

# *Harvest Ridge Community Development District*

**January 13, 2026**

## **Final Agenda Package**

### **TEAMS MEETING INFORMATION**

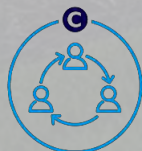
**Meeting ID: 281 494 108 290 48**  
**Call in: +1 (646) 838-1601**

**Passcode: Uz2E9rR2**  
**Phone Conference ID: 849 485 210#**

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



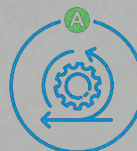
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# 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, January 13, 2026 – 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. Consideration of Amenity Rules/Signage.....Page 3
- B. Consideration of Open Board Seat.....Page 5
- C. Consideration of GeoView Proposal.....Page 7
- D. Consideration of Pavement Repairs.....Page 16
- E. Consideration of Resolution 2026-01, Revised Meeting Location for CDD Meetings.....Page 18
- F. Consideration of Plastic Bench Proposal.....Page 21
- G. Discussion of Traffic Controls.....Page 23
- H. Discussion of Amenity Access Status
- I. Discussion of Clubhouse Rental Form.....Page 27
- J. Aquatics Report.....Page 29
- K. Field Inspection Report.....Page 30

**6. Business Administration**

- A. Consideration of the Meeting Minutes from December 9, 2025.....Page 40
- B. Acceptance of Financials.....Page 44
- C. Acceptance of the Check Registers.....Page 52
- D. Consideration of Operations and Maintenance Invoices.....Page 53

**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, February 10, 2026, at 11:00 a.m.*

**District Office:**

Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

16615 Crosspointe Run  
Land O' Lakes, FL 34638



**65.5" x 56"**

# **POOL RULES**

**POOL MAX. DEPTH: 5 FEET 6 INCHES**

1. POOL HOURS: DAWN TO DUSK (UNLESS OTHERWISE STATED)
2. CHILDREN UNDER AGE 16 MUST HAVE ADULT SUPERVISION (18 YRS+).
3. (4) GUESTS PER HOUSEHOLD WITH ADULT SUPERVISION (18 YRS+).
4. ALL BATHERS MUST SHOWER BEFORE ENTERING THE POOL.
5. SWIM AIDS & AQUATIC EXERCISE EQUIPMENT PERMITTED. NO RAFTS.
6. SWIM AT YOUR OWN RISK. NO LIFEGUARD ON DUTY.
7. PEOPLE WITH CUTS, OPEN WOUNDS, SORES OR BLISTERS MAY NOT USE THE POOL.
8. ALL CHILDREN UNDER THE AGE OF 10 MUST HAVE ADULT SUPERVISION (18 YRS+) IN WATER OR ON POOL DECK.
9. SWIM DIAPERS REQUIRED ON YOUNG CHILDREN AND OTHER INCONTINENT INDIVIDUALS.
10. SMALL BALLS, RINGS OR TOYS SHOULD BE KEPT AT A MINIMUM WHEN OTHER BATHERS ARE PRESENT.
11. GLASS BOTTLES, GLASS & OTHER HAZARDOUS OBJECTS ARE PROHIBITED WITHIN THE POOL, POOL AREA, OR FACILITIES.
12. CONSUMPTION OF FOOD OR BEVERAGES WITHIN 4 FEET OF THE POOL'S WATER LINE IS FORBIDDEN.
13. NO DIVING, FLIPS, BACK JUMPS, OR OTHER FROM POOL SIDE.
14. NO RUNNING OR ROUGH PLAY PERMITTED IN THE POOL / DECK AREA.
15. MUSIC DEVICES MAY USED WITH HEADPHONES ONLY.
16. PROPER SWIM ATTIRE IS REQUIRED AT ALL TIMES. NO THONG SUITS.
17. ANY PERSON SUSPECTED OF BEING UNDER THE INFLUENCES OF ALCOHOL OR DRUGS IS PROHIBITED FROM ENTERING THE POOL OR FACILITIES.
18. ANIMALS ARE NOT PERMITTED ON THE POOL DECK/AREA EXCEPT FOR SERVICE ANIMALS.
19. THE POOL WILL CLOSE DURING ANY SEVERE OR DANGEROUS WEATHER CONDITIONS DETERMINED BY THE STAFF.
20. NO SMOKING/VAPING IN THE POOL OR DECK AREA.
21. CAPACITY LIMITATION FOR THIS POOL: 92 PERSONS
22. NO PARTIES AND/OR ORGANIZED EVENTS.

# **NO DIVING**

# ESTIMATE

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

### Estimate details

Estimate no.: 1816  
Estimate date: 01/06/2026

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Main Pool Rules" (65.5" x 56") 3mm maxmetal sign with 3M 180 vinyl. Install with self tap screws.	1	\$600.00	\$600.00
Total					\$600.00

Accepted date

Accepted by

# A. MARIE DEGROAT

## CERTIFIED SCRUM MASTER PROJECT MANAGER

### ABOUT ME

Certified ScrumMaster (CSM) and cross-functional project leader with 10+ years optimizing HR, payroll, and operations systems across global teams. Experienced in delivering end-to-end initiatives 10–30% faster through Agile practices, stakeholder alignment, and workflow automation. Skilled at evaluating user needs and translating them into scalable, data-driven solutions that improve accuracy, compliance, and overall experience across complex business processes.

### EDUCATION/ CERTIFICATIONS

**Certified ScrumMaster (CSM)/  
Certified Scrum Product Owner (CSPO)**  
Scrum Alliance

**Agile Essentials** – Scrum Alliance

**AI for Work & Life** – University of North Florida

**Masters, Project Management (MPM)  
Magna Cum Laude** – Keller Graduate School

### CONTACT

 (678) 230-4094

 alondra@londecomp.com

 [linkedin.com/in/ldegroat](https://www.linkedin.com/in/ldegroat)

 Tampa, FL

### CORE COMPETENCIES

Agile Project Delivery • Sprint Planning & Retrospectives • Cross-Functional Leadership • Risk & Issue Management • Stakeholder Communication • Process Optimization • System Implementation • Change Management • Performance Metrics • Budget & Resource Control • Remote Collaboration

### PROJECTS

**SK Ram Group** – Green Roofing Supply Chain Optimization Initiative. Led a workflow improvement project across operations, logistics, and warehouse teams to streamline ordering, vendor communication, and freight scheduling. The initiative increased on-time delivery rates from about 80 percent to more than 95 percent and reduced order-to-delivery cycle time by roughly 20 percent.

**Greenstaff Medical Staffing** – Delivered a full benefits module implementation in Employee Navigator, optimizing enrollment workflows, reducing manual errors, and increasing data visibility by 40%. Partnered with HRIS and technical teams to streamline eligibility, compliance, and configuration updates.

**Craneware, Inc** – Delivered a full-cycle payroll migration from Paychex to UKG, partnering with HR, finance, and technical teams to streamline data mapping, reporting logic, and compliance settings. Completed the rollout two weeks early and increased accuracy by 30%.

**Sinch AB** – Designed and rolled out centralized SharePoint workflow tools in partnership with HR, compliance, and regional leadership teams, standardizing processes across U.S. and Canada and lowering manual tracking by 50%.

### WORK EXPERIENCE

#### Operations and Project Manager – Consultant

SK Ram Group, LLC, Tampa, FL

09/2021–Present

- Manages end-to-end coordination for 20–30 green roofing material orders per month, ensuring accurate scoping, scheduling, and on-time delivery to contractor sites.
- Oversees vendor relationships, freight scheduling, and inventory controls, improving fulfillment speed by ~15% and reducing delivery issues across project sites.
- Built and maintained project trackers, timelines, and customer communication plans that cut response delays by ~30% and strengthened client satisfaction.
- Leads process improvements with warehouse and logistics teams to remove operational bottlenecks and raise order accuracy above 95%, applying a product mindset to prioritize enhancements based on user feedback and workflow needs.



## TECHNICAL PROFICIENCIES

- **Project & Collaboration Tools:** Jira, Trello, MS Project, Asana, Microsoft Office 365, SharePoint, Confluence
- **Systems & Platforms:** Salesforce, UKG, ADP WorkforceNow, Paychex, Paylocity, Workday, BambooHR, PeopleSoft
- **Analytics & Reporting:** Excel (Advanced), Power BI, ZoomInfo, TalentNeuron
- **Design & Documentation:** Adobe Acrobat XI, Canva, Concur, Deltek Vision

## CONSULTING PROJECTS

**Compensation Project Consultant,**  
IMI Mobile, 2019

**HR & Payroll Operations Consultant,**  
Chainalytics Inc/  
The Pedowitz Group 01/2015–9/2016

## PROFESSIONAL MEMBERSHIP

Women of Project Management

### Senior Project Leader – Payroll & Benefits Operations

Greenstaff Medical Staffing, Dallas, TX (REMOTE) 4/2024–10/2025

- Automated key payroll and compliance workflows, reducing processing time by 35% and improving data accuracy across regions.
- Identified user pain points and refined workflow requirements to prioritize high-impact enhancements, improving accuracy, compliance reliability, and the overall employee experience.
- Created and rolled out SOPs that reduced onboarding errors by 40% and strengthened audit readiness, partnering with IT and Finance to align deliverables with regulatory milestones and maintain zero compliance lapses.
- Facilitated sprint retrospectives and continuous improvement efforts that increased team velocity by 18% within two quarters.

### AVP, Sr. Sourcing Analyst – Project Management

Citigroup, Tampa, FL (REMOTE) 8/2021–4/2024

- Partnered with hiring managers and recruiters to understand staffing needs and build tailored sourcing strategies across diverse business roles.
- Identified and engaged passive candidates using LinkedIn Recruiter, Boolean search, ZoomInfo, and internal talent databases, improving pipeline quality and speed.
- Tracked sourcing funnel metrics and delivered weekly data reports to talent leadership, using data-driven insights to inform hiring decisions and guide strategy adjustments.
- Trained new sourcers on sourcing techniques, candidate messaging, and systems such as Workday and Eightfold, improving overall team efficiency and consistency.

### Senior Project Leader – Regional HR Operations

Craneware, Inc., Atlanta, GA (REMOTE) 9/2019–7/2021

- Delivered a full-cycle payroll and reporting platform implementation two weeks ahead of schedule, improving accuracy by 30%.
- Centralized documentation and standardized reporting processes, reducing manual work by 50% and ensuring consistent cross-border compliance.
- Directed compliance and immigration documentation projects, maintaining 100% regulatory accuracy across the U.S. and Canada.

### Project Manager – Regional HR Operations & Systems

Sinch AB, Atlanta, GA/Stockholm Sweden 1/2017–6/2019

- Implemented centralized HR data tools that reduced administrative effort by 35% and standardized operations across two countries.
- Delivered process improvements that increased employee self-service adoption by 45%.
- Collaborated with IT and Finance to integrate HR systems into the global reporting architecture, ensuring data consistency and reliable downstream reporting.



January 07, 2026

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

**Subject: Proposal to Perform a GPR Investigation  
Harvest Ridge CCD: Amenity Center Soil Saturation Site  
Zephyrhills, Florida  
GeoView Proposal Number: 12047p**

Mr. Waag,

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

Sincerely,

**GEOVIEW ASSOCIATES, INC.**

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

Enclosure

*A Geophysical Services Company*

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5709 First Avenue South  
St. Petersburg, FL 33709

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

## **Proposal**

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

## **Description of Site**

The project site is referred to as the Harvest Ridge CCD: Amenity Center Soil Saturation Site and is located near 4610 Sand Dollar Way in Zephyrhills, Florida. There are two study areas that are referred to as the Amenity Center and Empty Lot and are shown as Figures 1 and 2 (page 5).

The investigation is being prompted by poor drainage and elevated groundwater levels associated with possible perched water table conditions. The purpose of the geophysical survey will be to help characterize near-surface geological conditions at the project site and specifically to determine the lateral continuity and depth of possible near-surface clays that might be the cause of the suspected perched water table conditions.

