

Harvest Ridge Community Development District

February 10, 2026

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
Alondra Degroat, Assistant Secretary

Staff:

John Weaver, District Manager
Paul Young, Field Inspector
Vivek K. Babbar, District Counsel
Tyson Waag, District Engineer
Catalina Martinez, District Admin
Nancy Hix, District Accountant

REGULAR MEETING AGENDA**Tuesday, February 10, 2026 – 6:00 p.m.****Microsoft Teams meeting:****Meeting ID:** 281 494 108 290 48 **Call in:** +1 (646) 838-1601**Passcode:** Uz2E9rR2 **Phone Conference ID:** 849 485 210#

The Regular Meeting of Harvest Ridge Community Development District will be held at the **New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.**

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

- A. Consideration of Resolution 2026-02; Redesignation of Officers..... Page 3
- B. Consideration of ACPLM Proposals
 - i. Sidewalk Repairs Estimate #18860925, #190121025, #190581025 Page 4
- C. Consideration of Yellowstone Proposals
 - i. New Irrigation 2 Zones Installation by Clubhouse #640547 Page 32
 - ii. Sod Installation at Amenity Center #657303 Page 35
- D. Aquatics Report
- E. Field Inspection Report Page 36
 - i. Yellowstone Landscape Enhancements..... Page 48
- F. Consideration of Inframark Proposals #1042 & 1071 for Park Bench Page 59

6. Business Administration

- A. Consideration of the Meeting Minutes held on January 13, 2025 Page 63
- B. Acceptance of Financials for the Month of January 2026 Page 68
- C. Acceptance of the Check Registers for January 2026 Page 77
- D. Consideration of Operations and Maintenance Invoices for January 2026 Page 78

7. Staff Reports

- A. District Counsel
- B. District Engineer
 - i. Review of GeoView Associates, Inc. Investigation Reports
 - a. Amenity Center Soil Saturation Site Page 119
 - b. Pond 1 and Pond 6 Findings Page 131
 - ii. Discussion on Speed Bump Exhibit Page 145
 - iii. Discussion on Parking
- C. District Manager

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

The next meeting is scheduled for Tuesday, March 10, 2026, at 6:00 p.m.

District Office:

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

Meeting Location:

New River Amenity Center
5227 Autumn Ridge Drive
Wesley Chapel, FL 33545

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF HARVEST RIDGE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Harvest Ridge Community Development District (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 (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Michael Valle</u>	Chair
<u>Gary L. Colglazier</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>John Weaver</u>	Assistant Secretary
<u>Jose Falcon</u>	Assistant Secretary
<u>Felix Leno</u>	Assistant Secretary
<u>Alondra Degroat</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.

ATTEST:

**HARVEST RIDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors



September 4, 2025

Proposal #18860925

Contact

Bryan Radcliff
Phone 813 873-7300
Bryan.Radcliff@inframark.com

Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Sidewalk Repairs

Scope of work:

1. Secure the job site for the safety of the crew and public using barricades/cones.
2. Saw cut and remove 11 areas of concrete walkway totaling approximately 825 square feet.
3. Pour 4" thick concrete sidewalk in 11 areas approximately 825 square feet.
4. Apply a broom finish and saw cut control joints as required to the new concrete sidewalk.
5. Clean up the job site.

Notes:

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

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

*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

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

*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.

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



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



September 4, 2025

Proposal #18860925

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Customer

Inframark
37059 Kings Crown Drive
Zephyrhills, FL 33541

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Harvest Ridge
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PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.



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September 4, 2025

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PROPERTY IMPROVEMENTS

Notes continued:

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



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PROPERTY IMPROVEMENTS

Customer Billing Information

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

The terms of your contract are:

Net 30 Days Upon Substantial Completion

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

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

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



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September 4, 2025

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PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

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

ACPLM Authorized Signature Sean Fernandez

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

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

Date of Acceptance _____

Customer’s Authorized Signature _____

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

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

Proposal Amount - \$14,894.00



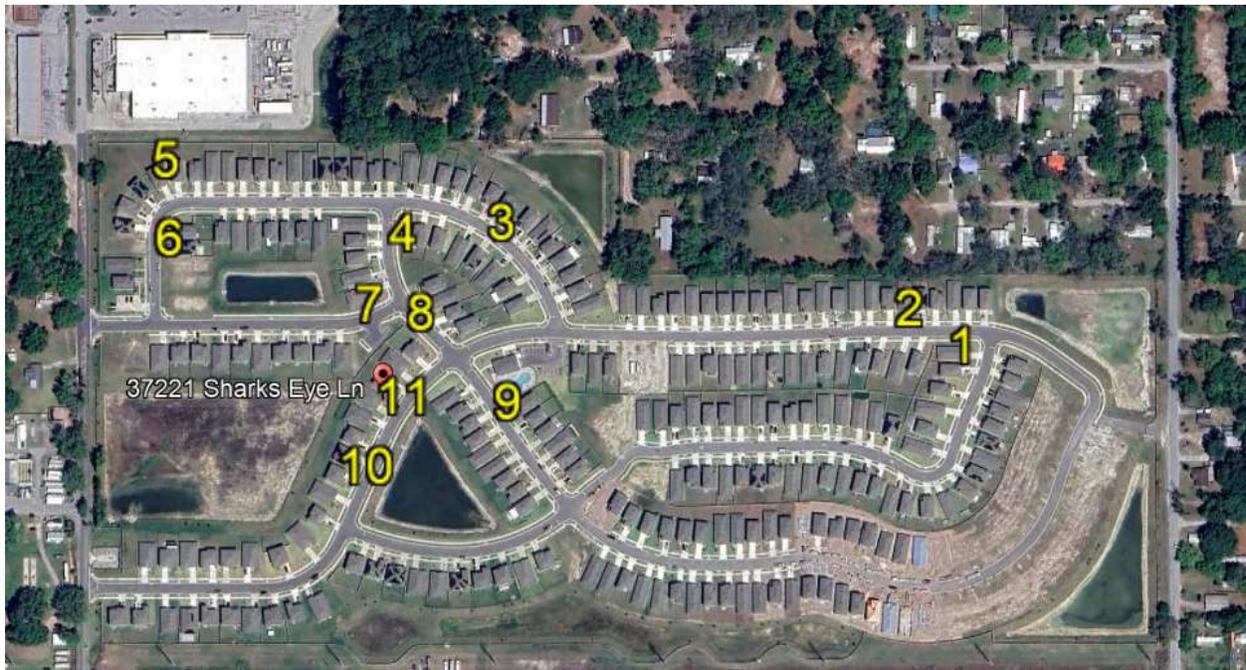
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2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Repairs



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190121025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Miami Gutter and Asphalt Repair

Scope of work:

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

Excavate, Base and Asphalt Repairs

Scope of work:

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



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October 7, 2025

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pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

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Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes:

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



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October 7, 2025

Proposal #190121025

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PROPERTY IMPROVEMENTS

Notes continued:

- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- *ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$752.00 PER LEVELING TON.



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October 7, 2025

Proposal #190121025

Contact

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PROPERTY IMPROVEMENTS

Notes continued:

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



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190121025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Customer Billing Information

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

The terms of your contract are:

Net 30 Days Upon Substantial Completion

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

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

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



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37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

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

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

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

Date of Acceptance _____

Customer’s Authorized Signature _____

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

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

Proposal Amount - \$16,617.00



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2010 S 51st Street,
Tampa, FL 33619



Yellow - Base and Asphalt
Orange - Asphalt













October 7, 2025

Proposal #190581025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Concrete Miami Gutter, Concrete Apron and Asphalt Repairs

Scope of work:

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

PROPERTY IMPROVEMENTS

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.



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Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- * NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER
- *THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER. *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.



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2010 S 51st Street,
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October 7, 2025

Proposal #190581025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

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



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Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
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- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Customer Billing Information

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

The terms of your contract are:

Net 30 Days Upon Substantial Completion

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

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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2010 S 51st Street,
Tampa, FL 33619



October 7, 2025

Proposal #190581025

Contact

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Phone 813 873-7300
pyoung2@inframark.com

Customer

Harvest Ridge
37059 Kings Crown Drive
Zephyrhills, FL 33541

Job

Harvest Ridge
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Zephyrhills, FL 33541

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

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

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

Date of Acceptance _____

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Proposal Amount - \$21,814.00



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



Yellow - Concrete
Orange - Asphalt



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Fax: 813.634.2686



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Tampa, FL 33619









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2010 S 51st Street,
Tampa, FL 33619



Proposal #: 640547

Date: 12/12/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for
Harvest Ridge CDD

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

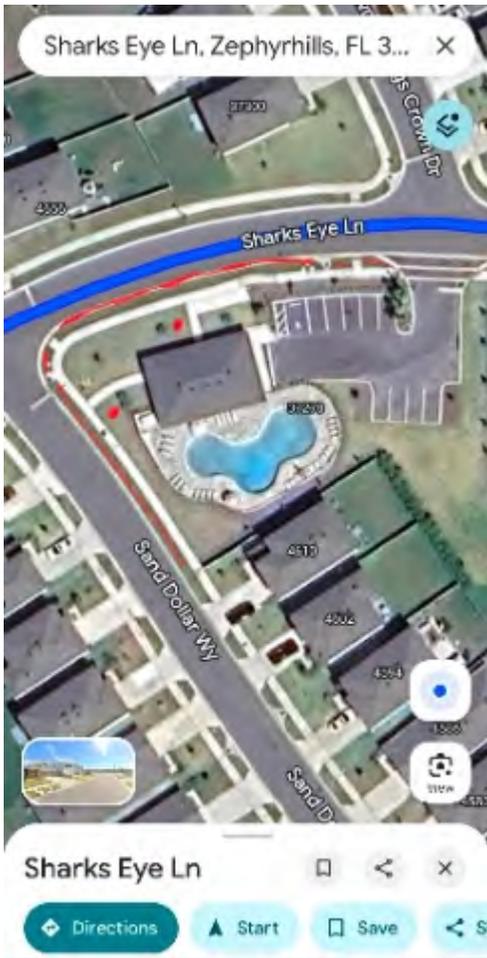
LOCATION OF PROPERTY

4700 Allen Rd.
 Zephyrhills, FL 33541

New Irrigation 2 Zones Installation by Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$2,088.65	\$2,088.65
Trencher Use Cost	1	\$557.13	\$557.13
1 1/2" Valves	2	\$242.86	\$485.71
1 1/2" Pipe 20 Ft long	3	\$19.46	\$58.37
1 1/2" Fittings	10	\$3.43	\$34.29
6" Sprinkler Heads and Nozzle	37	\$27.29	\$1,009.56
3/4" Pipe 20 Ft long stick	12	\$11.71	\$140.57
3/4" Fittings	50	\$3.86	\$192.85
1/2" Flex Pipe Roll	1	\$126.86	\$126.86
Irrigation Wire Per Ft	12	\$5.71	\$68.57
DBR Wire Connectors Pack of 2	2	\$22.26	\$44.51
Valve Box 6" Round	2	\$76.00	\$152.00

In this area, we currently do not have irrigation. We would like to add two separate irrigation valves (zones) to water this section. This will require approximately 36 sprinkler heads to provide proper coverage between the sidewalks and the road. The area marked in **Red in the Map** indicates where we would like to install these two new irrigation Zones.





