$15,158.08 Sales Tax: \$0.00 Invoice Total: \$15,158.08 Payments: \$0.00 Credits: \$0.00 Balance Due: \$15,158.08
--	---

**Bill To:**

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

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

INVOICE	
INVOICE #	INVOICE DATE
TERMS	PO NUMBER
1013591	10/8/2025
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 7, 2025

Invoice Amount: \$2,958.29

Description	Current Amount
2 irrigation Main Line Leaks found on 9/30/25	
Irrigation Repairs	\$2,958.29

Excellence Invoice Total
\$2,958.29

IN COMMERCIAL LANDSCAPING

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



Proposal #: 613620

Date: 9/30/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for
Harvest Ridge CDD

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

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

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

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

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





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

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

AUTHORIZATION TO PERFORM WORK:

By

Bryan Radcliff

Bryan Radcliff - District Manager

Print Name/Title

Date 10/01/2025

Harvest Ridge CDD

Subtotal	\$2,958.29
Sales Tax	\$0.00
Proposal Total	\$2,958.29

THIS IS NOT AN INVOICE

4795













**Bill To:**

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

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

INVOICE

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2025

Invoice Amount: \$762.14

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

Excellence
Invoice Total \$762.14

IN COMMERCIAL LANDSCAPING

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

ACC2



Hunter®



ACC2

Hunter®



**Bill To:**

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

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.
Zephyrhills, FL 33541

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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.

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

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: Gendarilla, Arturo <agendarilla@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