## **Scope of Work**

GeoView will provide geophysical surveying services at the project site. The geophysical survey will be conducted using Ground Penetrating Radar (GPR). The GPR study will be performed using a GSSI SIR 4000 with a 350 MHz antenna. The GPR data will be conducted across a series of perpendicular transects spaced 5 feet (ft) apart in the areas in the accessible portions of the project site. Two to three of the GPR transects will be extended approximately 100 ft beyond the project site boundaries to determine the lateral continuity of any identified near-surface geological features. The GPR data will be digitally recorded for both analysis and archiving purposes. It is estimated that the investigation will take 1 day to complete.

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

In addition to the GPR study two hand augers will be performed within each of the study areas (total of 4). The hand augers will be continued to the top of clay or the water table.

## **Presentation of Results**

Results of the GPR investigation will be presented as a final report. As part of the final report an ACAD site drawing will be provided which indicates the location of any significant changes in near-surface geological conditions. The final report will be submitted to you within 7 days of completion of the fieldwork.



### **Compensation**

Cost to complete the survey will be \$1,500. This price is inclusive of all charges associated with the project. Unless otherwise agreed upon, GeoView shall be compensated for all services within 30 days of the invoice date. GeoView shall be paid in full regardless of whether the results of the geophysical survey are what Stantec anticipated. If it is determined during the survey that the geophysical survey will not achieve the objectives of the project, Stantec will immediately be notified. If a decision is made to discontinue the survey, only charges for time and materials costs to that point will be submitted.

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

### **Requirements of Client**

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

### **Limitations**

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

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

### **Other Terms and Conditions**

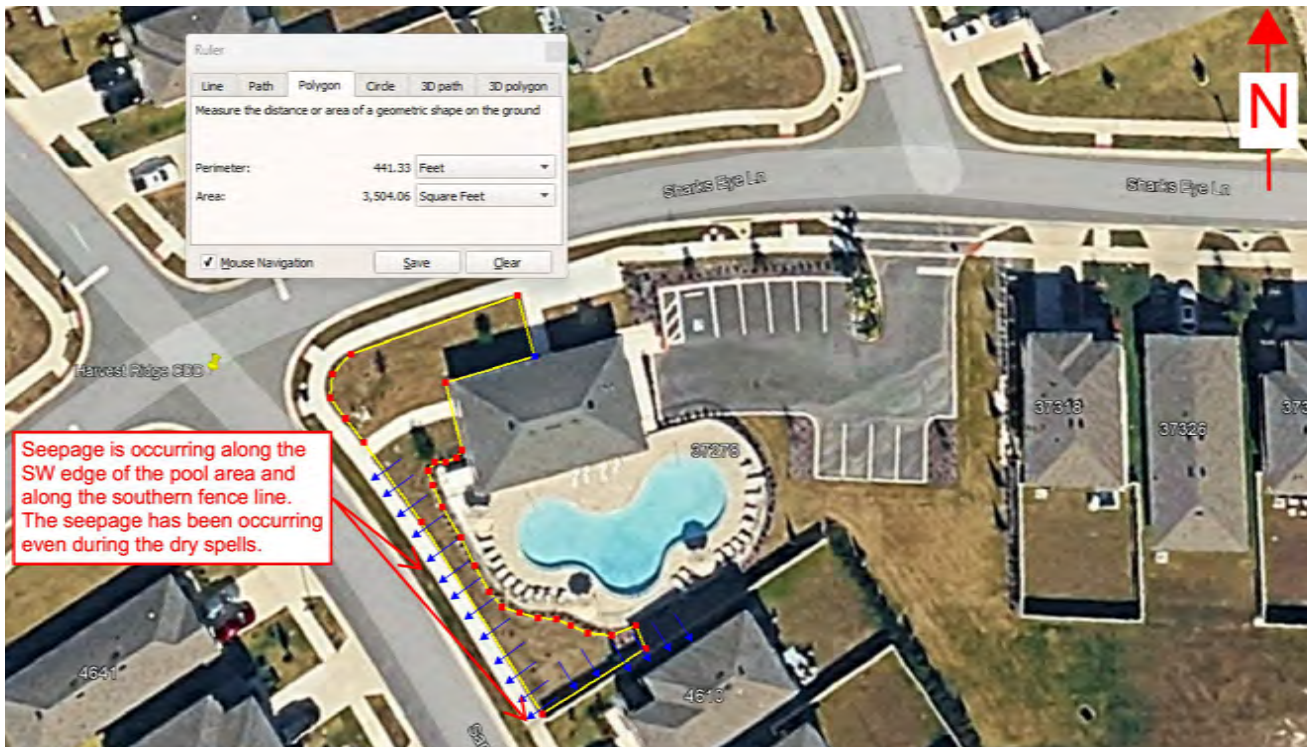
**Additional Insured:** If requested, Stantec will be named as an additional insured with respect to the services to be performed under this agreement.

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

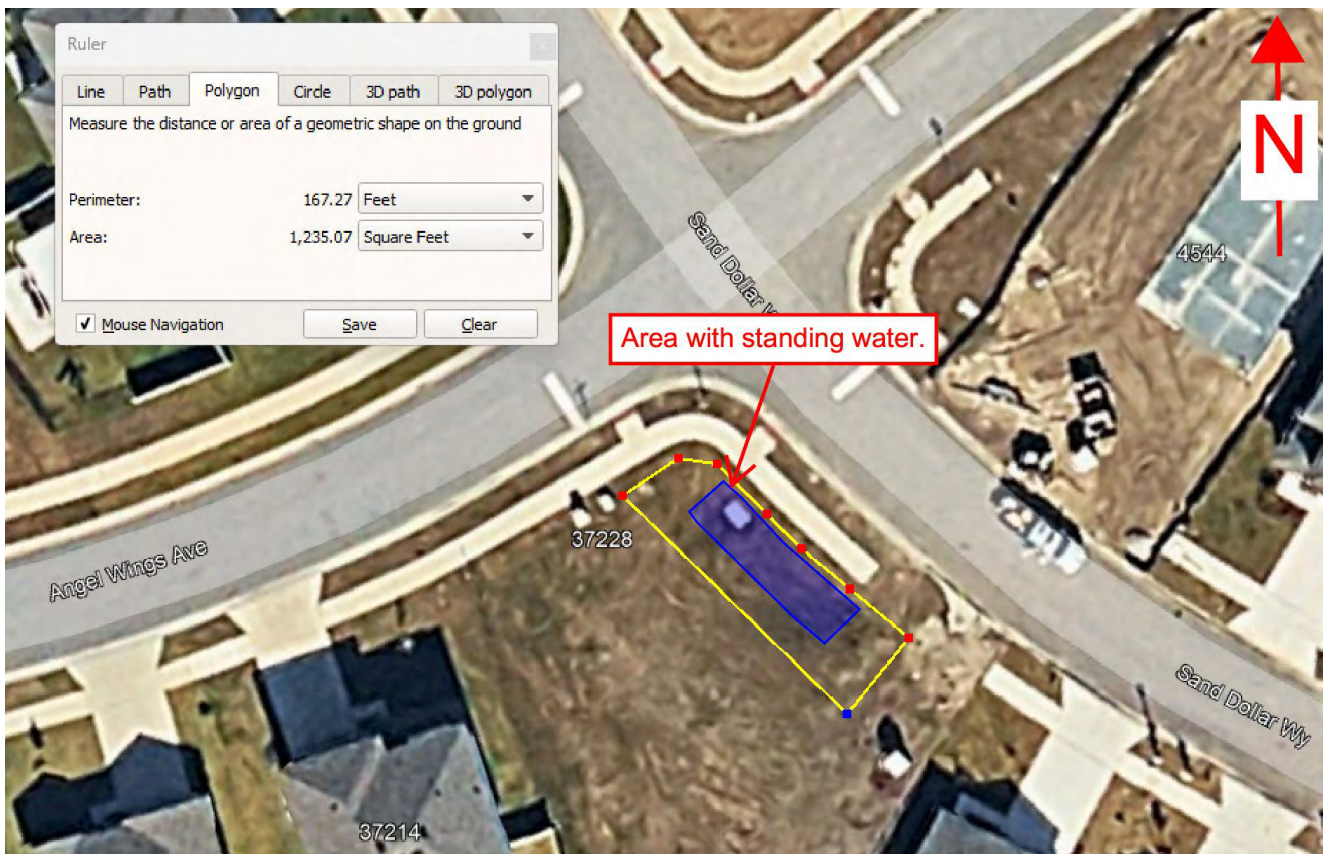
**Agreement:** This agreement represents the entire agreement between the parties and may only be modified in writing signed by both parties.

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

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



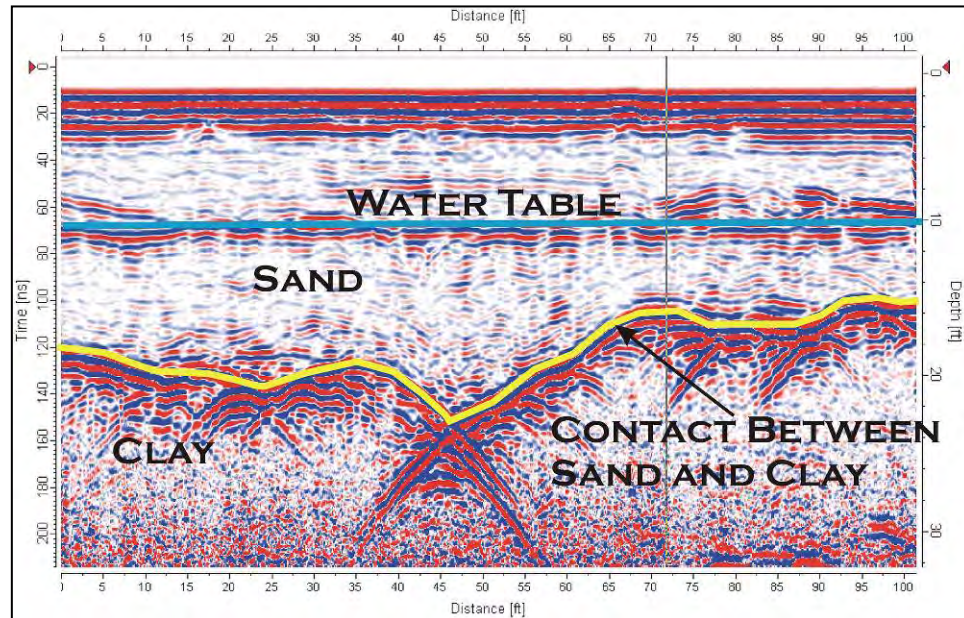
**Figure 1 – Site Location (Amenity Center)**



**Figure 2 – Site Location (Empty Lot)**



## Sample Data Output and Equipment Pictures



**Example GPR Data**



**Collection of GPR Data**



## GEOVIEW ASSOCIATES, INC. PROPOSAL ACCEPTANCE SHEET

Project Name: **Harvest Ridge CCD: Amenity Center Soil Saturation Site**  
 Project Location: **Zephyrhills, Florida**  
 GeoView Proposal #: **12047p**  
 Proposal Date: **January 07, 2026**  
 Description of Services: **Provide a GPR Survey**  
 Project Cost: **\$1,500**  
 Payment Terms: **Payable within 30 days of receipt of invoice** (GeoView accepts payment by credit card, a 2.5% processing fee will be added to the project cost)

### CHARGE INVOICE TO THE ACCOUNT OF:

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

### FOR APPROVAL OF CHARGES:

Firm: **Harvest Ridge CDD**  
 Address: **2005 Pan Am Circle, Tampa, FL**  
 Phone No.: **813-873-7300**                      Fax No: \_\_\_\_\_  
 Attention: **Bryan Radcliff - District Manager**

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

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

Client: **Bryan Radcliff**

---

Signature

By: *Bryan Radcliff*

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Title: **District Manager**

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Date Signed: **01/07/2026**

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GeoView Associates, Inc.