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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$4,959.07
Sales Tax	\$0.00
Proposal Total	\$4,959.07

THIS IS NOT AN INVOICE



Proposal #: 657303

Date: 2/2/2026

From: Josh Hamilton

Landscape Enhancement Proposal for Harvest Ridge CDD

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

LOCATION OF PROPERTY

4700 Allen Rd.
 Zephyrhills, FL 33541

Sod Installation at Amenity Center

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Istallation	30	\$58.00	\$1,740.00
St Augustine Sod	4	\$650.00	\$2,600.00
Misc (Sub)		\$0.00	\$0.00

We Propose Removing Weedy grass and installing St Augustine Sod between the sidewalk and road around the Amenity Center. This is approximately 2000 sq ft. Currently there is no irrigation in this area so there is a separate irrigation proposal to install sprinklers in this area.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$4,340.00
Sales Tax	\$0.00
Proposal Total	\$4,340.00

THIS IS NOT AN INVOICE



Harvest Ridge CDD

Field Inspection Report - January - Yellowstone

Monday, January 26, 2026

Prepared For Board of Supervisors

10 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Amenity Center

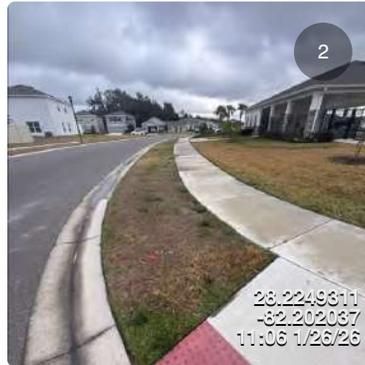
Assigned To: Yellowstone

General Maintenance:

- Well maintained.
- Some plants suffered from frost but should recover.

Sod & Irrigation:

- Sod from the street to the sidewalk is dead.
- Yellowstone will investigate the irrigation and provide a proposal for upgrades.

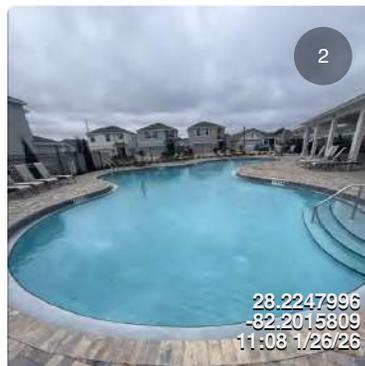
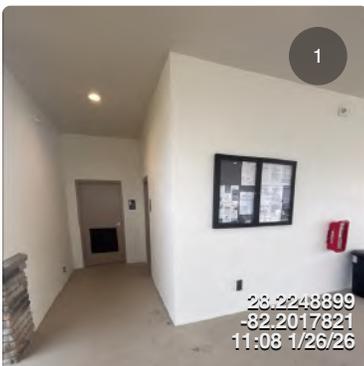


Item 2 - Pool

Assigned To: District Manager

Amenity Pool:

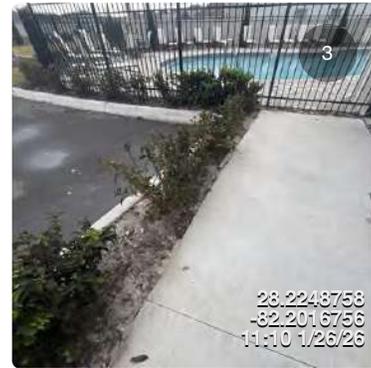
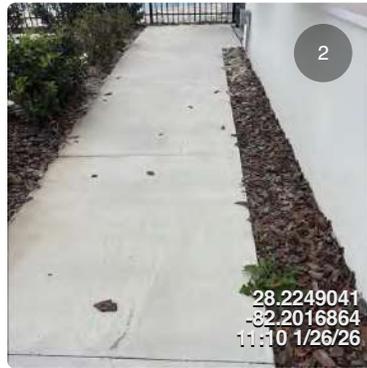
- Pool is clear and blue.
- Water fountains and bathrooms are operational.
- Pool furniture is clean and intact.



Item 3 - Amenity Center

Assigned To: Yellowstone

Mulch refresh in some areas has not been completed. Please complete and send after photos.

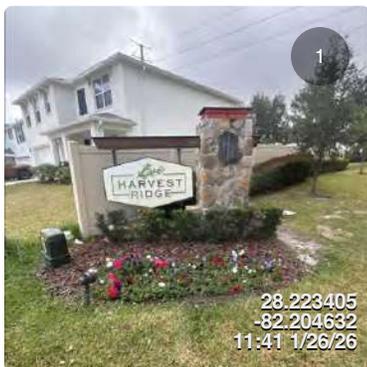


Item 4 - Shark's Eye Lane Entrance

Assigned To: Yellowstone

Sharks Eye Lane Entrance:

- Well maintained.
- Some plant material has suffered from frost.
- Yellowstone will monitor closely for revitalization.



Item 5 - Sunrise Tellin Drive Entrance

Assigned To: Yellowstone

Sunrise Tellin Drive Entrance:

- Well maintained.
- Some plants suffered from frost.
- Yellowstone will monitor for revitalization.

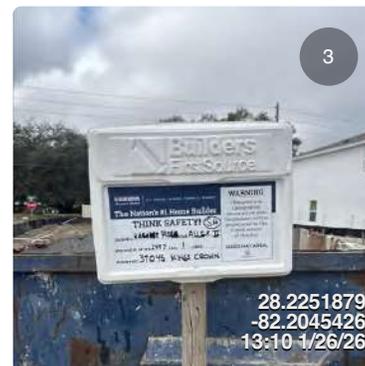


Item 6 - Irrigation Mainline Break

Assigned To: District Manager

Irrigation:

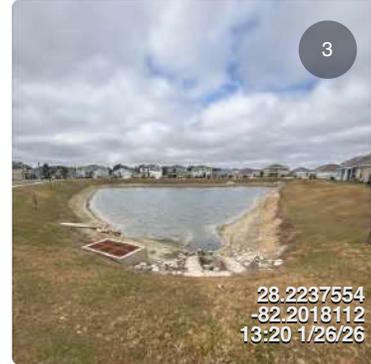
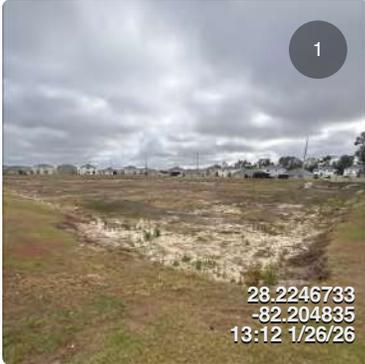
- Main line break due to construction grading.
- Water has been turned off.
- Construction team is aware and working on repairs.



Item 7 - Pond Maintenance

Assigned To: Cypress Creek / Yellowstone
Pond Maintenance:

- Ponds appear to be maintained per contract.
- All pond banks are serviced.
- Pond 5 still has cut logs at the base.
- Yellowstone - police the ponds and remove all debris.



Item 8 - Sunrise Tellin Drive

Assigned To: District Manager

Sunrise Tellin Drive Mailbox Kiosk:

- Clean and organized.
- Fencing has been pressure washed and repaired.



Item 9 - Fence Damage

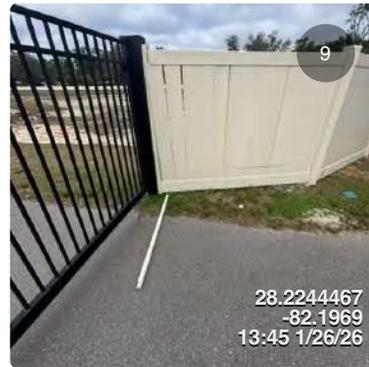
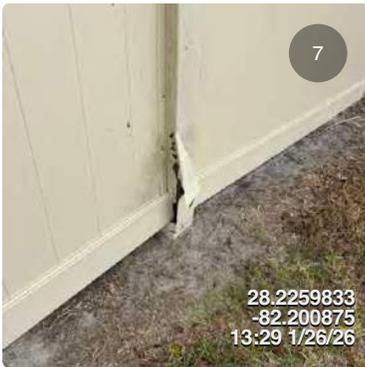
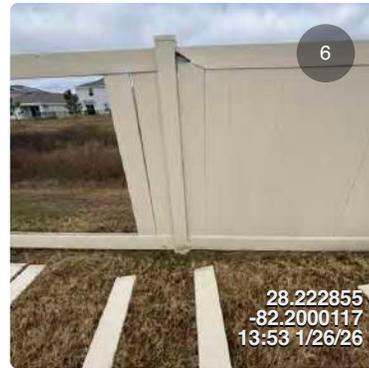
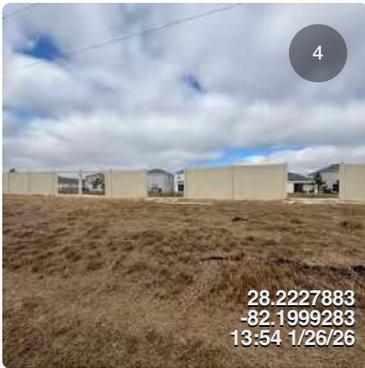
Assigned To: District Manager

(1,2,3) Behind irrigation clock - Allen Road Pond 1

(4,5,6) Lane Road along south property line - Mitigation Area

(7,8) Pond 4 - Lane Road

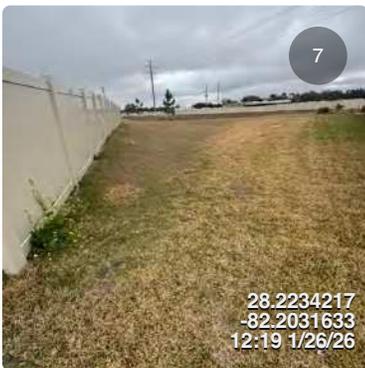
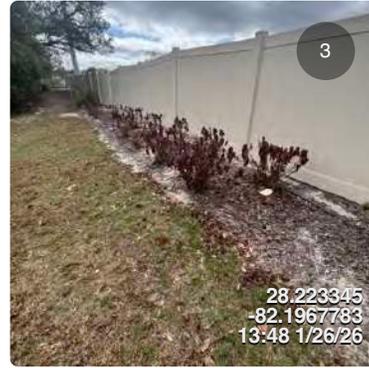
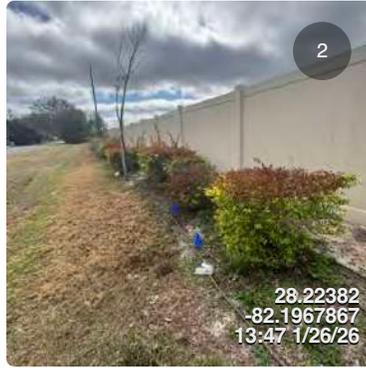
(9) Pond 5/6 Lane Road Emergency Gate



Item 10 - Lane Road Landscape

Lane Road Landscape:

- Some plants suffered from frost, but will recover.
- South property line is well maintained.
- Note: There are campers and trailers possibly parked on the CDD property.



Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Harvest Ridge
4591 Allen Rd
Zephyrhills, fl 33541

Inspection

Started: 1/26/2026
Last Updated: 1/26/2026
Inspector: D Pellecchia

Estimate Summary

Labor: 1 hour - \$75.00
Materials: \$50.00

Total: \$125.00
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	8	\$0.00
Troubleshoot Valve	1	\$125.00
Total (plus applicable taxes):		\$125.00

Signature

Date

Service Detail

Controller 2 pool area > Zone 1 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 2 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 3 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 4 drip					
Asset	Service	Notes	Labor	Materials	Total
Zone 4 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 5 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 6 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 6 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 7 sprays					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 has a error in controller possible bad solenoid, hunter	\$75.00	\$50.00	\$125.00

Controller 2 pool area > Zone 8 bubbler					
Asset	Service	Notes	Labor	Materials	Total
Zone 8 bubbler	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 pool area > Zone 9 drip					
Asset	Service	Notes	Labor	Materials	Total
Zone 9 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00





Daily Logs List

Jan 5, 2026

Job: Harvest Ridge

Title:

Added By: TS

Log Notes:

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

Weather Conditions:

Partly cloudy with patchy fog

Mon, Jan 5, 2026, 11:40 AM

 Partly cloudy with patchy fog

75°F

Wind: 3 mph

53°F

Humidity: 100%

Total Precip: 0"

Attachments: 11





Proposal #: 657303

Date: 2/2/2026

From: Josh Hamilton

**Landscape Enhancement Proposal for
Harvest Ridge CDD**

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

LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

Sod Installation at Amenity Center

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Istallation	30	\$58.00	\$1,740.00
St Augustine Sod	4	\$650.00	\$2,600.00
Misc (Sub)		\$0.00	\$0.00

We Propose Removing Weedy grass and installing St Augustine Sod between the sidewalk and road around the Amenity Center. This is approximately 2000 sq ft. Currently there is no irrigation in this area so there is a separate irrigation proposal to install sprinklers in this area.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal	\$4,340.00
Sales Tax	\$0.00
Proposal Total	\$4,340.00

THIS IS NOT AN INVOICE



Proposal #: 640547

Date: 12/12/2025

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Harvest Ridge CDD**

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

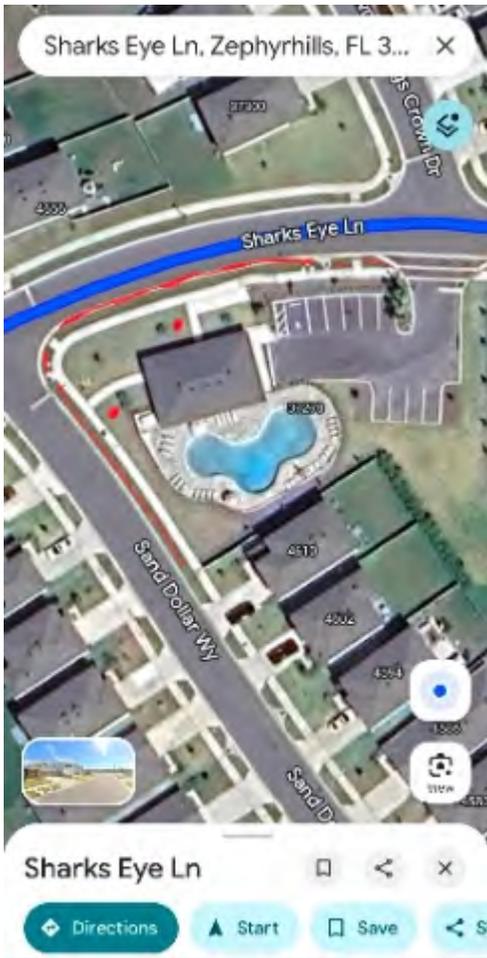
LOCATION OF PROPERTY

4700 Allen Rd.
Zephyrhills, FL 33541

New Irrigation 2 Zones Installation by Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$2,088.65	\$2,088.65
Trencher Use Cost	1	\$557.13	\$557.13
1 1/2" Valves	2	\$242.86	\$485.71
1 1/2" Pipe 20 Ft long	3	\$19.46	\$58.37
1 1/2" Fittings	10	\$3.43	\$34.29
6" Sprinkler Heads and Nozzle	37	\$27.29	\$1,009.56
3/4" Pipe 20 Ft long stick	12	\$11.71	\$140.57
3/4" Fittings	50	\$3.86	\$192.85
1/2" Flex Pipe Roll	1	\$126.86	\$126.86
Irrigation Wire Per Ft	12	\$5.71	\$68.57
DBR Wire Connectors Pack of 2	2	\$22.26	\$44.51
Valve Box 6" Round	2	\$76.00	\$152.00

In this area, we currently do not have irrigation. We would like to add two separate irrigation valves (zones) to water this section. This will require approximately 36 sprinkler heads to provide proper coverage between the sidewalks and the road. The area marked in **Red in the Map** indicates where we would like to install these two new irrigation Zones.





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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Harvest Ridge CDD

Subtotal	\$4,959.07
Sales Tax	\$0.00
Proposal Total	\$4,959.07

THIS IS NOT AN INVOICE



Proposal #: 654278

Date: 1/26/2026

From: JB Basilio Perez

Landscape Enhancement Proposal for Harvest Ridge CDD

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

LOCATION OF PROPERTY

4700 Allen Rd.
 Zephyrhills, FL 33541

Irrigation Main Line Leak at 37045 Kings Crown Dr

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$1,044.33	\$1,044.33
2" Pipe 20 Ft Stick	6	\$28.51	\$171.08
2" Fittings	10	\$5.00	\$50.00
2" Slip Fix	1	\$59.86	\$59.86
Dirt Bags	25	\$7.34	\$183.57

Irrigation Main Line Leak at **37045 Kings Crown Dr** reported on **1/26/26**. During the monthly inspection the Irrigation reclaim water was found off and the soon the technician have the System back on hi notice the was big leak at this address due to the construction the irrigation was affected. This will require around **120 ft of 2"** Pipe to be reconnected. Please see pictures down below. We like to repair this first and this way we will know watt other lateral lines needs to be repair around this area.







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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Harvest Ridge CDD

Subtotal	\$1,508.84
Sales Tax	\$0.00
Proposal Total	\$1,508.84

THIS IS NOT AN INVOICE

Harvest Ridge

Zephyrhills, Fl

February 2026

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

- Red Crapemyrtle*
- Pringles Podocarpus*
- Mammy Croton*
- Kiwi Ti-Plant*
- Cocoplum*
- Cocoa Brown Mulch*



Potential

Harvest Ridge

Zephyrhills, Fl

February 2026

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing



Potential

Landscape Design Suggestions

- Red Crapemyrtle*
- Pringles Podocarpus*
- Mammy Croton*
- Kiwi Ti-Plant*
- Cocoplum*
- Cocoa Brown Mulch*

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

Podocarpus
Cocoa Brown Mulch



Potential

Harvest Ridge

Zephyrhills, Fl

February 2026

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

Landscape Design Suggestions

- Red Crape Myrtle*
- Cocoplum*
- Dwarf Ixora*
- Cocoa Brown Mulch*



Potential

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

Customer signature

Date

Images

Recycled Plastic Bench with Back - 6', Cedar



- Visually maintenance free. Recommended for playgrounds, schools, airports, and parks.
- 100% recycled UV-protected plastic won't rot, splinter, or crack. Withstands tough weather.
- Non-slip coating avoids material wear/tear, staining, fading, painting or staining.
- Durable 2" thick plastic pre-drilled for easy assembly.
- Compatible and durable.
- Mounting hardware sold separately.

Inframark

Offices-Celebration-Tampa

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

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

Estimate #: 1071
Date: 2/3/2026
Valid until: 2/28/2026



Harvest Ridge
37059 Kings Crown Dr
Zephyrhills, FL 33541

Memorial benches available with 1, board engraving
Weather-proof, low-maintenance recycled plastic boards and frame
UV and moisture resistant
Choice of four board colors with Black frame
Available in portable and inground models
High-gloss inlay, 2" high lettering
Cambria font
Maximum characters (including spaces):
4 ft. bench: 22 characters per board
Concrete pad

Job location

37059 Kings Crown Dr, Zephyrhills, FL 33541

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$2,200.00	\$2,200.00
		Subtotal:	\$2,200.00
		Total:	\$2,200.00

Customer signature

Date

Images



42 **FIFTH ORDER OF BUSINESS** **Business Items**

43 **A. Consideration of Amenity Rules/Signage**

44 A discussion ensued.

45
46 On MOTION by Mr. Leno, seconded by Mr. Valle, with all in favor, the
47 proposal #1816 by *Fields Consulting Group (dba. Mikes's Signs)* for
48 \$600, was approved as presented. 4-0

50 **B. Consideration of Open Board Seat**

51 A discussion ensued regarding the open Board seat.

52
53 On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor,
54 appointing Alondra Marie Degroat to serve on Seat 4 of the Board of
55 Supervisors for Harvest Ridge CDD, was approved as discussed. 4-0

56
57 *Ms. Degroat accepted compensation.*

58 **C. Consideration of GeoView Proposal**

59 A discussion ensued.

60
61 On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the
62 *GeoView* proposal #12047p for \$1,500, was ratified as presented. 5-0

63
64 **D. Consideration of Pavement Repairs**

65 The Board reviewed the pavement repair proposal.

66 The Board requested the District Engineer to further review the area in question to
67 determine if there was a more extensive problem that would require more work.

68
69 **E. Consideration of Resolution 2026-01 Revised Meeting Location for CDD**
70 **Meetings**

71 A discussion ensued regarding new meeting location.

72
73 On MOTION by Mr. Coglazier, seconded by Mr. Leno, with all in favor,
74 the revised CDD meeting location will be held at the New River Amenity
75 Center located at 5227 Autumn Ridge Drive, Wesley Chapel at 6:00 p.m.,
76 was approved as discussed. 5-0

77
78

79 **F. Consideration of Plastic Bench Proposal**

80 The Board tabled the proposals for park benches and requested cheaper alternatives in
81 addition to possibly moving the school bus stop pick up location within the community.

82
83 **G. Discussion of Traffic Controls**

84 Mr. Weaver updated the Board on the traffic complaint form offered by the sheriff's office
85 in addition to the status getting speed bumps installed.

86
87 **H. Discussion of Amenity Access Status**

88 Mr. Weaver updated the Board on the current status of MHD access at the amenity.

89
90 **I. Discussion of Clubhouse Rental Form**

91 This item was discussed and covered under 5E.

92
93 **J. Aquatics Report**

94 The Board reviewed the aquatics report.

95
96 **K. Field Inspection Report**

97 Mr. Young presented his Field Inspection Report to the Board.

98 A conversation ensued between the Board and Josh Hamilton from Yellowstone.

99 The Board requested several proposals for landscape enhancement to be reviewed at the
100 next meeting.

101

102 **SIXTH ORDER OF BUSINESS** **Business Administration**

103 **A. Consideration of the Meeting Minutes of December 9, 2025**

104 **B. Acceptance of Financials**

105 **1. December 2025 Financials**

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

107 **1. December 2025 Check Register**

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

109 **1. December 2025 O&M Report**

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

111

On MOTION by Mr. Valle, seconded by Mr. Leno, with all in favor, the consent agenda items A through D with Minutes from the regular meeting held on December 9, 2025, Financials for December 2025, Check Register for December 2025 and the Operations and Maintenance Expenditures for December 2025, were approved as presented. 5-0

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

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 in the amenity area.