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*Michael J. Wightman*

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By: **Michael J. Wightman, P.G.**

---

Title: **President**

---

Date Signed: **January 07, 2026**

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## **General Description of Geophysical Methods**

### **Ground Penetrating Radar**

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components that transmits high frequency (200 to 2600 megahertz [MHz]) electromagnetic waves into the ground and records the energy reflected back to the ground surface. The GPR system consists of an antenna, which serves as both a transmitter and receiver, and a profiling recorder that both processes the incoming signal and provides a graphic display of the data. The GPR data can be reviewed real time as the data is collected and later reviewed using proprietary GPR data analysis software. GeoView uses GSSI and Mala GPR systems. Geological characterization studies are typically conducted using antenna frequencies ranging from 250 to 500 MHz.

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

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

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

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

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

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

Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607



Estimate #: 1033  
Date: 1/6/2026  
Valid until: 2/6/2026

Harvest Ridge  
37059 Kings Crown Dr  
Zephyrhills, FL 33541

8 panels replacement  
5x5

**Job location**

37059 Kings Crown Dr, Zephyrhills, FL 33541

Product / Service	Quantity	Unit price	Total
concrete	200	\$25.24	\$5,048.00
Replacing 8 sidewalk panels to raise the depressions in the sidewalk.			
This will get rid of the low spots in the sidewalk to allow for water to drain.			
8 panels 5x5			

Subtotal: \$5,048.00  
Total: \$5,048.00

Customer signature

Date

**Images**





Inframark  
Offices-Celebration-Tampa  
We are proud to provide a range of services for your community.

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Harvest Ridge Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

**Section 1.** The annual public meeting schedule of the Board for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “FY 2026”) attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Florida Commerce.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF JANUARY, 2026.**

**ATTEST:**

**HARVEST RIDGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

**SECRETARY/ASSISTANT SECRETARY**

---

**CHAIRMAN/VICE CHAIRMAN**

## **EXHIBIT A**

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

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harvest Ridge Community Development District shall be held at 1:00 p.m. at the New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545. The meeting dates are as follows:

<b>February 10, 2026</b>	<b>11:00 a.m.</b>
<b>March 10, 2026</b>	<b>11:00 a.m.</b>
<b>April 14, 2026</b>	<b>11:00 a.m.</b>
<b>May 12, 2026</b>	<b>11:00 a.m.</b>
<b>June 9, 2026</b>	<b>11:00 a.m.</b>
<b>July 14, 2026</b>	<b>11:00 a.m.</b>
<b>August 11, 2026</b>	<b>11:00 a.m.</b>
<b>September 8, 2026</b>	<b>11:00 a.m.</b>

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

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

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

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

Inframark, District Management

*Publish:* \_\_\_\_\_ - \_\_\_\_\_, 2026

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



Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607



Estimate #: 1042  
Date: 1/8/2026  
Valid until: 2/21/2026

Harvest Ridge  
37059 Kings Crown Dr  
Zephyrhills, FL 33541

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.  
100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.  
Natural-looking wood material never needs sanding, sealing, painting or staining.  
Durable 2" thick planks pre-drilled for easy assembly.  
Comfortable and durable.  
Polly Plastic bench install with concrete pad

### Job location

37059 Kings Crown Dr, Zephyrhills, FL 33541

Product / Service	Quantity	Unit price	Total
Material	1	\$700.00	\$700.00
7x4 concrete pad			
Labor included			
Material	1	\$1,275.00	\$1,275.00
Polly Plastic Bench 6ft in length cedar color			
Subtotal:			\$1,975.00
Total:			\$1,975.00

Customer signature

Date

### Images

#### Recycled Plastic Bench with Back - 6', Cedar



Virtually maintenance free! Recommended for  
warehouse office, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick plastic pre-drilled for easy assembly.
- Comfortable and durable.
- [Mounting brackets](#) sold separately.

Inframark

Offices-Celebration-Tampa

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(<https://pascosheriff.com>)

## Traffic Complaint

Day(s) of Week Problem Occurs

☐ Every day ☐ Mon. ☐ Tues. ☐ Wed. ☐ Thurs. ☐ Fri. ☐ Sat. ☐ Sun.

Time of Day

☐ 24 hours ☐ Midnight to 3am ☐ 3am to 6am ☐ 6am to 9am  
☐ 9am to 12 noon ☐ 12 noon to 3pm ☐ 3pm to 6pm ☐ 6pm to 9pm  
☐ 9pm to 12 midnight

Location of Complaint

ie: US 19/SR 54

Street and Closest Cross Street

City \*

ie: Port Richey/Dade City

Contact Phone Number \*

▾ (201) 555-0123

Contact Email Address



Violation

☐

is a School Zone

☐

Violation is a Construction Zone



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Comments

(<https://pascosheriff.com>)

Details on the type of problem

Image upload



Drag & Drop Files, [Choose Files to Upload](#)

You can upload up to 3 files.

Upload images only in .jpg, .png, .gif, .jpeg and .pdf format

Make

Model

Color

Tag

ie: Toyota, Chevrolet

ie: Camry, Malibu,

ie: Blue, Green, Red

ie: ABC123

Security Question \*

What is 9+4?

Submit







# JOIN OUR TEAM!

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(<https://joinpsos.com>)

(<https://pasco.sheriff.com>)

## Sheriff's Operation Center

Emergencies: **9-1-1**


Non-Emergencies

☎ (727) 847-8102 (tel:727-847-8102) – Option 7


## Sheriff's Administration Office


📍 8661 Citizens Dr.  
New Port Richey, FL 34654

☎ (727) 847-5878 (tel:727-847-5878)

(<http://www.facebook.com/pasco.sheriff/>)  
 <http://www.facebook.com/pasco.sheriff/>

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(<http://www.instagram.com/pascoheriffoffice>)  
 <http://www.instagram.com/pascoheriffoffice>





# NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

## Community Development District- Clubhouse Rental Form

Today's Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Rental Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

*\*If a reoccurring meeting schedule is required, please fill  
in requested dates on the provided calendar below\**

# 2026

January						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

*Please Print Clearly Below*

### Contact Information:

Name of Community Development District: \_\_\_\_\_

Name of District Manager: \_\_\_\_\_

District Manager's Email: \_\_\_\_\_

District Manager's Phone/Cell: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

### Invoice & Billing Information:

Billing Address:

---

---

Email where invoice should be sent: \_\_\_\_\_

## Clubhouse Rental Policy and Rules

All rental and deposit checks will be deposited when booking the event. After your event, the clubhouse will be inspected for cleanliness. If the inspection is approved, you will be mailed your deposit refund as soon as possible after the event. Final approval is given at the sole discretion of the District Manager. If the clubhouse fails inspection after your event, you will receive the balance of your deposit minus a cleaning fee of \$25.00 per hour and charges for any damage or time overage. ***It is your responsibility to call or email and get the code to the lock box 24 hours in advance of the reservation. Failure to do so means forfeiting your reservation.***

1. Residents reserving the clubhouse will be responsible for their own cleaning supplies and trash bags. All trash must be placed in trash bags outside of the clubhouse door following the event.
2. Keys may be picked up no earlier than 1 hour prior to the event during nonnal business hours, unless special arrangements are made with the District Field Manager. Keys not returned immediately following the event will result in a charge of \$40.00 against the deposit for replacement.
3. The facility shall not be rented beyond the agreed time.
4. Absolutely no decorations on walls, window dressing, fans or ceilings (no staples, no nails, no tape, no tacks and no screws). Stand up decorations and table top decorations are permitted. Balloons are only allowed **inside** the clubhouse.
5. Renter must assign a person to let party guests into the clubhouse and open doors for guests' use of the restrooms. Restroom doors, main gate and pool gate are **not** to be propped open.
6. No bathing suits permitted in the clubhouse, shoes and shirts are required.
7. No grills or cooking permitted in or outside the facility. This is by order of the Fire Marshall.
8. Rental fees for other CDD's are determined by the New River CDD Board Members- price will be agreed upon prior to reservation of Meeting Dates.
9. CDD's meetings must be held within the clubhouse and should **not** be held outside in the pool area. Rental fee does not include access to amenities such as the pool.
10. The amenities, exterior area, and furniture may **not** be used exclusively for party purposes. They are for the community's use.
11. Pool usage is by Resident/Member Pass only. All pool rules and guest limitations apply to that pass.
12. Cancellation of a booked event two weeks prior will receive full refund of the rental fee and deposit. Cancellation within two weeks of the event will result in the rental fee being retained and deposit returned.
13. NO SMOKING is permitted in the Clubhouse. All smoking materials used outside must be placed in approved containers.
14. ***IN THE CASE OF EMERGENCY, CALL 911.***
15. All regulations are subject to change by the Board of Supervisors of the New River COD.
16. NO ALCOHOL ALLOWED without prior proof of a licensed bartender and a copy of their license is submitted, along with prior proof of their insurance listing the CDD and its Staff/ as additionally insured.

**District Manager's Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

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



## Daily Logs List

---

Dec 1, 2025

**Job:** Harvest Ridge

**Title:**

**Added By:** TS

**Log Notes:**

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

**Weather Conditions:**

Partly cloudy with showers

Mon, Dec 1, 2025, 9:26 AM



Partly cloudy with showers

**82°F**

**63°F**

Wind: 10 mph

Humidity: 96%

Total Precip: 0"

**Attachments:** 6





## Harvest Ridge CDD

Field Inspection Report - December - Yellowstone

Monday, December 29, 2025

Prepared For Board of Supervisors

13 Items Identified

Paul Young

District Field Inspector

**Green - Completed**

**Red – Item has not been addressed**

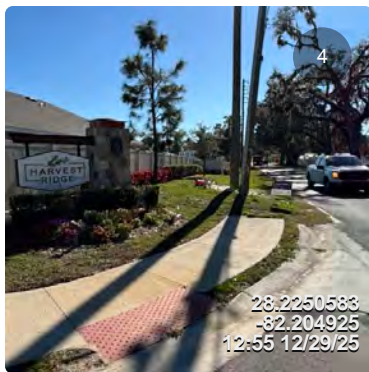
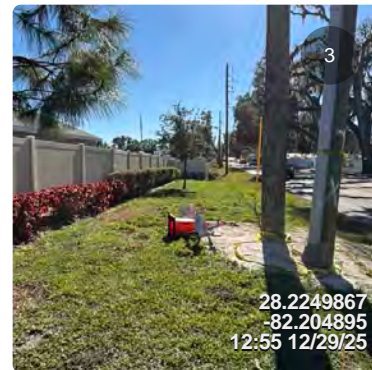
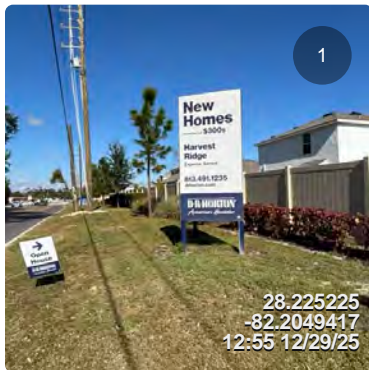
**Orange - Monitoring / In progress**



## Item 1 - Allen Road Frontage / Harvest Ridge Entrance

Assigned To: Yellowstone Landscape

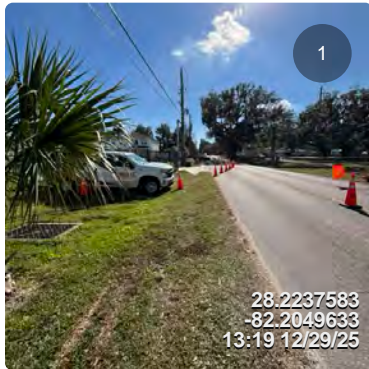
- Trimming: Landscape along Allen Road frontage is evenly trimmed.
- Annual Rotation: **Annuals have not been rotated at this time. Rotation will be scheduled once construction progresses further along Allen Road and away from the Harvest Ridge entrances.**



## Item 2 - Allen Road

Assigned To: [District Manager](#)

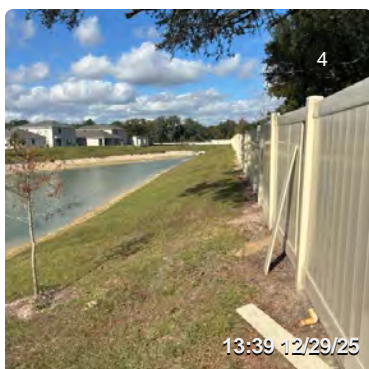
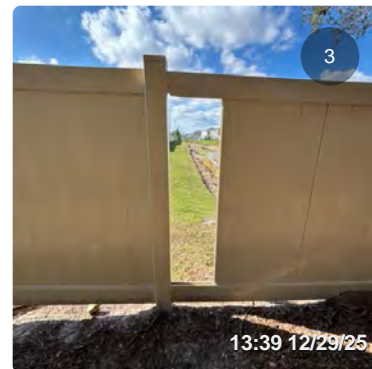
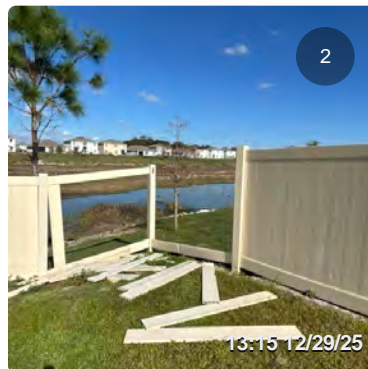
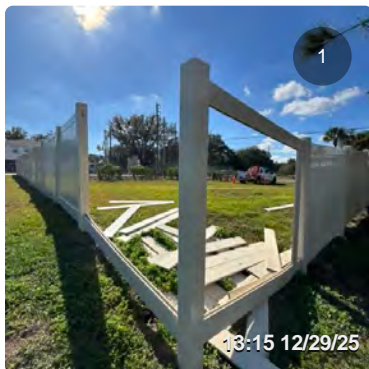
Landscaping along the frontage area has been restricted. Fallen tree limbs and weeds will resume removal once the area is clear of road closures and obstructions.



## Item 3 - Fence Panels

Assigned To: [Inframark Maintenance Solutions](#)

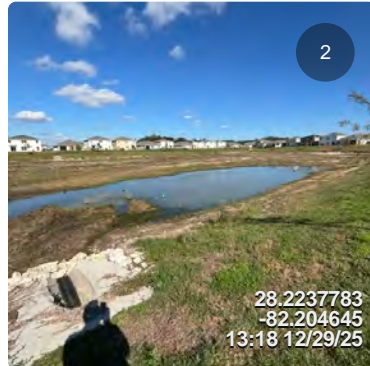
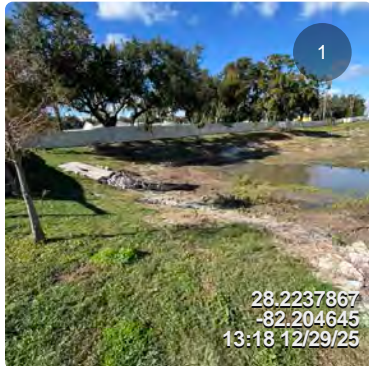
Inframark Maintenance Solutions will inspect the fence panels that have fallen out behind the lift station. Other areas along Lane road have also experienced panels missing. No materials are needed, presumed the wind has caused the fence issues.



## Item 4 - Allen Road

Assigned To: Cypress Creek Aquatics

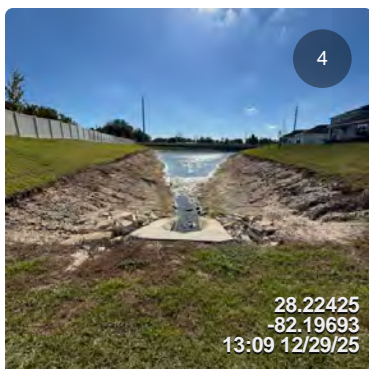
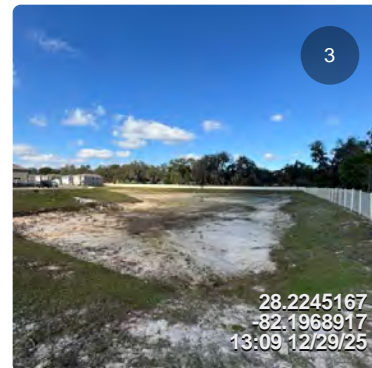
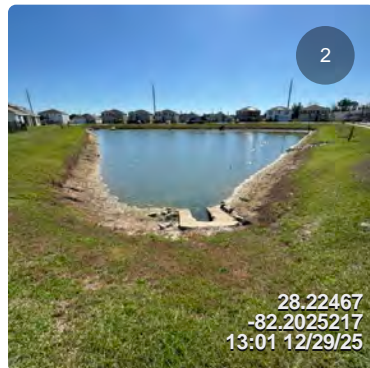
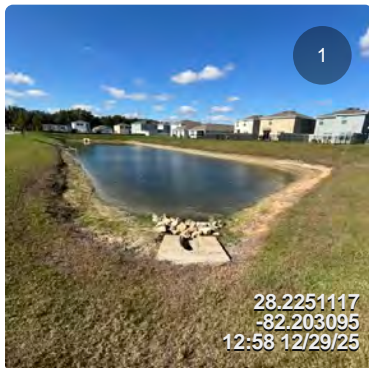
Pond (1) is low but holding water. Bank maintenance has been maintained.



## Item 5 - Pond Maintenance

Assigned To: Cypress Creek Aquatics

Ponds 2/3/5/6 have low water levels but is holding water.

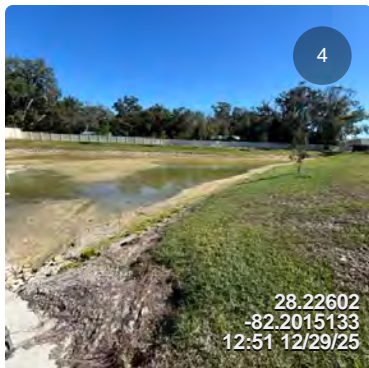
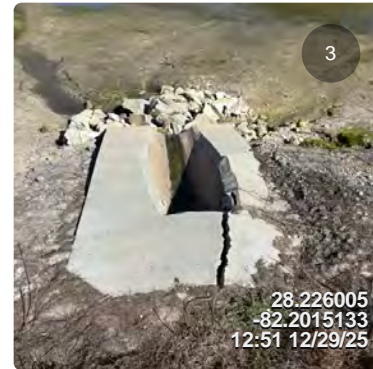




## Item 6 - Pond 4

Assigned To: Cypress Creek Aquatics / District Manager

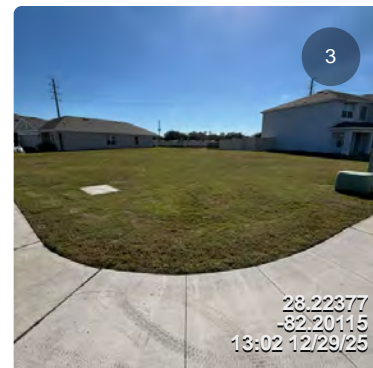
Pond (4) has low water levels but is holding water. The main concrete control structure has cracks



## Item 7 - Pocket Park

Assigned To: Yellowstone Landscaping

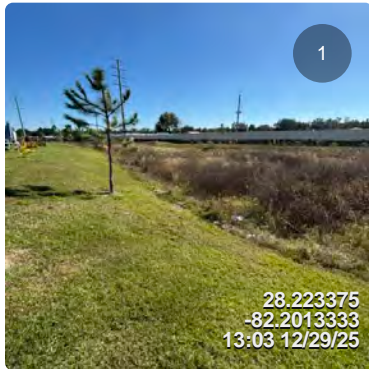
Pocket parks are well maintained.



## Item 8 - Mitigation Area

Assigned To: [Yellowstone Landscaping](#)

Yellowstone has been maintaining the banks per maintenance scope. **Ant piles observed during service has to be treated regularly.**



## Item 9 - Mailbox

Assigned To: [District Manager](#)

Mailbox kiosk is intact and operational. **The fence along the resident homes will be scheduled for cleaning.**

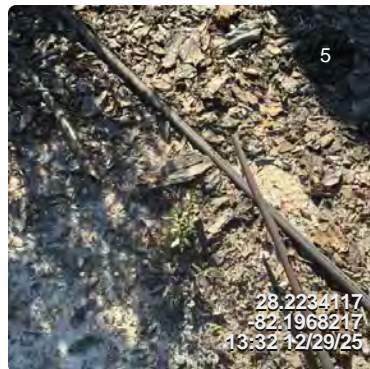
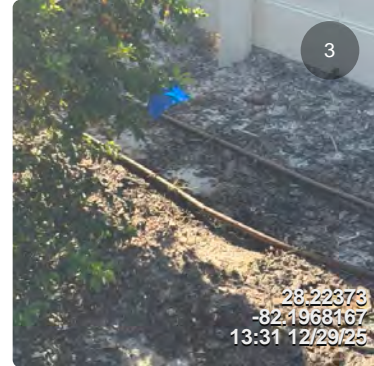
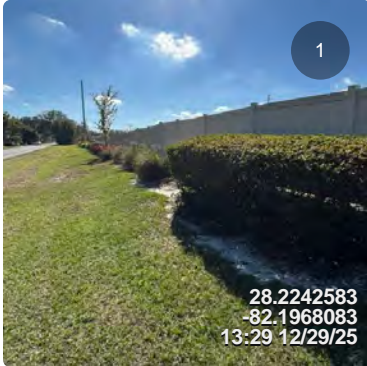




## Item 10 - Lane Road

Assigned To: Yellowstone Landscaping

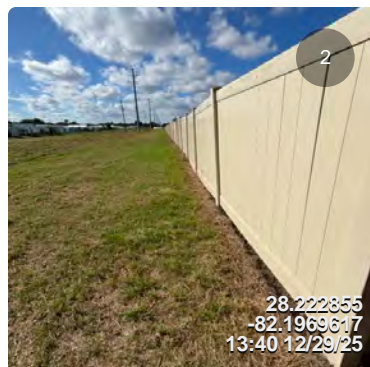
1. Landscaping: The landscaping along Lane Road is nicely trimmed.
2. Irrigation Repairs: The irrigation system has been repaired since the last report.
3. Remaining Issues: **There are still two areas with problems, marked with a blue flag.**



## Item 11 - South Property Buffer

Assigned To: Yellowstone Landscaping

1. Field Condition: The field along the south perimeter is being maintained.
2. Vegetation Control: **Yellowstone has begun treatment along the fence line to reduce unwanted growth.**