EIGHTH ORDER OF BUSINESS

Supervisors' Comments

Mr. Valle requested management to confirm if existing tow company has the ability to tow large commercial vehicles and trucks.

Mr. Valle requested we insert the "repeat offender" clause into the parking/towing policy regarding parking/towing enforcement.

Mr. Valle stated the resident with a construction vehicle being parked on streets at night has till the end of the month to move it or have it towed. Proceed with requesting Pasco County for Traffic Enforcement within the community.

NINTH ORDER OF BUSINESS

Public Comments

A resident commented on not wanting park benches installed for the school bus stop.

A resident commented on the sod condition around the amenities.

A resident commented on the fence condition around the amenities.

A resident commented on the possibility of turning open common areas into overflow parking.

A resident commented on the neighboring Hillcrest community using CDD common areas to park their cars.

147 **TENTH ORDER OF BUSINESS**

Adjournment

148 There being no further business,
149

149

150

On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the 151 meeting adjourned at 12:36 p.m.

152

152

153

154 _____
155 John Weaver
District Manager

Michael Valle
Chairperson

*Harvest Ridge
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash In Bank	\$ 343,275	\$ -	\$ -	\$ -	\$ 343,275
Accounts Receivable - Other	67,208	-	-	-	67,208
Due From Others	6,062	-	-	-	6,062
Due From Other Funds	-	19	-	-	19
Investments:					
Acquisition & Construction Account	-	-	6,063	-	6,063
Reserve Fund	-	75,365	-	-	75,365
Revenue Fund	-	337,853	-	-	337,853
Prepaid Items	25,673	-	-	-	25,673
Amount To Be Provided	-	-	-	4,440,000	4,440,000
TOTAL ASSETS	\$ 442,218	\$ 413,237	\$ 6,063	\$ 4,440,000	\$ 5,301,518
<u>LIABILITIES</u>					
Accounts Payable	\$ 18,657	\$ -	\$ -	\$ -	\$ 18,657
Loans Payable - Valley LOC	-	-	-	100,000	100,000
Bonds Payable - Series 2024	-	-	-	4,440,000	4,440,000
Due To Other Funds	-	-	19	-	19
TOTAL LIABILITIES	18,657	-	19	4,540,000	4,558,676

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	25,673	-	-	-	25,673
Restricted for:					
Debt Service	-	413,237	-	-	413,237
Capital Projects	-	-	6,044	-	6,044
Unassigned:	397,888	-	-	(100,000)	297,888
TOTAL FUND BALANCES	423,561	413,237	6,044	(100,000)	742,842
TOTAL LIABILITIES & FUND BALANCES	\$ 442,218	\$ 413,237	\$ 6,063	\$ 4,440,000	\$ 5,301,518

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,107	\$ 3,107	0.00%
Special Assmnts- Tax Collector	-	388,714	388,714	0.00%
Special Assmnts- CDD Collected	355,150	-	(355,150)	0.00%
TOTAL REVENUES	355,150	391,821	36,671	110.33%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Dissemination Agent	-	5,583	(5,583)	0.00%
ProfServ - Info Technology	600	1,302	(702)	217.00%
Recording Secretary	2,400	1,875	525	78.13%
Field Management	12,000	7,500	4,500	62.50%
Assessment Roll	-	2,083	(2,083)	0.00%
District Counsel	8,500	3,334	5,166	39.22%
District Engineer	9,500	3,755	5,745	39.53%
Administration	4,500	4,492	8	99.82%
District Management	25,000	11,067	13,933	44.27%
Accounting Services	9,000	5,000	4,000	55.56%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	100	400	20.00%
Rentals and Leases	600	1,231	(631)	205.17%
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	(1,107)	4,607	-31.63%
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	1,000	200	83.33%
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%
Total Administration	124,650	71,391	53,259	57.27%

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Amenity Internet	750	385	365	51.33%
Street Lights	20,000	4,710	15,290	23.55%
Water/Waste	15,000	3,928	11,072	26.19%
Electric Utility Services	12,000	1,683	10,317	14.03%
Total Electric Utility Services	47,750	10,706	37,044	22.42%
<u>Landscape Services</u>				
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	25,564	29,436	46.48%
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%
Total Landscape Services	134,500	47,296	87,204	35.16%
<u>Amenities</u>				
Garbage Dumpster - Rental/Collection	1,500	114	1,386	7.60%
Pool Maintenance - Contract	12,000	3,260	8,740	27.17%
Contracts - HVAC	600	-	600	0.00%
Janitorial - Supplies/Other	5,000	2,325	2,675	46.50%
Amenity R&M	5,000	7,345	(2,345)	146.90%
Pool Treatments & Other R&M	500	1,219	(719)	243.80%
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%
Total Amenities	48,250	15,762	32,488	32.67%
TOTAL EXPENDITURES	355,150	145,155	209,995	40.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	246,666	246,666	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		176,895		
FUND BALANCE, ENDING		\$ 423,561		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,283	\$ 2,283	0.00%
Special Assmnts- Tax Collector	-	324,846	324,846	0.00%
Special Assmnts- CDD Collected	301,500	-	(301,500)	0.00%
TOTAL REVENUES	301,500	327,129	25,629	108.50%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Short Term Loan Admin/Interest	228,244	114,888	113,356	50.34%
Total Debt Service	298,244	114,888	183,356	38.52%
TOTAL EXPENDITURES	298,244	114,888	183,356	38.52%
Excess (deficiency) of revenues Over (under) expenditures	3,256	212,241	208,985	6518.46%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,256	-	(3,256)	0.00%
TOTAL FINANCING SOURCES (USES)	3,256	-	(3,256)	0.00%
Net change in fund balance	<u>\$ 3,256</u>	<u>\$ 212,241</u>	<u>\$ 202,473</u>	<u>6518.46%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		200,996		
FUND BALANCE, ENDING		<u>\$ 413,237</u>		

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 74	\$ 74	0.00%
TOTAL REVENUES	-	74	74	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	74	74	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,970		
FUND BALANCE, ENDING		<u>\$ 6,044</u>		

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 26-01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	343,274.97	Statement Balance	353,633.80
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	353,633.80
Subtotal	343,274.97	Outstanding Checks	-10,358.83
Negative Adjustments	0.00	Ending Balance	343,274.97
Ending G/L Balance	343,274.97		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/08/2026		JE000335	Special Assmnts-Tax Collector	Valley National Bank	6,607.50	6,607.50	0.00
01/08/2026		JE000336	Special Assmnts-Tax Collector	Valley National Bank	495.32	495.32	0.00
01/31/2026		JE000338	Interest - Investments	Interest Earned for 12.25	1,065.49	1,065.49	0.00
Total Deposits					8,168.31	8,168.31	0.00
Checks							0.00
12/10/2025	Payment	1161	COMPLETE IT CORP	Check for Vendor V00049	-101.70	-101.70	0.00
12/29/2025	Payment	1174	COMMUNICATION S	Check for Vendor V00054	-261.04	-261.04	0.00
12/29/2025	Payment	1175	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-1,879.00	-1,879.00	0.00
01/02/2026	Payment	1176	INFRAMARK LLC	Check for Vendor V00003	-238.72	-238.72	0.00
01/02/2026	Payment	1177	PASCO COUNTY UTILITIES	Check for Vendor V00018	-1,370.86	-1,370.86	0.00
01/02/2026	Payment	1178	SPEAREM ENTERPRISES	Check for Vendor V00008	-465.00	-465.00	0.00
01/02/2026	Payment	1179	STRALEY ROBIN VERICKER	Check for Vendor V00005	-750.00	-750.00	0.00
01/02/2026	Payment	1180	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-2,054.85	-2,054.85	0.00
01/06/2026	Payment	300030	DUKE ENERGY	Inv: 120925-1750-ACH	-1,176.26	-1,176.26	0.00
01/07/2026	Payment	1181	COMPLETE IT CORP	Check for Vendor V00049	-101.70	-101.70	0.00
01/12/2026	Payment	1182	Harvest Ridge CDD	Check for Vendor V00027	-3,319.99	-3,319.99	0.00
01/12/2026	Payment	300034	DUKE ENERGY	Inv: 123125 6693 ACH	-40.05	-40.05	0.00
01/27/2026	Payment	1187	INFRAMARK LLC	Check for Vendor V00003	-213.16	-213.16	0.00
01/20/2026		JE000339	Supervisor Fees	Valley National Bank	-1,000.00	-1,000.00	0.00
Total Checks					-12,972.33	-12,972.33	0.00
Adjustments							

Bank Account Statement

Harvest Ridge CDD

Bank Account No. 1303
Statement No. 26-01

Statement Date 01/31/2026

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1162	CYPRESS CREEK AQUATICS	Check for Vendor V00011	-490.00
01/06/2026	Payment	300031	DUKE ENERGY	Inv: 120825-8604-ACH	-19.29
01/06/2026	Payment	300032	DUKE ENERGY	Inv: 120825-4743-ACH	-19.29
01/06/2026	Payment	300033	DUKE ENERGY	Inv: 120525-5047-ACH	-204.95
01/20/2026	Payment	300035	DUKE ENERGY	Inv: 011226-1750-ACH	-1,181.11
01/20/2026	Payment	300036	DUKE ENERGY	Inv: 010826-4743-ACH	-21.04
01/20/2026	Payment	300037	DUKE ENERGY	Inv: 010826-5047-ACH	-257.91
01/20/2026	Payment	300038	DUKE ENERGY	Inv: 010826-8604-ACH	-20.93
01/27/2026	Payment	1184	BLUE LIFE POOL SERVICE CHARTER	Check for Vendor V00034	-800.00
01/27/2026	Payment	1185	COMMUNICATION S FIELDS	Check for Vendor V00054	-124.31
01/27/2026	Payment	1186	CONSULTING GROUP, LLC	Check for Vendor V00029	-600.00
01/27/2026	Payment	1188	STRALEY ROBIN VERICKER	Check for Vendor V00005	-675.00
01/27/2026	Payment	1189	YELLOWSTONE LANDSCAPE	Check for Vendor V00013	-5,015.00
01/30/2026	Payment	1190	SPEAREM ENTERPRISES	Check for Vendor V00008	-930.00
Total Outstanding Checks					-10,358.83