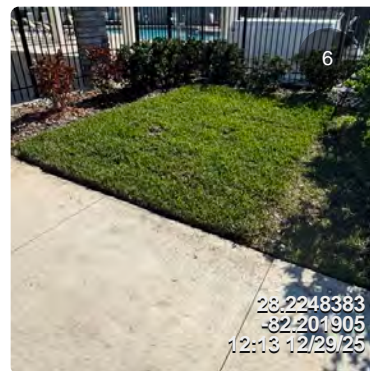
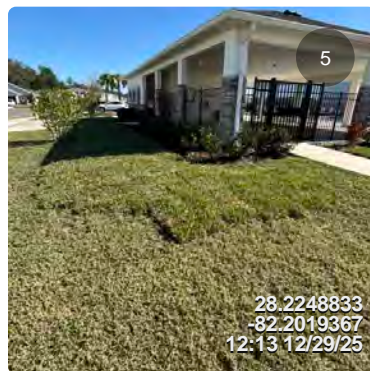
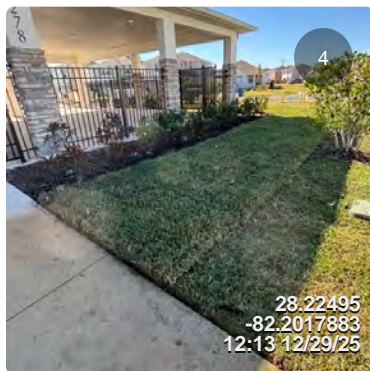
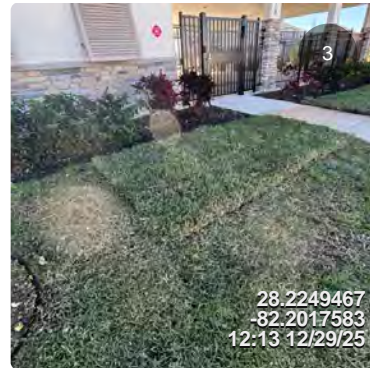




## Item 12 - Amenity Center Landscape

Assigned To: [Yellowstone Landscaping](#)

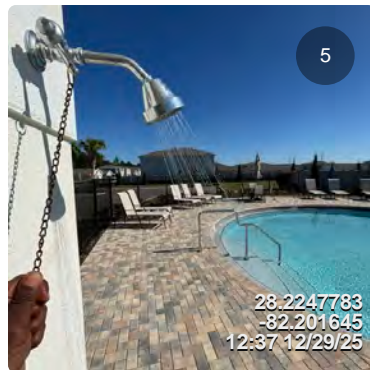
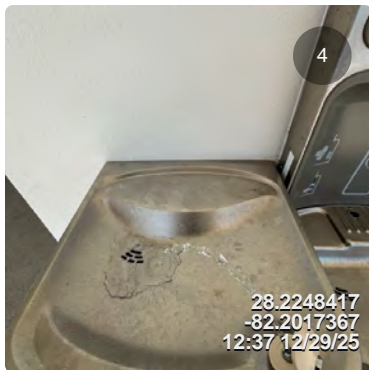
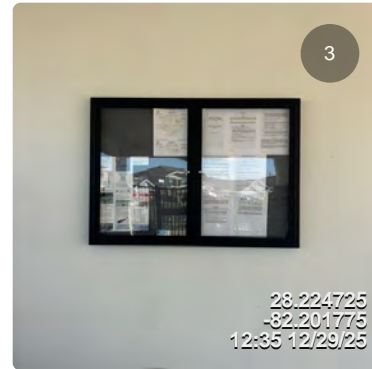
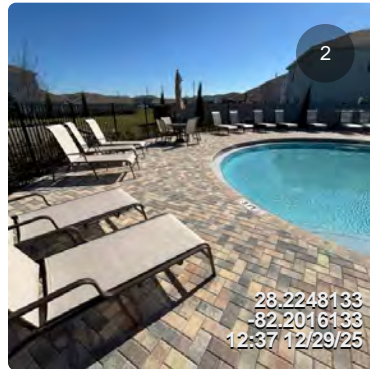
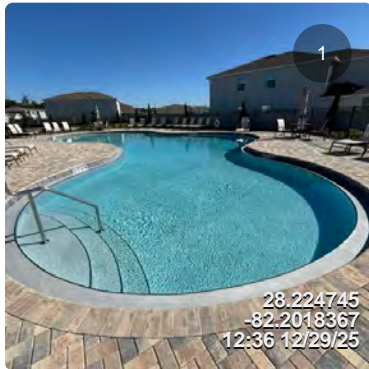
The landscaping around the center is well maintained. **Yellowstone will return to correct the sod install by leveling the new sod to match the height of the existing sod. The mulch refresh is scheduled for January.**



## Item 13 - Pool

Assigned To: District Manager

The pool is clear and blue. The furniture is intact and clean. All bathrooms, showers and water fountains are functioning. The communication board is clean and legible.





## Daily Logs List

---

Dec 1, 2025

**Job:** Harvest Ridge

**Title:**

**Added By:** TS

**Log Notes:**

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

**Weather Conditions:**

Partly cloudy with showers

Mon, Dec 1, 2025, 9:26 AM



Partly cloudy with showers

**82°F**

**63°F**

Wind: 10 mph

Humidity: 96%

Total Precip: 0"

**Attachments:** 6



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

The regular meeting of the Board of Supervisors of the Harvest Ridge Community Development District was held on Tuesday, December 9, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Michael Valle	Chairperson
Gary Coglazier	Vice Chairperson
Jose Falcon	Assistant Secretary ( <i>via phone</i> )
Felix Leno	Assistant Secretary

Also, present were:

Bryan Radcliff	District Manager
Vivek Babbar	District Counsel ( <i>via phone</i> )
Tyson Waag	District Engineer ( <i>via phone</i> )
Christian Kline	Stantec
Paul Young	Field Manager
Clive Huh	MHD ( <i>via phone</i> )
Josh Hamilon	Yellowstone
John Weaver	District Manager

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Motion to Approve Agenda**

**/Staff Accountant**

There were no updates.

**THIRD ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Parking/Towing Policy**

The Board reviewed the District's recently adopted Parking and Towing Policies and engaged in discussion with District Engineering. Following the discussion, the Board approved a motion to amend the existing rules to include the following provisions: implementation of random patrols by the towing service in lieu of daily checks; establishment of "open parking" periods in observance of federal holidays; and the option for residents to contact District management regarding special parking requests.

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the Board approved to alter the existing Rules with the following items: Random patrols by tow service as opposed to daily checks, "open parking" dates around federal holidays, and the option to contact district management with special parking requests

#### **B. Discussion of Amenity Drainage**

The Board reviewed the drainage/flooding issues at the amenity area and the empty lot at Angel Wing and Sand Dollar.

On MOTION by Mr. Falcon, seconded by Mr. Colglazier, with all in favor, the Board approved a not-to-exceed amount of \$2,500 with the GeoView to inspect the two areas.

#### **C. Discussion of Vacant Board Seat**

Mr. Radcliff informed the Board that an electronic blast was distributed to all residents through the HOA regarding the open seat on the Board of Supervisors. He further confirmed that District Management will continue soliciting submissions from residents until the vacancy is filled.

#### **D. Consideration of Engagement Letter from Grau & Associates**

On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the Board approved the Engagement Letter from Grau & Associates for audit services for Fiscal Year 2025.

#### **E. Consideration of Sod Replacement Proposal**

On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the Board approved a proposal from Yellowstone for Sod and Pine Bark Mulch replacement at the amenity center.

**F. Ratification of Yellowstone Debris-Clean-Up-Proposal**

On MOTION by Mr. Colglazier, seconded by Mr. Falcon, with all in favor, the Board ratified the Debris Clean-Up Proposal.

**G. Field Inspection Report**

Mr. Young presented his Field Services Report to the Board. Mr. Hamilton also commented on the upcoming enhancements to the landscaping that he will have for the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Meeting Minutes**

**1. November 11, 2025 Regular Meeting Minutes**

**B. Acceptance of Financials**

**1. October 2025 Financials**

**C. Acceptance of the Check Registers**

**1. October 2025 Check Register**

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

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

The Board reviewed the meeting minutes and the check register, and the O&M invoices.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There were no updates.

**B. District Counsel**

There were no updates.

**C. District Manager**

Mr. Radcliff provided the Board with updates regarding the search for an alternative meeting location, revisions to the Amenity Rules and Procedures, proposals for pavement repairs, and the status of the recently completed camera and access control installations at the amenity area.

**SEVENTH ORDER OF BUSINESS****Supervisors' Comments**

Mr. Colglazier - Requested that the District Manager look into installing a bench at the bus stop.

Mr. Falcon - Requested benches at ponds 2 and 3.

Mr. Valle - Requested follow-up on installing speed bumps and confirmed DM will proceed with requesting Pasco County for Traffic Enforcement within the community.

**EIGHTH ORDER OF BUSINESS****Public Comments**

There were no audience comments.

**NINTH ORDER OF BUSINESS****Adjourned**

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

\_\_\_\_\_  
Brian Radcliff  
District Manager

\_\_\_\_\_  
Michael Valle  
Chairperson



*Harvest Ridge  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



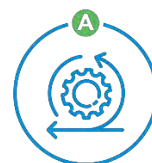
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash In Bank	\$ 355,706	\$ -	\$ -	\$ -	\$ 355,706
Accounts Receivable - Other	67,208	-	-	-	67,208
Due From Others	6,062	-	-	-	6,062
Due From Other Funds	-	19	-	-	19
Investments:					
Acquisition & Construction Account	-	-	6,045	-	6,045
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	333,810	-	-	333,810
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
<b>TOTAL ASSETS</b>	<b>\$ 454,649</b>	<b>\$ 409,194</b>	<b>\$ 6,045</b>	<b>\$ 4,440,000</b>	<b>\$ 5,309,888</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 4,879	\$ -	\$ -	\$ -	\$ 4,879
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
<b>TOTAL LIABILITIES</b>	<b>4,879</b>	<b>-</b>	<b>19</b>	<b>4,440,000</b>	<b>4,444,898</b>
<b><u>FUND BALANCES</u></b>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	409,194	-	-	409,194
Capital Projects	-	-	6,026	-	6,026
Unassigned:	424,097	-	-	-	424,097
<b>TOTAL FUND BALANCES</b>	<b>449,770</b>	<b>409,194</b>	<b>6,026</b>	<b>-</b>	<b>864,990</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 454,649</b>	<b>\$ 409,194</b>	<b>\$ 6,045</b>	<b>\$ 4,440,000</b>	<b>\$ 5,309,888</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,043	\$ 2,043	0.00%
Special Assmnts- Tax Collector	-	384,931	384,931	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
<b>TOTAL REVENUES</b>	<b>355,150</b>	<b>386,974</b>	<b>31,824</b>	<b>108.96%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Dissemination Agent	-	4,750	(4,750)	0.00%
ProfServ - Info Technology	600	600	-	100.00%
Recording Secretary	2,400	1,125	1,275	46.88%
Field Management	12,000	4,500	7,500	37.50%
Assessment Roll	-	1,250	(1,250)	0.00%
District Counsel	8,500	2,659	5,841	31.28%
District Engineer	9,500	3,755	5,745	39.53%
Administration	4,500	3,575	925	79.44%
District Management	25,000	6,250	18,750	25.00%
Accounting Services	9,000	3,000	6,000	33.33%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	75	425	15.00%
Rentals and Leases	600	843	(243)	140.50%
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	(1,186)	4,686	-33.89%
Misc-Non Ad Valorem Taxes	-	201	(201)	0.00%
Bank Fees	200	266	(66)	133.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Admin Services	1,200	600	600	50.00%
Misc Admin	250	300	(50)	120.00%
Onsite Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	(275)	450	-157.14%
Short Term Loan Admin/Interest	7,000	3,125	3,875	44.64%
<b>Total Administration</b>	<b>124,650</b>	<b>54,972</b>	<b>69,678</b>	<b>44.10%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Electric Utility Services</u></b>				
Amenity Internet	750	261	489	34.80%
Street Lights	20,000	2,353	17,647	11.77%
Water/Waste	15,000	2,249	12,751	14.99%
Electric Utility Services	12,000	1,100	10,900	9.17%
<b>Total Electric Utility Services</b>	<b>47,750</b>	<b>5,963</b>	<b>41,787</b>	<b>12.49%</b>
<b><u>Landscape Services</u></b>				
R&M Drainage	1,000	-	1,000	0.00%
Landscaping - R&M	1,000	765	235	76.50%
Landscaping - Annuals	2,500	-	2,500	0.00%
Landscaping - Mulch	2,500	-	2,500	0.00%
Landscape Maintenance - Contract	55,000	18,645	36,355	33.90%
Wetland Maintenance	6,500	2,895	3,605	44.54%
Irrigation Maintenance	6,000	859	5,141	14.32%
Contingency Reserve	60,000	17,213	42,787	28.69%
<b>Total Landscape Services</b>	<b>134,500</b>	<b>40,377</b>	<b>94,123</b>	<b>30.02%</b>
<b><u>Amenities</u></b>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	2,460	9,540	20.50%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	1,395	3,605	27.90%
Amenity R&M	5,000	6,700	(1,700)	134.00%
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	744	9,256	7.44%
Annual Stormwater Report	3,500	-	3,500	0.00%
Playground Equipment	500	-	500	0.00%
Misc Admin	1,150	755	395	65.65%
<b>Total Amenities</b>	<b>48,250</b>	<b>12,787</b>	<b>35,463</b>	<b>26.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>355,150</b>	<b>114,099</b>	<b>241,051</b>	<b>32.13%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	272,875	272,875	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>176,895</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 449,770</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,560	\$ 1,560	0.00%
Special Assmnts- Tax Collector	-	321,526	321,526	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
<b>TOTAL REVENUES</b>	<b>301,500</b>	<b>323,086</b>	<b>21,586</b>	<b>107.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Short Term Loan Admin/Interest	228,244	114,888	113,356	50.34%
<b>Total Debt Service</b>	<b>298,244</b>	<b>114,888</b>	<b>183,356</b>	<b>38.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>298,244</b>	<b>114,888</b>	<b>183,356</b>	<b>38.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	3,256	208,198	204,942	6394.29%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,256</b>	<b>-</b>	<b>(3,256)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,256</u>	<u>\$ 208,198</u>	<u>\$ 198,430</u>	<u>6394.29%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>200,996</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 409,194</u></b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 56	\$ 56	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>56</b>	<b>56</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	56	56	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>5,970</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 6,026</u></b>		

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303  
**Statement No.** 12-25

**Statement Date** 12/31/2025

<b>G/L Account No. 101002 Balance</b>	355,706.08	<b>Statement Balance</b>	358,437.82
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	358,437.82
<b>Subtotal</b>	355,706.08	<b>Outstanding Checks</b>	-2,731.74
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	355,706.08
<b>Ending G/L Balance</b>	355,706.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
12/02/2025		JE000296		Valley National Bank	4,080.72	4,080.72	0.00
12/05/2025		JE000297	Special Assmnts-Tax Collector	Valley National Bank	593,510.16	593,510.16	0.00
12/10/2025		JE000298	Special Assmnts-Tax Collector	Valley National Bank	11,443.92	11,443.92	0.00
12/17/2025		JE000320	Special Assmnts-Tax Collector	Valley National Bank	15,303.98	15,303.98	0.00
12/31/2025		JE000323	Interest - Investments	Interest Income	1,397.49	1,397.49	0.00
<b>Total Deposits</b>					625,736.27	625,736.27	0.00
<b>Checks</b>							
11/17/2025	Payment	300025	DUKE ENERGY	Inv: 110725-8604	-18.80	-18.80	0.00
11/17/2025	Payment	300026	DUKE ENERGY	Inv: 110725-4743	-18.80	-18.80	0.00
11/17/2025	Payment	300027	DUKE ENERGY	Inv: 110725-5047	-239.76	-239.76	0.00
11/18/2025	Payment	1144	FELIX B. LENO	Check for Vendor V00045	-200.00	-200.00	0.00
11/18/2025	Payment	1147	INFRAMARK LLC	Check for Vendor V00003	-7,794.00	-7,794.00	0.00
11/25/2025	Payment	1153	Mike Fasano, Pasco County Tax Collector	Check for Vendor V00016	-114.00	-114.00	0.00
12/03/2025	Payment	1155	BLUE LIFE POOL SERVICE	Check for Vendor V00034	-800.00	-800.00	0.00
12/03/2025	Payment	1156	Harvest Ridge CDD	Check for Vendor V00027	-4,928.65	-4,928.65	0.00
12/03/2025	Payment	1157	INFRAMARK LLC	Check for Vendor V00003	-7,038.16	-7,038.16	0.00
12/03/2025	Payment	1158	PASCO COUNTY UTILITIES	Check for Vendor V00018	-878.58	-878.58	0.00
12/03/2025	Payment	1159	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00	-465.00	0.00
12/03/2025	Payment	1160	STRALEY ROBIN VERICKER	Check for Vendor V00005	-675.00	-675.00	0.00
12/10/2025	Payment	1163	FELIX B. LENO	Check for Vendor V00045	-200.00	-200.00	0.00
12/10/2025	Payment	1164	GARY L. COLGLAZIER	Check for Vendor V00046	-200.00	-200.00	0.00
12/10/2025	Payment	1165	Harvest Ridge CDD	Check for Vendor V00027	-298,214.11	-298,214.11	0.00
12/10/2025	Payment	1166	JOSE FALCON	Check for Vendor V00043	-200.00	-200.00	0.00

# Bank Account Statement

Harvest Ridge CDD

**Bank Account No.** 1303

**Statement No.** 12-25

**Statement Date**

12/31/2025

12/10/2025	Payment	1167	MICHAEL G VALLE	Check for Vendor V00041	-200.00	-200.00	0.00
12/11/2025	Payment	300029	DUKE ENERGY	Inv: 120125-6693-ACH	-105.47	-105.47	0.00
12/16/2025	Payment	1168	Harvest Ridge CDD	Check for Vendor V00027	-5,750.09	-5,750.09	0.00
12/17/2025	Payment	1169	BAHR PUMBING LLC	Check for Vendor V00053	-6,500.00	-6,500.00	0.00
12/17/2025	Payment	1170	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-1,425.00	-1,425.00	0.00
12/17/2025	Payment	1171	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00	-5,015.00	0.00
12/22/2025	Payment	1172	Harvest Ridge CDD	Check for Vendor V00027	-7,689.61	-7,689.61	0.00
12/03/2025		JE000321	Street Lights	Bank rec ADJ JE to clear the	-1,176.26	-1,176.26	0.00
12/31/2025		JE000322	Electric Utility Services	Bank rec ADJ JE to clear the bank rec Electric Utility Serv	-243.53	-243.53	0.00
<b>Total Checks</b>					-350,089.82	-350,089.82	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

12/10/2025	Payment	1161	COMPLETE IT CORP	Check for Vendor V00049			-101.70
12/10/2025	Payment	1162	CYPRESS CREEK AQUATICS	Check for Vendor V00011			-490.00
12/29/2025	Payment	1174	CHARTER COMMUNICATION S	Check for Vendor V00054			-261.04
12/29/2025	Payment	1175	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004			-1,879.00

### Total Outstanding Checks

-2,731.74

### Outstanding Deposits

### Total Outstanding Deposits

# HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

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

001	1155	12/03/25	BLUE LIFE POOL SERVICE	21357	December 25 - Pool Maintenance	Dec 25 - Pool Maintenance	534078-57217	\$800.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Accounting Services - Dec 25	532001-51301	\$1,000.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Administrative Services - Dec 25	531148-51301	\$458.33
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	District Management - Dec 25	531150-51301	\$2,083.33
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Field Management - Dec 25	531122-51301	\$1,500.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Assessment Roll - Dec 25	531141-51301	\$416.67
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Recording Secretary - Dec 25	531036-51301	\$375.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Rentals / Leases - Conference Room Rental	544025-51301	\$100.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Technology / Data Storage - Dec 25	531020-51301	\$100.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Website Maintenance - Dec 25	549936-51301	\$200.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Record Storage Fee - Dec 25	549999-51301	\$100.00
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	Dissemination Services - Dec 25	531012-51301	\$416.67
001	1157	12/03/25	INFRAMARK LLC	165701	Inframark Management Invoice - Dec 25	IT Services - Dec 25	531020-51301	\$100.00
001	1157	12/03/25	INFRAMARK LLC	164550	Inframark Management Inv - Oct 25	Postage	541024-51301	\$11.84
001	1157	12/03/25	INFRAMARK LLC	164550	Inframark Management Inv - Oct 25	B/W Copies / Color Copies	541024-51301	\$13.14
001	1157	12/03/25	INFRAMARK LLC	164550	Inframark Management Inv - Oct 25	Rentals / Leases - Conference Room Rental	544025-51301	\$163.18
001	1158	12/03/25	PASCO COUNTY UTILITIES	112025-0500	10/08 - 11/07 - Water	Water/Waste	543018-53100	\$878.58
001	1159	12/03/25	SPEAREM ENTERPRISES	6286	10/15 / 11/15 - Janitorial Services	Janitorial - Supplies/Other	534349-57217	\$465.00
001	1160	12/03/25	STRALEY ROBIN VERICKER	27552	Through 10/31 - District Counsel	District Counsel	531146-51301	\$675.00
001	1161	12/10/25	COMPLETE IT CORP	18520	Dec 25 - Supervisor Email	Website Admin Services	549936-51301	\$101.70
001	1162	12/10/25	CYPRESS CREEK AQUATICS	1470	Dec 25 - Pond Maintenance	Wetland Maintenance	546470-53902	\$490.00
001	1163	12/10/25	FELIX B. LENO	FL-120925	BOARD 12/09/25	Administration	531148-51301	\$200.00
001	1164	12/10/25	GARY L. COLGLAZIER	GC-120925	BOARD 12/09/25	Administration	531148-51301	\$200.00
001	1166	12/10/25	JOSE FALCON	JF-120925	BOARD 12/09/25	Administration	531148-51301	\$200.00
001	1167	12/10/25	MICHAEL G VALLE	MV-120925	BOARD 12/09/25	Administration	531148-51301	\$200.00
001	1169	12/17/25	BAHR PUMBING LLC	8892	11/25 - Sewar Line Repair	11/25 - Sewar Line Repari	546024-57217	\$6,500.00
001	1170	12/17/25	CYPRESS CREEK AQUATICS	1461	10/02 - Pond Bank Maintenance	Wetland Maintenance	546470-53902	\$1,425.00
001	1171	12/17/25	YELLOWSTONE LANDSCAPE	1053603	Dec 25 - Landscape Maintenance	Landscape Maintenance - Contract	546300-53902	\$5,015.00
001	1174	12/29/25	CHARTER COMMUNICATIONS	8337130011936376	INTERNET SERVICES	Amenity Internet	541016-53100	\$261.04
001	1175	12/29/25	STANTEC CONSULTING SERVICES INC	2499319	Through 11/28 - DE	District Engineer	531147-51301	\$1,879.00
001	300029	12/11/25	DUKE ENERGY	120125-6693-ACH	10/30/25-11/25/25 ELECTRIC	ELECTRIC	543041-53100	\$105.47

**Fund Total** **\$26,433.95**

### DEBT SERVICE FUND - 201

201	1156	12/03/25	Harvest Ridge CDD	11202025 - 01	SERIES 2024 FY26 TAX DIST ID 11.20.2025	Cash in Transit	103200	\$4,928.65
201	1165	12/10/25	Harvest Ridge CDD	12052025-1120	SERIES 2024 FY26 TAX DIST ID 11.20.25	Cash in Transit	103200	\$298,214.11
201	1168	12/16/25	Harvest Ridge CDD	12102025-1210	SERIES 2024 FY26 TAX DIST ID 12.10.25	Cash in Transit	103200	\$5,750.09
201	1172	12/22/25	Harvest Ridge CDD	12172025-1217	SERIES 2024 FY26 TAX DIST ID 12.17.25	Cash in Transit	103200	\$7,689.61