Outstanding Deposits

Total Outstanding Deposits

HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1176	01/02/26	V00003	INFRAMARK LLC	166697	Inframark Management Inv - Nov 25	Nov 25 - Postage, B/W Copies	541024-51301	\$22.07
001	1176	01/02/26	V00003	INFRAMARK LLC	166697	Inframark Management Inv - Nov 25	Nov 25 - Conference Room Rental	544025-51301	\$216.65
001	1177	01/02/26	V00018	PASCO COUNTY UTILITIES	23654786	11/07 - 12/09 - Water	Water/Waste	543018-53600	\$1,370.86
001	1178	01/02/26	V00008	SPEAREM ENTERPRISES	6288	Nov 25 - Janitorial Services	Janitorial - Supplies/Other	534349-57217	\$465.00
001	1179	01/02/26	V00005	STRALEY ROBIN VERICKER	27727	legal - through 11/30/25	District Counsel	531146-51301	\$750.00
001	1180	01/02/26	V00013	YELLOWSTONE LANDSCAPE	1063232	12/23 - Debris Removal	Contingency Reserve	549900-53902	\$2,054.85
001	1181	01/07/26	V00049	COMPLETE IT CORP	18827	GOOGLE EMAIL W/VAULT CONTRACT RENEWAL	ProfServ - Info Technology	531020-51301	\$101.70
001	1184	01/27/26	V00034	BLUE LIFE POOL SERVICE	21872	Regular Pool Service	Pool Maintenance - Contract	534078-57217	\$800.00
001	1185	01/27/26	V00054	CHARTER COMMUNICATIONS	1936376011226	INTERNET SERVICES 01/12/26-02/11/26	INTERNET SERVICES	541016-53100	\$124.31
001	1186	01/27/26	V00029	FIELDS CONSULTING GROUP, LLC	3731	JAN 26-Maxmetal Sign	Maxmetal Sign	546036-57201	\$600.00
001	1187	01/27/26	V00003	INFRAMARK LLC	169036	DEC 25-POSTAGE & MEETING RENTAL	POSTAGE AND COPIES	541024-51301	\$25.50
001	1187	01/27/26	V00003	INFRAMARK LLC	169036	DEC 25-POSTAGE & MEETING RENTAL	RENTAL-MEETING	544025-51301	\$187.66
001	1188	01/27/26	V00005	STRALEY ROBIN VERICKER	27791	Services Rendered Through December 31, 2025	District Counsel	531146-51301	\$675.00
001	1189	01/27/26	V00013	YELLOWSTONE LANDSCAPE	1081939	Monthly Landscape Maintenance January 2026	LANDSCAPE MAINT. JUL 2024	534346-53908	\$5,015.00
001	1190	01/30/26	V00008	SPEAREM ENTERPRISES	6299	JAN 26-Amenity Center Cleaning	amenity center cleaning	534349-57217	\$465.00
001	1190	01/30/26	V00008	SPEAREM ENTERPRISES	6294	JAN 26-amenity center cleaning	amenity center cleaning	534349-57217	\$465.00
001	300030	01/06/26	V00010	DUKE ENERGY	120925-1750-ACH	ELECTRIC 11/09/25-12/08/25	ELECTRIC	543013-53100	\$1,176.26
001	300031	01/06/26	V00010	DUKE ENERGY	120825-8604-ACH	ELECTRIC 11/06/25-12/03/25	ELECTRIC	543041-53100	\$19.29
001	300032	01/06/26	V00010	DUKE ENERGY	120825-4743-ACH	ELECTRIC 11/06/25-12/03/25	ELECTRIC	543041-53100	\$19.29
001	300033	01/06/26	V00010	DUKE ENERGY	120525-5047-ACH	ELECTRIC 11/06/25-12/03/25	ELECTRIC	543041-53100	\$204.95
001	300034	01/12/26	V00010	DUKE ENERGY	123125 6693 ACH	SERVICE 11/26/25 - 12/29/25	Electric Utility Services	543041-53100	\$40.05
001	300035	01/20/26	V00010	DUKE ENERGY	011226-1750-ACH	ELECTRIC 12/09/25-01/09/26	ELECTRIC	543013-53100	\$1,181.11
001	300036	01/20/26	V00010	DUKE ENERGY	010826-4743-ACH	ELECTRIC 12/04/25-01/06/26	ELECTRIC	543041-53100	\$21.04
001	300037	01/20/26	V00010	DUKE ENERGY	010826-5047-ACH	ELECTRIC 12/04/25-01/06/26	ELECTRIC	543041-53100	\$257.91
001	300038	01/20/26	V00010	DUKE ENERGY	010826-8604-ACH	ELECTRIC 12/04/25-01/06/26	ELECTRIC	543041-53100	\$20.93

Fund Total \$16,279.43

DEBT SERVICE FUND - 201

201	1182	01/12/26	V00027	Harvest Ridge CDD	01122026-0108	SERIES 2024 FY26 TAX DIST ID 01.08.26	SERIES 2024 FY26 TAX DIST ID 01.08.2026	103200	\$3,319.99
Fund Total									<u><u>\$3,319.99</u></u>

Total Checks Paid \$19,599.42

HARVEST RIDGE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACCRETIVE INSURANCE SOLUTIONS, INC.	1/23/2026	26-00178P	\$78.75			Legal Advertising
BLUE LIFE POOL SERVICE	1/6/2026	21872	\$800.00			Regular Pool Service
BUSINESS OBSERVER INC DBA	1/23/2026	26-00178P-A	\$78.75			LEGAL ADVERTISING
INFRAMARK LLC	1/20/2026	169036	\$25.50			POSTAGE AND COPIES
INFRAMARK LLC	1/20/2026	169036	\$187.66	\$213.16	\$213.16	RENTAL-MEETING
SPEAREM ENTERPRISES	1/21/2026	6299	\$465.00			amenity center cleaning
SPEAREM ENTERPRISES	1/21/2026	6294	\$465.00		\$930.00	amenity center cleaning
STRALEY ROBIN VERICKER	1/14/2026	27791	\$675.00			Services Rendered Through December 31, 2025
YELLOWSTONE LANDSCAPE	1/1/2026	1081939	\$5,015.00			LANDSCAPE MAINT. JUL 2024
Monthly Contract Subtotal			\$7,790.66			
Variable Contract						
PASCO COUNTY UTILITIES	1/23/2026	23797651	\$1,678.87			water
Variable Contract Subtotal			\$1,678.87			
Utilities						
CHARTER COMMUNICATIONS	1/12/2026	1936376011226	\$124.31			INTERNET SERVICES
DUKE ENERGY	12/5/2025	120525-5047-ACH	\$204.95			ELECTRIC
DUKE ENERGY	12/8/2025	120825-4743-ACH	\$19.29			ELECTRIC
DUKE ENERGY	12/9/2025	120925-1750-ACH	\$1,176.26			ELECTRIC
DUKE ENERGY	12/8/2025	120825-8604-ACH	\$19.29			ELECTRIC
DUKE ENERGY	12/31/2025	123125 6693 ACH	\$40.05			SERVICE 11/26/25 - 12/29/25
DUKE ENERGY	1/8/2026	010826-4743-ACH	\$21.04			ELECTRIC
DUKE ENERGY	1/8/2026	010826-5047-ACH	\$257.91			ELECTRIC
DUKE ENERGY	1/8/2026	010826-8604-ACH	\$20.93			ELECTRIC
DUKE ENERGY	1/12/2026	011226-1750-ACH	\$1,181.11		\$2,940.83	ELECTRIC

HARVEST RIDGE CDD						
Summary of Operations and Maintenance Invoices						

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities Subtotal			\$3,065.14			
Regular Services						
COMPLETE IT CORP	1/1/2026	18827	\$101.70			GOOGLE EMAIL W/VAULT CONTRACT RENEWAL
Regular Services Subtotal			\$101.70			
Additional Services						
BAHR PUMBING LLC	10/29/2025	8747-2	\$645.00			Main Line Stoppage
FIELDS CONSULTING GROUP, LLC	1/20/2026	3731	\$600.00			Maxmetal Sign
Harvest Ridge CDD	1/12/2026	01122026-0108	\$3,319.99			SERIES 2024 FY26 TAX DIST ID 01.08.2026
INFRAMARK LLC	1/6/2026	1164519	\$650.00			Maintenance Services
YELLOWSTONE LANDSCAPE	1/30/2026	1091130	\$738.00			LANDSCAPE MAINTENANCE
Additional Services Subtotal			\$5,952.99			
TOTAL			\$18,589.36			

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00178P

Date 01/23/2026

Attn:
Harvest Ridge CDD Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00178P Public Board Meetings RE: Harvest Ridge Board of Supervisors Meeting Schedule for 2026 Published: 1/23/2026	\$78.75
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$78.75

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Meetings
REVISED 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 6:00 p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL. The meeting dates are as follows:

February 10, 2026 6:00 p.m.
March 10, 2026 6:00 p.m.
April 14, 2026 6:00 p.m.
May 12, 2026 6:00 p.m.
June 9, 2026 6:00 p.m.
July 14, 2026 6:00 p.m.
August 11, 2026 6:00 p.m.
September 8, 2026 6:00 p.m.

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 Manager

January 23, 2026

26-00178P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NTICE

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BLUE LIFE POOL SERVICE | CPC 1461225

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
21872	01/06/2026	\$800.00	02/05/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Pasco - Commercial	Regular Pool Service	1	800.00	800.00

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Pay invoice



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
169036

DATE
1/20/2026

CUSTOMER ID
C3190

NET TERMS
Due On Receipt

PO#

DUE DATE
1/20/2026

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
Postage	15	Ea	0.74		11.10
B/W Copies	31	Ea	0.15		4.65
Color Copies	25	Ea	0.39		9.75
Eric J Davidson- 11-14-25 SPRINGHILL SUITES LAND : meeting space: \$187.66	1	Ea	187.66		187.66
Subtotal					213.16

Subtotal	\$213.16
Tax	\$0.00
Total Due	\$213.16

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.

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.: 6299
Terms: Net 15
Invoice date: 01/21/2026
Due date: 02/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	amenity center cleaning 2 times per week cleaning bathrooms, straitening pool furniture and picking up trash on grounds 12/15/25 to 1/15/26	1	\$450.00	\$450.00
2.		Material	paper goods and soap	1	\$15.00	\$15.00

Total **\$465.00**

Note to customer

Thank You! We Appreciate Your Business.



INVOICE

INVOICE #	INVOICE DATE
1081939	1/1/2026
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: January 31, 2026

Invoice Amount: \$5,015.00

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$5,015.00

Invoice Total \$5,015.00

Excellence

IN COMMERCIAL LANDSCAPING

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

January 12, 2026
 Invoice Number: 1936376011226
 Account Number: **8337 13 001 1936376**
 Security Code: **2005**
 Service At: 37278 SHARKS EYE LN
 ZEPHYRHILLS FL 33541

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary

*Service from 01/12/26 through 02/11/26
 details on following pages*

Previous Balance	261.04
Payments Received -Thank You!	-261.04
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	50.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	4.31
Current Charges	\$124.31
Total Due by 01/29/26	\$124.31

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- The Payment Processing charge will increase by \$5. To save and avoid this increase, sign up for Auto Pay at SpectrumBusiness.net/Autopay today

- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 12 01132026 NNNNNYNN 01 000930 0004

JAN 20 2026

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

January 12, 2026

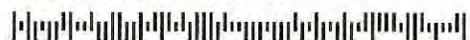
HARVESTRIDGE CDD

Invoice Number: 1936376011226
 Account Number: 8337 13 001 1936376
 Service At: 37278 SHARKS EYE LN
 ZEPHYRHILLS FL 33541

Total Due by 01/29/26 **\$124.31**
 Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001193637600124313



Invoice Number: 1936376011226
Account Number: 8337 13 001 1936376
Security Code: 2005

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8633 2390 DY RP 12 01132026 NNNNNYNN 01 000930 0004

Charge Details

Table with 3 columns: Description, Amount, Balance. Previous Balance 261.04, Check Payment-thank You 01/02 -261.04, Remaining Balance \$0.00

Payments received after 01/12/26 will appear on your next bill.