**Fund Total** **\$316,582.46**

**Total Checks Paid** **\$343,016.41**

## HARVEST RIDGE CDD

## Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE	12/1/2025	21357	\$800.00			Dec 25 - Pool Maintenance
COMPLETE IT CORP	12/1/2025	18520	\$101.70			Dec 25 - Supervisor Email
CYPRESS CREEK AQUATICS	12/1/2025	1470	\$490.00			Dec 25 - Pond Maintenance
INFRAMARK LLC	12/1/2025	165701	\$1,000.00			Accounting Services - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$458.33			Administrative Services - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$2,083.33			District Management - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$1,500.00			Field Management - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$416.67			Assessment Roll - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$375.00			Recording Secretary - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$100.00			Rentals / Leases - Conference Room Rental
INFRAMARK LLC	12/1/2025	165701	\$100.00			Technology / Data Storage - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$200.00			Website Maintenance - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$100.00			Record Storage Fee - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$416.67			Dissemination Services - Dec 25
INFRAMARK LLC	12/1/2025	165701	\$100.00	\$6,850.00	\$6,850.00	IT Services - Dec 25
SPEAREM ENTERPRISES	11/19/2025	6286	\$465.00			10/15 / 11/15 - Janitorial Services
SPEAREM ENTERPRISES	12/23/2025	6288	\$465.00		\$930.00	Nov 25 - Janitorial Services
YELLOWSTONE LANDSCAPE	12/1/2025	1053603	\$5,015.00			Dec 25 - Landscape Maintenance
Monthly Contract Subtotal			\$14,186.70			
Variable Contract						
INFRAMARK LLC	11/25/2025	164550	\$11.84			Postage
INFRAMARK LLC	11/25/2025	164550	\$13.14		\$24.98	B/W Copies / Color Copies
PASCO COUNTY UTILITIES	11/20/2025	112025-0500	\$878.58			10/08 - 11/07 - Water
PASCO COUNTY UTILITIES	12/19/2025	23654786	\$1,370.86		\$2,249.44	11/07 - 12/09 - Water
STANTEC CONSULTING SERVICES INC	12/12/2025	2499319	\$1,879.00			Through 11/28 - DE
STRALEY ROBIN VERICKER	11/20/2025	27552	\$675.00			Through 10/31 - District Counsel
STRALEY ROBIN VERICKER	12/23/2025	27727	\$750.00		\$1,425.00	Legal - Through 11/30/25
Variable Contract Subtotal			\$5,578.42			
Utilities						

HARVEST RIDGE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	12/16/2025	8337130011936376	\$261.04			INTERNET SERVICES
DUKE ENERGY	12/1/2025	120125-6693-ACH	\$105.47			ELECTRIC
Utilities Subtotal			\$366.51			
Regular Services						
FELIX B. LENO	12/9/2025	FL-120925	\$200.00			BOARD 12/09/25
GARY L. COLGLAZIER	12/9/2025	GC-120925	\$200.00			BOARD 12/09/25
INFRAMARK LLC	12/22/2025	166697	\$22.07			Nov 25 - Postage, B/W Copies
INFRAMARK LLC	12/22/2025	166697	\$216.65	\$238.72	\$238.72	Nov 25 - Conference Room Rental
JOSE FALCON	12/9/2025	JF-120925	\$200.00			BOARD 12/09/25
MICHAEL G VALLE	12/9/2025	MV-120925	\$200.00			BOARD 12/09/25
Regular Services Subtotal			\$1,038.72			
Additional Services						
BAHR PUMBING LLC	11/25/2025	8892	\$6,500.00			11/25 - Sewar Line Repari
CYPRESS CREEK AQUATICS	10/2/2025	1461	\$1,425.00			10/02 - Pond Bank Maintenance
Harvest Ridge CDD	12/5/2025	12052025-1120	\$298,214.11			SERIES 2024 FY26 TAX DIST ID 11.20.25
Harvest Ridge CDD	12/10/2025	12102025-1210	\$5,750.09			SERIES 2024 FY26 TAX DIST ID 12.10.25
Harvest Ridge CDD	12/17/2025	12172025-1217	\$7,689.61		\$311,653.81	SERIES 2024 FY26 TAX DIST ID 12.17.25
INFRAMARK LLC	11/25/2025	164550	\$163.18			Rentals / Leases - Conference Room Rental
YELLOWSTONE LANDSCAPE	12/23/2025	1063232	\$2,054.85			12/23 - Debris Removal
Additional Services Subtotal			\$321,796.84			
Miscellaneous						
VOID VOID VOID VOID	12/23/2025	122325	\$0.01			Misc. Service Revenue
VOID VOID VOID VOID	12/23/2025	122325A	\$0.01		\$0.02	Misc. Service Revenue
Miscellaneous Subtotal			\$0.02			
TOTAL						
			\$342,967.21			



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21357	12/01/2025	\$800.00	12/31/2025	Net 30	

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

Pay invoice

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	<b>\$800.00</b>

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 #	18520
Invoice Date	12-01-25
Balance Due	<b>\$101.70</b>

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 #
12/1/2025	1470

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

165701

**DATE**

12/1/2025

**CUSTOMER ID**

C3190

**NET TERMS**

Due On Receipt

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

12/1/2025

**BILL TO**

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

Services provided for the Month of: December 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
Field Operations	1	Ea	1,500.00		1,500.00
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
Record Storage Fee	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
IT Services	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>6,850.00</b>

<b>Subtotal</b>	\$6,850.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,850.00

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.

INVOICE

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

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



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

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

**Invoice details**  
Invoice no.: 6286  
Terms: Net 15  
Invoice date: 11/19/2025  
Due date: 12/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	amenity center cleaning 2 times per week cleaning bathrooms, strahtening pool furniture and picking up trash on grounds 10/15/25 to 11/15/25	1	\$450.00	\$450.00
2.		<b>Material</b>	paper goods and soap	1	\$15.00	\$15.00

**Total** **\$465.00**

**Note to customer**  
Thank You! We Appreciate Your Business.



## INVOICE

INVOICE #	INVOICE DATE
1053603	12/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Harvest Ridge CDD

**Address:** 4700 Allen Rd.  
Zephyrhills, FL 33541

**Invoice Due Date:** December 31, 2025

**Invoice Amount:** \$5,015.00

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

**Invoice Total**

**\$5,015.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

164550

**DATE**

11/25/2025

**CUSTOMER ID**

C3190

**NET TERMS**

Due On Receipt

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

11/25/2025

**BILL TO**

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	16	Ea	0.74		11.84
B/W Copies	85	Ea	0.15		12.75
Color Copies	1	Ea	0.39		0.39
Eric Davidson- 9-12-25 SPRINGHILL SUITES LAND : meeting space: \$163.18	1	Ea	163.18		163.18
<b>Subtotal</b>					<b>188.16</b>

**Subtotal**

\$188.16

**Tax**

\$0.00

**Total Due**

\$188.16

**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.*



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

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

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



3351 1 1  
11-70054

HARVEST RIDGE CDD

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

Bill Number: 23474680

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	232051283	10/8/2025	1333	11/7/2025	1402	30	69
Irrig Potable	230797244	10/8/2025	231	11/7/2025	245	30	14

#### Usage History

Month	Water	
November 2025	69	14
October 2025	77	11
September 2025	102	2
August 2025	92	17
July 2025	78	6
June 2025	76	15
May 2025	105	14
April 2025	96	13
March 2025	87	9
February 2025	0	14
January 2025	86	14
December 2024	130	10

#### Transactions

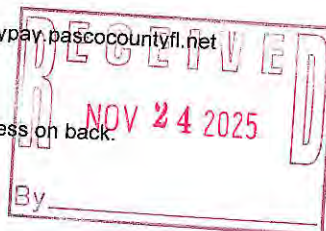
Previous Bill		-215.33 CR
<b>Balance Forward</b>		
Current Transactions		-215.33 CR
Water		
Water Base Charge		22.37
Water Tier 1	13.0 Thousand Gals X \$2.18	28.34
Water Tier 2	12.0 Thousand Gals X \$3.47	41.64
Water Tier 3	13.0 Thousand Gals X \$6.94	90.22
Water Tier 4	31.0 Thousand Gals X \$9.36	290.16
Sewer		
Sewer Base Charge		53.43
Sewer Charges	69.0 Thousand Gals X \$7.20	496.80
Irrigation		
Water Base Charge		22.37
Water Tier 1	14.0 Thousand Gals X \$3.47	48.58
<b>Total Current Transactions</b>		1,093.91
<b>TOTAL BALANCE DUE</b>		<b>\$878.58</b>



Please return this portion with payment

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

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



Account # 1240500  
Customer # 01545109  
Balance Forward -215.33 CR  
Current Transactions 1,093.91

**Total Balance Due \$878.58**  
**Due Date 12/8/2025**

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

Round-Up Donations to Charity  
Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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

015451091124050082347468000000878580



## INVOICE

Page 1 of 2

Invoice Number	2499319
Invoice Date	December 12, 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

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$34,000.00
<b>Authorization Previously Billed:</b>	\$14,517.50
<b>Authorization Budget Remaining:</b>	\$17,603.50
<b>Authorization Billed to Date:</b>	\$16,396.50
<b>Current Invoice Due:</b>	\$1,879.00
<b>For Period Ending:</b>	November 28, 2025

---

<b>Invoice email:</b>	InframarkCMS@payableslockbox.com
<b>Client contact email:</b>	brian.lamb@inframark.com
<b>Include:</b>	Billing Backup

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

[E-mail: Adam.Fowler@Stantec.com](mailto: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

Invoice Number2499319

Project Number238201968

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 10			
Waag, R Tyson (Tyson)	4.75	190.00	902.50
	4.75		902.50
Level 12			
Kline, Christian	4.50	217.00	976.50
	4.50		976.50
Professional Services Subtotal	9.25		1,879.00

Top Task 2026 Total

1,879.00

Total Fees & Disbursements

\$1,879.00

INVOICE TOTAL (USD)

\$1,879.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-12	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	1.50	217.00	325.50	HARVEST RIDGE - SPEED CONTROL EMAIL SUMMARY TO BRYAN RADCLIFF. RESEARCH ASK TED - TRANSPORTATION REQUEST FORM "PETITION" AND REACH OUT TO PASCO COUNTY TED CONTACT.	
2025-11-13	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	0.50	217.00	108.50	FOLLOW-UP WITH CLIENT TO CLARIFY TED REQUEST FORM, AS WELL AS PROVIDE GUIDANCE ON JURISDICTIONAL APPROVAL / FUNDING.	
2025-11-14	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	0.50	217.00	108.50	FOLLOW UP WITH COUNTY REGARDING TED - TRANSPORTATION REQUEST FORM. REFERRED TO PANOS KONTSES, PKONTSES@PASCOCOUNTYFL.NET	
2025-11-17	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	1.00	217.00	217.00	COORDINATION WITH BRYAN RADCLIFF (CLIENT) AND PASCO COUNTY REGARDING SPEED CONTROL IMPROVEMENTS AND ASKED FORM.	
2025-11-19	238201968	2026	Direct - Regular	KLINE, CHRISTIAN	1.00	217.00	217.00	CDD SPEED CONTROL AUTHORIZATION PROCESS SUMMARY EMAIL TO BRYAN RADCLIFF.	
2025-11-05	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINANCIAL REVIEW.	
2025-11-06	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW PLAN SETS, DRAINAGE REPORT, BORING LOGS, AND EMAIL CORRESPONDENCE REGARDING AMENITY CENTER GROUND SATURATION.	
2025-11-07	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CONSULT WITH GEOVIEW ON POSSIBLE STUDY/SOLUTION TO SATURATION AROUND AMENITY CENTER.	
2025-11-11	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	CALL WITH GEOVIEW TO DISCUSS AMENITY CENTER OPTIONS. MONTHLY BOS MEETING PREPARATION AND REVIEW EMAIL CORRESPONDENCE REGARDING TRAFFIC CALMING AND TEAM COORDINATION.	
2025-11-13	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING SPEED CONTROL/TRAFFIC CALMING AND EMAIL CORRESPONDENCE WITH DM.	
2025-11-18	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CALL AND DISCUSS AMENITY CENTER CONCERNS WITH GEOVIEW AND REQUEST A PROPOSAL FOR INVESTIGATIVE WORK.	
2025-11-20	238201968	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00		
Total subTask 2026					9.25		\$1,879.00		
Total Top Task 2026					9.25		\$1,879.00		
Total Project 238201968					9.25		\$1,879.00		





1600 Dublin Road  
Columbus, OH 43215-1076

**Letter Date:** December 16, 2025  
**Account No.:** 8337130011936376  
**Total Amount Due:** \$261.04  
**Past Due Amount:** \$127.78  
**Payment Due Date:** Due Upon Receipt

### Past Due Notice

Dear Harvestridge Cdd,

Your Spectrum Business account is currently past due and subject to service interruption. Prompt payment of the total amount will return your account to current status. To continue your uninterrupted service, please make your payment today.

#### Convenient Ways To Pay:

Online / In Person	Visit <a href="http://www.spectrumbusiness.net">www.spectrumbusiness.net</a> to make a one-time payment or to enroll in recurring payments. You can also find your closest Spectrum store location to make payments in person.
Phone	Call 1-833-430-5511 to make payments 24 hours a day using a credit card, debit card, or checking account.
Mail	Send in your check using the enclosed reply envelope and the detachable payment stub below.

We thank you in advance for your attention to this matter. If payment has already been made, please disregard this notice and thank you for making Spectrum Business your provider of choice.

#### Enjoy The Ease of Automatic Bill Pay:

Make future payments on time by authorizing us to charge your monthly service to your credit card or checking account. You can set up your automatic bill pay online or over the phone.

We value you as a customer. Should you have any questions or concerns regarding your bill, please call us at 1-833-430-5511.

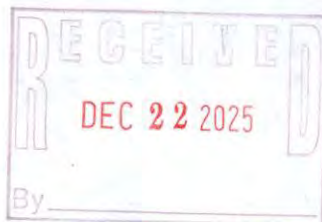
Sincerely,  
Spectrum Business

805ATTIME28BHNC-446239585

Please Detach and Return in The Enclosed Envelope with Your Payment  
Please include your account number on your check or money order.



1600 Dublin Road  
Columbus, OH 43215-1076  
CHANGE SERVICE REQUESTED



**Letter Date:** December 16, 2025  
**Account No.:** 8337130011936376  
**Total Amount Due:** \$261.04  
**Past Due Amount:** \$127.78  
**Payment Due Date:** Due Upon Receipt

Enclosed Amount:

REMIT TO:

Charter Communications  
PO Box 7186  
Pasadena CA 91109-7186



Harvestridge Cdd  
2005 Pan AM Cir Ste 300  
Tampa FL 33607-6008

833713001193637600261040

**Service address**  
HARVEST RIDGE CDD  
4438 ALLEN RD PUMP  
ZEPHYRHILLS FL 33541

Bill date      Dec 1, 2025  
For service   Oct 30 - Nov 25  
                    27 days

Account number 9101 4645 6693

## Billing summary

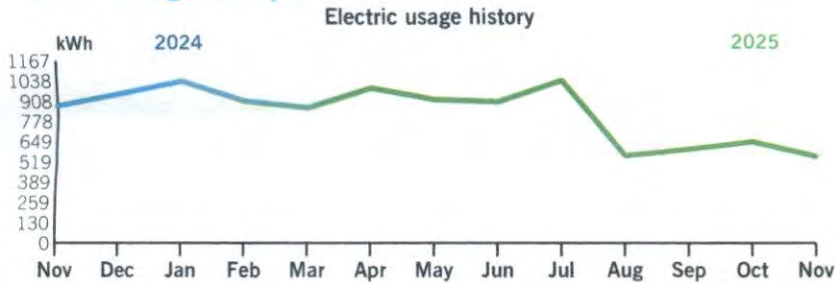
Previous Amount Due	\$120.68
<i>Payment Received Nov 21</i>	-120.68
Current Electric Charges	102.74
Taxes	2.73
<b>Total Amount Due Dec 22</b>	<b>\$105.47</b>



Thank you for your payment.

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

## Your usage snapshot



Average temperature in degrees

71°	63°	56°	68°	67°	75°	79°	81°	83°	83°	81°	75°	66°
Current Month		Nov 2024		12-Month Usage		Avg Monthly Usage						
Electric (kWh)		553		878		9,961		830				
Avg. Daily (kWh)		20		31		27						
12-month usage based on most recent history												



Find ways to save.

duke-energy.com/FindWays

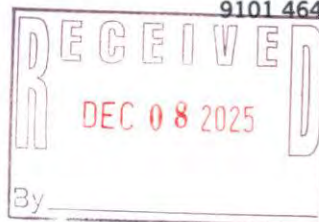
**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

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



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

Account number  
**9101 4645 6693**



026009 000001493



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

**\$105.47**  
by Dec 22

Your payment is scheduled to be made by monthly automatic draft on Dec 22

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

88910146456693000660000000000000001054700000105470

fb.def.duke.bills.20251126211927.57.afp-52017-0000001493



## Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Oct 30 - Nov 25
<u>Usage Values</u>		
Billed kWh		552.766 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 - Oct 30 25 to Nov 25 25	
Meter - 4377177	
Customer Charge	\$13.83
Energy Charge	
552.766 kWh @ 12.219c	67.55
Fuel Charge	
552.766 kWh @ 3.630c	20.07
Asset Securitization Charge	
552.766 kWh @ 0.234c	1.29
<b>Total Current Charges</b>	<b>\$102.74</b>

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

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.64
<b>Total Taxes</b>	<b>\$2.73</b>



## Attendance Confirmation

for

### BOARD OF SUPERVISORS

---

District Name: Harvest Ridge CDD

Board Meeting Date: 12/09/2025

	<u>Name</u>	In Attendance (Please 'X')	<u>Paid</u>
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 checked="" type="checkbox"/>	\$200
5	VACANT	<input type="checkbox"/>	NOT PAID

The supervisors present at the above-mentioned meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff  
District Manager Signature

12/09/2025  
Date

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

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for

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Bryan Radcliff  
District Manager Signature

12/09/2025  
Date

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



Bahr Plumbing

Harvest Ridge Clubhouse  
37278 Sharks Eye Ln  
Zephyrhills, FL 33541

(727) 871-6356  
 pyoung2@inframark.com

INVOICE	#8892
SERVICE DATE	Nov 25, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 25, 2025
AMOUNT DUE	<b>\$6,500.00</b>

CONTACT US

5729 Gall Blvd  
Zephyrhills, FL 33542

(813) 782-2524  
 office@bahr.plumbing

Service completed by: Barry Rutherford, Justin Wodzisz, Alexander Cosme

INVOICE

Services	qty
New sewer line for clubhouse	1.0
Replaced problem sewer line from clubhouse. On camera found multiple issues including broken pipe and intrusions. Price includes labor and material for job.	

Subtotal	\$6,500.00
Total Tax	\$0.00
Florida Sales Tax (7%)	\$0.00
<b>Job Total</b>	<b>\$6,500.00</b>
<b>Amount Due</b>	<b>\$6,500.00</b>

Thank you for choosing Bahr Plumbing!

See our [Terms & Conditions](#)



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



Invoice

Date	Invoice #
10/2/2025	1461

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

Ship To
1 mowing event

P.O. Number	Terms	Project
	Net 30	

Quantity	Item Code	Description	Price Each	Amount
	General Service	1 mowing even utilizing skidsteer with mowing attachment for area 1 (3.45 AC) at Harvest Ridge	1,425.00	1,425.00
			Total	\$1,425.00

**HARVEST RIDGE CDD**  
**DISTRICT CHECK REQUEST**

**Date** 12/5/2025

**Payable To** Harvest Ridge CDD

**Check Amount** \$298,214.11

**Check Description** Series 2024 - FY 25 Tax Dist. ID 11.20.2025

**Code:** 201.103200.1000

(Please attach all supporting documentation: invoices, receipts, etc.)

*Nancy*  
\_\_\_\_\_  
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

## 2025

Net O&M  
Net DS Series 2024  
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
316,462.77	49.75%	0.497500
319,590.00	50.25%	0.502500
636,052.77	100.00%	1.000000

Date Received	Amount Received	49.75%	49.75%	50.25%	50.25%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue			
10/30/2025	7/16/1907	1,370.23	1,370.23	1,383.77	1,383.77	-		
11/14/2025	7,084.33	3,524.75	3,524.75	3,559.58	3,559.58	-		
11/20/2025	9,809.07	4,880.42	4,880.42	4,928.65	4,928.65	-		
12/5/2025	593,510.16	295,296.05	295,296.05	298,214.11	298,214.11	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	613,157.56	305,071.45	305,071.45	308,086.11	308,086.11	-		
Net Total on Roll	636,052.77		316,462.77		319,590.00			
Collection Surplus / (Deficit)	(22,895.21)		(11,391.32)		(11,503.89)			

**HARVEST RIDGE CDD**  
**DISTRICT CHECK REQUEST**

**Date** 12/10/2025

**Payable To** Harvest Ridge CDD

**Check Amount** \$5,750.09

**Check Description** Series 2024 - FY 25 Tax Dist. ID 12.10.2025

**Code:** 201.103200.1000

(Please attach all supporting documentation: invoices, receipts, etc.)

*Nancy*  
\_\_\_\_\_  
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

HARVEST RIDGE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE  
FISCAL YEAR 2025, TAX YEAR 2024

2025

Net O&M  
Net DS Series 2024  
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
316,462.77	49.75%	0.497500
319,590.00	50.25%	0.502500
636,052.77	100.00%	1.000000

Date Received	Amount Received	49.75%	49.75%	50.25%	50.25%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue			
10/30/2025	7/16/1907	1,370.23	1,370.23	1,383.77	1,383.77	-		
11/14/2025	7,084.33	3,524.75	3,524.75	3,559.58	3,559.58	-		
11/20/2025	9,809.07	4,880.42	4,880.42	4,928.65	4,928.65	-		
12/5/2025	593,510.16	295,296.05	295,296.05	298,214.11	298,214.11	-		
12/10/2025	11,443.92	5,693.83	5,693.83	5,750.09	5,750.09	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	624,601.48	310,765.27	310,765.28	313,836.21	313,836.20	-		
Net Total on Roll	636,052.77		316,462.77		319,590.00			
Collection Surplus / (Deficit)	(11,451.29)		(5,697.49)		(5,753.80)			

**HARVEST RIDGE CDD**  
**DISTRICT CHECK REQUEST**

**Date** 12/17/2025

**Payable To** Harvest Ridge CDD

**Check Amount** \$7,689.61

**Check Description** Series 2024 - FY 25 Tax Dist. ID 12.17.2025

**Code:** 201.103200.1000

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy  
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date



HARVEST RIDGE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE  
FISCAL YEAR 2025, TAX YEAR 2024

2025

Net O&M  
Net DS Series 2024  
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
316,462.77	49.75%	0.497500
319,590.00	50.25%	0.502500
636,052.77	100.00%	1.000000

Date Received	Amount Received	49.75%	49.75%	50.25%	50.25%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue			
10/30/2025	7/16/1907	1,370.23	1,370.23	1,383.77	1,383.77	-		
11/14/2025	7,084.33	3,524.75	3,524.75	3,559.58	3,559.58	-		
11/20/2025	9,809.07	4,880.42	4,880.42	4,928.65	4,928.65	-		
12/5/2025	593,510.16	295,296.05	295,296.05	298,214.11	298,214.11	-		
12/10/2025	11,443.92	5,693.83	5,693.83	5,750.09	5,750.09	-		
12/17/2025	15,303.98	7,614.37	7,614.37	7,689.61	7,689.61	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	639,905.46	318,379.64	318,379.65	321,525.82	321,525.81	-		
Net Total on Roll	636,052.77		316,462.77		319,590.00			
Collection Surplus / (Deficit)	3,852.69		1,916.88		1,935.81			