Service from 01/12/26 through 02/11/26

Spectrum Business™ TV

Table with 2 columns: Description, Amount. Spectrum Business TV Stream 40.00, Xumo Stream Box 5.00, Total \$45.00

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Security Suite 0.00, Domain Name 0.00, Vanity Email 0.00, Spectrum Business Internet Premier 130.00, Promotional Discount -90.00, Business WiFi 10.00, Total \$50.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Spectrum Business Voice 50.00, Promotional Discount -30.00, Total \$20.00

Spectrum Business™ Voice Continued

Phone number (813) 355-4174 \$0.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

Table with 2 columns: Description, Amount. Payment Processing 5.00, Other Charges Total \$5.00

Taxes, Fees and Charges

Table with 2 columns: Description, Amount. State and Local Sales Tax 0.35, Communications Services Tax 3.96, Taxes, Fees and Charges Total \$4.31

Current Charges \$124.31
Total Due by 01/29/26 \$124.31

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

- It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Auto Pay!
Visit: spectrumbusiness.net/payment
(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.



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

Bill date Dec 5, 2025
For service Nov 6 - Dec 3
 28 days

Account number 9101 7223 5047

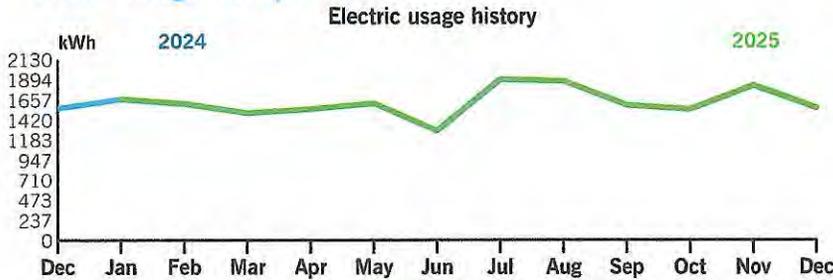
Billing summary

Previous Amount Due	\$239.76
<i>Payment Received Dec 01</i>	-239.76
Current Electric Charges	199.66
Taxes	5.29
Total Amount Due Dec 26	\$204.95



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

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

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,559	1,555	19,513	1,626
Avg. Daily (kWh)	56	54	54	

12-month usage based on most recent history

Find ways to save.

duke-energy.com/FindWays

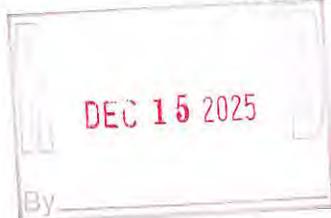
Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number
9101 7223 5047



026154 000002442



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

Amount of automatic draft

\$204.95
 by Dec 26

Your payment is scheduled to be made by monthly automatic draft on Dec 26

\$ _____ \$ _____
 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



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Nov 6 - Dec 3
<u>Usage Values</u>		
Billed kWh		1,559.169 kWh
Billed Demand kW		2.924 kW
Load Factor		79.35 %



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 - Nov 06 25 to Dec 03 25	
Meter - 8398454	
Customer Charge	\$17.85
Energy Charge	
1,559.169 kWh @ 5.370c	83.73
Fuel Charge	
1,559.169 kWh @ 3.925c	61.20
Demand Charge	
2.924 kW @ \$11.65	34.06
Asset Securitization Charge	
1,559.169 kWh @ 0.181c	2.82
Total Current Charges	\$199.66

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.12
Total Taxes	\$5.29



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Nov 6 - Dec 3
<u>Usage Values</u>		
Billed kWh		6.280 kWh
Billed Demand kW		0.030 kW
Load Factor		31.15 %



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 - Nov 06 25 to Dec 03 25	
Meter - 8410204	
Customer Charge	\$17.85
Energy Charge	
6.280 kWh @ 5.370c	0.33
Fuel Charge	
6.280 kWh @ 3.925c	0.25
Demand Charge	
0.030 kW @ \$11.65	0.35
Asset Securitization Charge	
6.280 kWh @ 0.181c	0.01
Total Current Charges	\$18.79

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.48
Total Taxes	\$0.50

fb.def.duke.bills.20251205210626.70.a.fp-40159-000002525



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 09 - Dec 08		
Description	Quantity	Usage
Monticello Black TIII 3000K	39	683 kWh
Total	39	683 kWh

Billing details - Lighting

Billing Period - Nov 09 25 to Dec 08 25	
Customer Charge	\$1.86
Energy Charge	
682.500 kWh @ 6.782c	46.28
Fuel Charge	
682.500 kWh @ 3.829c	26.13
Asset Securitization Charge	
682.500 kWh @ 0.062c	0.42
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
Total Current Charges	\$1,173.32

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

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

Billing details - Taxes

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

fb.def.duke.bills.20251208213453.24.afp-28041-000001449



Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
8396493	Actual	Nov 6 - Dec 3
Usage Values		
Billed kWh		6.249 kWh
Billed Demand kW		0.030 kW
Load Factor		31.00 %



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 - Nov 06 25 to Dec 03 25	
Meter - 8396493	
Customer Charge	\$17.85
Energy Charge	
6.249 kWh @ 5.370c	0.33
Fuel Charge	
6.249 kWh @ 3.925c	0.25
Demand Charge	
0.030 kW @ \$11.65	0.35
Asset Securitization Charge	
6.249 kWh @ 0.181c	0.01
Total Current Charges	\$18.79

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.48
Total Taxes	\$0.50

fb-def.duke.bills.20251205210626.70.aip-40165-000002525





duke-energy.com
800.700.8744

Your Energy Bill

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

Bill date Dec 31, 2025
For service Nov 26 - Dec 29
34 days

Account number 9101 4645 6693

Billing summary

Previous Amount Due	\$105.47
Payment Received Dec 22	-105.47
Current Electric Charges	39.02
Taxes	1.03
Total Amount Due Jan 21	\$40.05

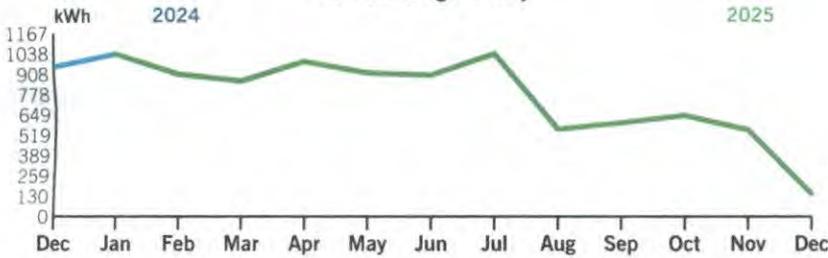


Thank you for your payment.

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.

Your usage snapshot

Electric usage history



Average temperature in degrees

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

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	147	955	9,154	763
Avg. Daily (kWh)	4	31	25	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

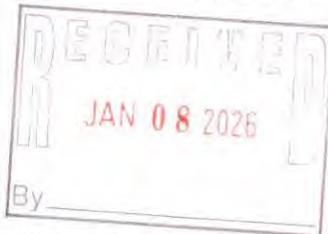
Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



025475 000001651



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

Amount of automatic draft

\$40.05
by Jan 21

Your payment is scheduled to be made by monthly automatic draft on Jan 21

\$ _____ \$ _____
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

8891014645669300066000000000000000000000000400500000040056

fb.def.duke.bills.20251230211107.99.alp-50849-000001651



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
4377177	Actual	Nov 26 - Dec 29
<u>Usage Values</u>		
Billed kWh		147.297 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 - Nov 26 25 to Dec 29 25	
Meter - 4377177	
Customer Charge	\$13.83
Energy Charge	
147.297 kWh @ 13.249c	19.50
Fuel Charge	
147.297 kWh @ 3.630c	5.35
Asset Securitization Charge	
147.297 kWh @ 0.234c	0.34
Total Current Charges	\$39.02

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	1.00
Total Taxes	\$1.03



Service address
HARVEST RIDGE CDD
37016 SUNRISE TELLIN DR SIGN
ZEPHYRHILLS FL 33541

Bill date Jan 8, 2026
For service Dec 4 - Jan 6
34 days

Account number **9101 6915 4743**

Billing summary

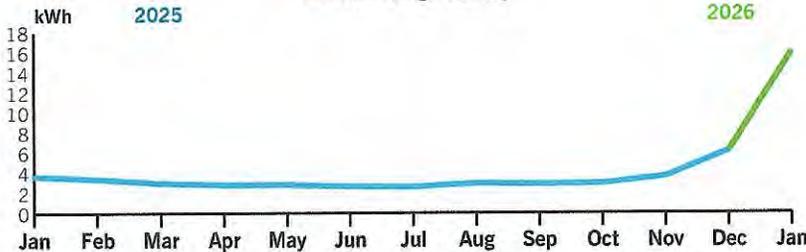
Previous Amount Due	\$19.29
Payment Received Dec 29	-19.29
Current Electric Charges	20.49
Taxes	0.55
Total Amount Due Jan 29	\$21.04



Thank you for your payment.

Your usage snapshot

Electric usage history



Average temperature in degrees

56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 59°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	4	53	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

Amount of automatic draft

Account number
9101 6915 4743

\$21.04
by Jan 29

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

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



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



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

026216 000002371
[Barcode]

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



88910169154743000660000000000000000000002104000000021040

fb.der.duke.bills.20260107221819.85.aip-52431-000002371



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Feb 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8410204	Actual	Dec 4 - Jan 6
<u>Usage Values</u>		
Billed kWh		16.246 kWh
Billed Demand kW		0.032 kW
Load Factor		62.22 %



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 - Dec 04 25 to Jan 06 26	
Meter - 8410204	
Customer Charge	\$18.47
Energy Charge	
16.246 kWh @ 5.492c	0.90
Fuel Charge	
16.246 kWh @ 4.422c	0.72
Demand Charge	
0.032 kW @ \$11.69	0.37
Asset Securitization Charge	
16.246 kWh @ 0.181c	0.03
Total Current Charges	\$20.49

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.53
Total Taxes	\$0.55

fb.def.duke.bills.20260107221819.85.afp-52433-000002371

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

Bill date Jan 8, 2026
For service Dec 4 - Jan 6
34 days

Account number 9101 7223 5047

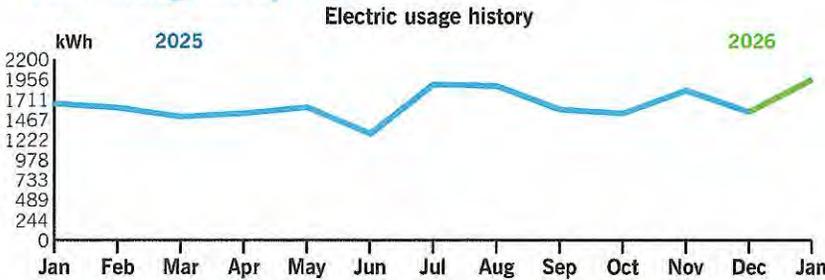
Billing summary

Previous Amount Due	\$204.95
Payment Received Dec 26	-204.95
Current Electric Charges	251.24
Taxes	6.67
Total Amount Due Jan 29	\$257.91



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

56° 68° 67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 59°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,956	1,662	19,807	1,651
Avg. Daily (kWh)	58	50	54	

12-month usage based on most recent history

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

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



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

Account number
9101 7223 5047

Amount of automatic draft

\$257.91
by Jan 29

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

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

026218 000002371
HARVEST RIDGE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

8891017223504700066000000000000000000002579100000257915

fb.def.duke.bills.20260107221819.85.aip-52435-000002371



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Feb 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8398454	Actual	Dec 4 - Jan 6
<u>Usage Values</u>		
Billed kWh		1,955.806 kWh
Billed Demand kW		3.022 kW
Load Factor		79.31 %



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 - Dec 04 25 to Jan 06 26	
Meter - 8398454	
Customer Charge	\$18.47
Energy Charge	
1,955.806 kWh @ 5.492c	107.41
Fuel Charge	
1,955.806 kWh @ 4.422c	86.49
Demand Charge	
3.022 kW @ \$11.69	35.33
Asset Securitization Charge	
1,955.806 kWh @ 0.181c	3.54
Total Current Charges	\$251.24

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	6.45
Total Taxes	\$6.67



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Feb 4

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fb.def.duke.bills-20260107221819.85.afp-52484-000002360



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8396493	Actual	Dec 4 - Jan 6
<u>Usage Values</u>		
Billed kWh		15.503 kWh
Billed Demand kW		0.030 kW
Load Factor		63.33 %



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 - Dec 04 25 to Jan 06 26	
Meter - 8396493	
Customer Charge	\$18.47
Energy Charge	
15.503 kWh @ 5.492c	0.85
Fuel Charge	
15.503 kWh @ 4.422c	0.69
Demand Charge	
0.030 kW @ \$11.69	0.35
Asset Securitization Charge	
15.503 kWh @ 0.181c	0.03
Total Current Charges	\$20.39

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.52
Total Taxes	\$0.54



Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Dec 09 25 to Jan 09 26	
Customer Charge	\$1.92
Energy Charge	
682.500 kWh @ 6.968c	47.55
Fuel Charge	
682.500 kWh @ 4.325c	29.52
Asset Securitization Charge	
682.500 kWh @ 0.062c	0.42
Fixture Charge	
Monticello Black TIII 3000K	637.26
Maintenance Charge	
Monticello Black TIII 3000K	79.56
Pole Charge	
16 SMOOTH DEC CNCRT/COLONIAL	
39 Pole(s) @ \$9.790	381.81
Total Current Charges	\$1,178.04

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.03
Gross Receipts Tax	2.04
Total Taxes	\$3.07

fb.def.duke.bills.20260109215132.2.afp-25987-000001471

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 # 18827
Invoice Date 01-01-26
Balance Due \$101.70

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

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

INVOICE

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

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

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



Meritus

Bill to

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

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3731
Terms: Due on receipt
Invoice date: 01/20/2026
Due date: 02/01/2026

#	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

HARVEST RIDGE CDD

DISTRICT CHECK REQUEST

Date 1/12/2026

Payable To Harvest Ridge CDD

Check Amount \$3,319.99

Check Description Series 2024 - FY 25 Tax Dist. [ID 1.08.2025](#)

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

2025

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

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	316,462.77	49.75%	0.497500
Net DS Series 2024	319,590.00	50.25%	0.502500
Net Total	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	-		
1/8/2026	6,607.50	3,287.51	3,287.51	3,319.99	3,319.99	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	646,512.96	321,667.15	321,667.16	324,845.81	324,845.80	-		
Net Total on Roll	636,052.77		316,462.77		319,590.00			
Collection Surplus / (Deficit)	10,460.19		5,204.39		5,255.80			



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1164519
Invoice Date	1/6/2026
Due Date	2/5/2026

To: Harvest Ridge Community Development District
2005 Pan Am Cir Ste 300

Tampa, FL 33607-2359

Service Description	Total
Maintenance Services	\$650.00

Subtotal	\$650.00
Sales Tax	\$0.00
Total	\$650.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

DISTRICT : HARVEST RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1164519 - DETAIL

INVOICE DATE: 1/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	12/2/2025	4401948	HVRCDD District Area	General Maintenance; Fence Panel Repairs.	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	N
	12/31/2025	4401950	HVRCDD District Area	General Maintenance; Three Fence Panel Repairs.	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				BWO Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				Invoice Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	

**FINAL REPORT
GEOPHYSICAL INVESTIGATION
HARVEST RIDGE CCD:
AMENITY CENTER SOIL SATURATION SITE
ZEPHYRHILLS, FLORIDA**

Prepared for Stantec
Tampa, FL

Prepared by GeoView Associates, Inc.
St. Petersburg, FL



February 02, 2026

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

**Subject: Transmittal of Final Report for Geophysical Investigation
Harvest Ridge CCD: Amenity Center Soil Saturation Site
Zephyrhills, Florida
GeoView Project Number 44894**

Mr. Waag,

GeoView Associates, Inc. (GeoView) is pleased to submit the final report that summarizes and presents the results of the geophysical investigation carried out at the above referenced site. Ground penetrating radar was used to help characterize near surface geological conditions at the project site. GeoView appreciates the opportunity to have assisted you on this project. If you have any questions or comments about the report, please contact us.

Sincerely,

GEOVIEW ASSOCIATES, INC.

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

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

A Geophysical Services Company

*5709 First Avenue South
St. Petersburg, FL 33707*

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

1.0 Introduction

A geophysical investigation was completed at the Harvest Ridge CCD: Amenity Center Soil Saturation Site located near 4610 Sand Dollar Way in Zephyrhills, Florida. The investigation was completed on January 12, 2026. The project site consists of two study areas that are referred to as the Amenity Center and Empty Lot (Figures 1-3, Appendix 1).

The investigation is being prompted by poor drainage and elevated groundwater levels associated with suspected perched water table conditions. The purpose of the geophysical survey will be to help characterize near-surface geological conditions at the project sites and specifically to determine the lateral continuity and depth of possible near-surface clays that might be the cause of the possible perched water table conditions. The investigation was completed using ground penetrating radar (GPR). The purpose of the geophysical investigation was to help characterize near-surface geological conditions and to identify subsurface features that may be associated with perched water table conditions.

2.0 Description of Geophysical Investigation

2.1 Ground Penetration Radar

The GPR survey was completed across accessible portions of the study areas along a series of perpendicular transects spaced approximately 5 to 10 feet (ft) apart (Figure 1). The GPR data was collected with a GSSI radar system with a 350 MHz antenna and a time range setting of 109 nanoseconds. This equipment configuration provided an estimated exploration depth of 8 to 12 ft below land surface (bls). The GPR data was digitally recorded for both analysis and archiving purposes.

The positioning of the GPR transect lines was recorded using an Emlid RS3 GPS system. A discussion of the limitations of the establishment of the survey grid is provided in Appendix A2.1. A description of the GPR technique and the methods employed for geological characterization studies is provided in Appendix A2.2.

2.2 Hand Auger Borings

Four hand auger borings were performed at the project site (two in each study location [Figures 2 and 3]). The hand auger borings were performed to assist in the interpretation of the GPR data and to confirm the presence or absence of a near-surface clayey sediments layer. The location of the borings are provided on Figure 1 and the results are presented in Table 2. A discussion of the methods used for the hand auger borings are provided in Appendix A2.3.

Table 2
Hand Auger Results

Hand Auger Designation	Depth Interval	Soils Description
HA-1	0 to 4 ft bls	Sandy Clay with minor limestone fragments
	4 ft bls	Refusal on Suspected Top of Limestone
HA-2	0 to 5 ft bls	Sandy Clay
	5-7 ft bls	Clayey Sand to Slightly Clayey Sand. Water Table at 6.2 ft bls
HA-3	0-5 ft bls	Sandy Clay with limestone fragments at 2 to 2.5 ft bls
	5-7 ft bls	Clayey Sand. Water Table at 6.2 ft bls
HA-4	0-5 ft bls	Sandy Clay with limestone fragments at 2 to 3 ft bls
	5-7 ft bls	Clayey Sand. Water Table at 6.5 ft bls

3.0 Identification of Near-Surface Clay Layers Using GPR

The features observed on GPR data that are most commonly associated with near-surface clay layers are:

- Continuous somewhat horizontal GPR reflector sets across the project site.
- A significant attenuation (absorption) of the GPR signal within the near-surface sediments.

It is not possible based on the GPR data alone to determine if an identified near-surface GPR reflector set is associated with clayey sediments. Such a determination must be made in conjunction with direct soil sampling.

4.0 Survey Results

Results of the GPR survey indicated the presence of two or three well-defined, relatively continuous sets of GPR reflectors within the depth range of 4 to 8 ft bls. The reflector sets are associated with the lithological contacts between the clayey sand to sandy clay stratum and the water table as identified in the hand auger borings.

The GPR reflector sets identified in the GPR investigation were continuous across each of the project site. The GPR signal was strongly attenuated (absorbed) indicating that near-surface clays are present throughout the study areas. Accordingly, based on the results of the GPR survey the following is concluded:

- The near-surface clayey sediments are continuous across each of the project site areas based upon both the GPR and hand auger results.

- No changes in near surface geological conditions were observed that would assist in the explanation of the localized perched water table conditions within the project site areas.

A discussion of the limitations of the GPR technique in near-surface geological characterization studies is provided in Appendix 2.

APPENDIX 1
FIGURES

SHARKS EYE LN

HA-4

AMENITY CENTER

HA-3

SAND DOLLAR WAY

SAND DOLLAR WAY

MANHOLE

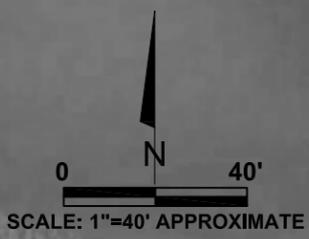
ANGEL WINGS AVE

EMPTY LOT

HA-1

HA-2

MANHOLE



EXPLANATION

- GPR TRANSECTS
- UNDERGROUND STORM WATER LINE
- HA-1 HAND AUGER BORING & DESIGNATION

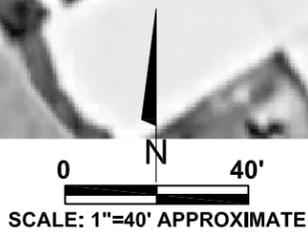
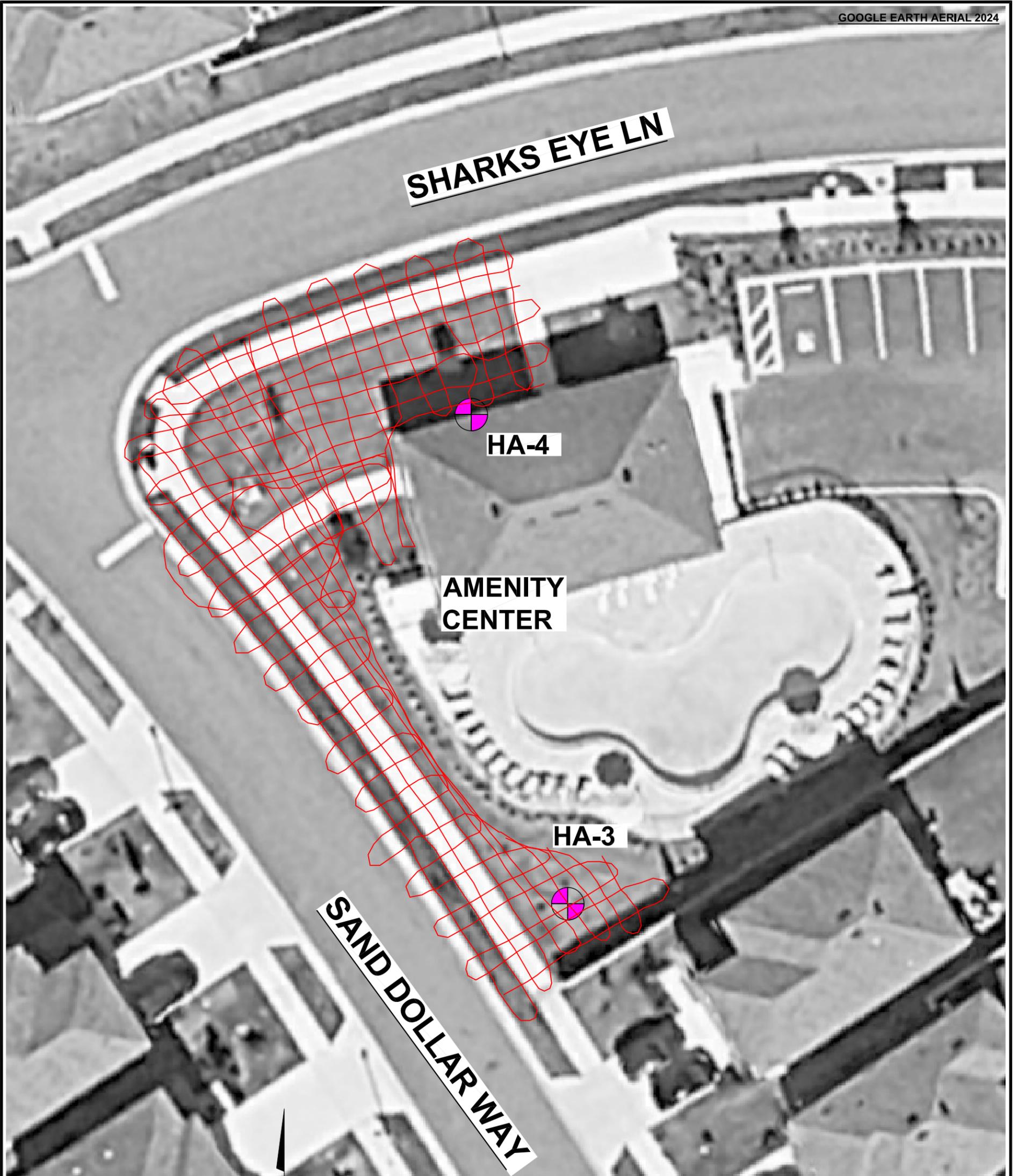
HARVEST RIDGE CDD: AMENITY CENTER SOIL SATURATION SITE
 4610 SAND DOLLAR WAY
 ZEPHYRHILLS, FLORIDA

STANTEC
 TAMPA, FLORIDA

PROJECT:
 44894
 DATE:
 02/02/26



FIGURE 1
SITE MAP
 SHOWING RESULTS
 OF GEOPHYSICAL
 INVESTIGATION



EXPLANATION

-  GPR TRANSECTS
-  HA-1 HAND AUGER BORING & DESIGNATION

HARVEST RIDGE CDD: AMENITY CENTER SOIL SATURATION SITE
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 ZEPHYRHILLS, FLORIDA

STANTEC
 TAMPA, FLORIDA

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 DATE:
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FIGURE 2
 NORTH SITE MAP
 SHOWING RESULTS
 OF GEOPHYSICAL
 INVESTIGATION



MANHOLE

ANGEL WINGS AVE

SAND DOLLAR WAY

EMPTY LOT

HA-1

HA-2

MANHOLE

0 N 40'

SCALE: 1"=40' APPROXIMATE

EXPLANATION

- GPR TRANSECTS
- sw— UNDERGROUND STORM WATER LINE
- HA-1 HAND AUGER BORING & DESIGNATION

HARVEST RIDGE CDD: AMENITY CENTER SOIL SATURATION SITE
 4610 SAND DOLLAR WAY
 ZEPHYRHILLS, FLORIDA

STANTEC
 TAMPA, FLORIDA

PROJECT:
 44894
 DATE:
 02/02/26



FIGURE 3
 SOUTH SITE MAP
 SHOWING RESULTS
 OF GEOPHYSICAL
 INVESTIGATION

APPENDIX 2

DESCRIPTION OF GEOPHYSICAL METHODS, SURVEY METHODOLOGIES AND LIMITATIONS

A2.1 On Site Measurements

An Emlid RS3 Global Positioning System (GPS) was used to provide positioning information for the GPR data. This GPS system typically has sub-foot accuracy.

A2.2 Ground Penetrating Radar

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components which transmits high frequency (200 to 1500 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 is recorded and can be later reviewed on a computer processing software. GeoView uses Mala and GSSI GPR systems. Geological studies are typically conducted using a 200 to 500 MHz antenna.

A GPR survey is conducted along survey lines (transects), which are measured paths along which the GPR antenna is moved. Electronic marks are placed in the data by the operator at designated points along the GPR transects. These marks allow for a correlation between the GPR data and the position of the GPR antenna on the ground.

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, rebar or geological features.

The greater the electrical contrast between the surrounding materials (earth or concrete) 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 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.

Depth estimates are determined by dividing the time of travel of the GPR signal from the ground surface to the top of the feature by the velocity of the GPR signal. The velocity of the GPR signal is usually obtained from published tables of velocities for the type and condition (saturated vs. unsaturated) of soils underlying the site. The accuracy of GPR-derived depths typically ranges from 20 to 40 percent of the total depth.

A2.3 Limitations

The analysis and collection of GPR data is both a technical and interpretative skill. The technical aspects of the work are learned from both training and experience. Having the opportunity to compare GPR data collected in numerous settings to the results from geotechnical studies performed at the same locations develops interpretative skills for karst studies.

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. GPR data can only resolve subsurface features that have a sufficient electrical contrast between the feature in question and surrounding earth materials. If an insufficient contrast is present, the subsurface feature will not be identified.

GeoView can make no warranties or representations of geological conditions that may be present beyond the depth of investigation or resolving capability of the GPR equipment or in areas that were not accessible to the geophysical investigation.

From: Mike Wightman <mwrightman@geoviewinc.com>
Sent: Monday, February 2, 2026 2:33 PM
To: Waag, Tyson <tyson.waag@stantec.com>
Cc: Jeremiah Smith <jsmith@geoviewinc.com>
Subject: Ponds 1 and 6

Hi Tyson, based on the GPR the clay liner under the ponds appears to be intact.

I did a little research using historical imagery and it appears that there was a sinkhole in the southwest corner of Pond 1. The northern position of which correlates to the area of standing water. I wonder if this could be source of the water loss (see Pond history pdf). Could not make the same observation for Pond 6 because this was once the area of a home and was heavily tree covered. In talking to Jeremiah (our PM) he said that the area of standing water in the NW corner is a definite depression, so I am wondering if this is also sinkhole related. If the sinkhole explanation for the water loss does not seem valid, then there is another technique that will not give you the actual thickness of the clay, but will give you the bulk conductivity of the soils to an effective depth of about 12 ft. Areas that have a thicker layer of clays will have a higher conductivity than areas with thin layers of clay. An example of such a survey is in the attached EM sample. This was for a buried debris study, but it is the same idea.

Thanks and give me a call if you have any questions

Michael J. Wightman,

President, GeoView Associates

President, ATI GeoView Govt Serv

Office: 727-209-2334 Cell: 813-690-6667

GeoView Associates, Inc.

St. Petersburg – Jacksonville – Orlando – Boca Raton – Boston

*Providing geophysical services to geological/geotechnical, infrastructure/utility,
environmental, archaeological & marine investigations.*

www.geoviewinc.com

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**FINAL REPORT
GEOPHYSICAL INVESTIGATION
HARVEST RIDGE CCD SITE
ZEPHYRHILLS, FLORIDA**

Prepared for Stantec
Tampa, FL

Prepared by GeoView Associates, Inc.
St. Petersburg, FL



February 02, 2026

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

**Subject: Transmittal of Final Report for Geophysical Investigation
Harvest Ridge CCD Site
Zephyrhills, Florida
GeoView Project Number 44498**

Mr. Waag,

GeoView Associates, Inc. (GeoView) is pleased to submit the final report that summarizes and presents the results of the geophysical investigation performed at the above referenced site. GeoView appreciates the opportunity to have assisted you on this project. If you have any questions or comments about the report, please contact us.

Sincerely,

GEOVIEW ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael J. Wightman", is written over a faint, light-colored background.

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

A Geophysical Services Company

*5709 First Avenue South
St. Petersburg, FL 33707*

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

1.0 Introduction

A geophysical investigation was conducted on October 21, 2025 and January 16, 2026 at the Harvest Ridge CCD Site which is a residential subdivision in Zephyrhills, Florida. It is reported that retention Ponds 1 and 6 are not holding water as designed. Of concern is that the clayey sediments under the ponds may have been breached during construction.

The purpose of the geophysical investigation was to identify any near-surface geological conditions that appear to indicate a disruption and/or lateral discontinuity of the clayey soils underlying the ponds or any sinkhole-related geological features that may be present. Ground penetrating radar (GPR) was used for the investigation.

2.0 Description of Geophysical Investigation

The investigation was completed across retention Ponds 1 and 6 (Figures 1-3, Appendix1). The GPR data was collected using a GSSI radar system with a 350 MHz antenna and a time range setting of 80 nanoseconds. This equipment configuration provided an estimated exploration depth of 3 to 5 feet (ft) below land surface (bls). The GPR data was digitally recorded for both analysis and archiving purposes.

The GPR survey was completed along a series of perpendicular transects that were spaced on average 10 to 15 feet (ft) apart (Figure 1). An area of standing water was present in the southwest corner of Pond 1 and the northwest corner of Pond 2. These areas were not accessible to the geophysical surveying equipment.

The GPR data was collected using an all-terrain vehicle and position control for the GPR data was provided using an Emlid RS3 GPS system with sub-meter accuracy. A description of the GPR technique and the methods employed for geological characterization studies is provided in AppendixA2. 2.

3.0 Identification of Near-Surface Clay Layers or Karst-Related Geological Features Using GPR

The features observed on GPR data that are most commonly associated with near-surface clay layers are:

- Continuous somewhat horizontal GPR reflector sets across the project site.
- A significant attenuation (absorption) of the GPR signal within the near-surface sediments.

It is not possible based on the GPR data alone to determine if an identified near-surface GPR reflector set is associated with clayey sediments. Such a determination must be made in conjunction with direct sampling of the soils.

The features observed on GPR data that are most commonly associated with karst features are:

- A downwarping of GPR reflector sets, that are associated with suspected lithological contacts, toward a common center. Such features typically have with a bowl or funnel shaped configuration and can be associated with a deflection of overlying sediment horizons caused by the migration of sediments into voids in the underlying limestone. If the GPR reflector sets are sharply downwarping and intersect, they can create a “bow-tie” shaped GPR reflection feature, which often designates the apparent center of the GPR anomaly.
- A localized significant increase in the depth of the penetration and/or amplitude of the GPR signal response. The increase in GPR signal penetration depth or amplitude is often associated with either a localized increase in sand content at depth or decrease in soil density.
- An apparent discontinuity in GPR reflector sets, that are associated with suspected lithological contacts. The apparent discontinuities and/or disruption of the GPR reflector sets may be associated with the downward migration of sediments.

The greater the severity of these features or a combination of these features, the greater the likelihood that the identified feature is a sinkhole. It is not possible based on the GPR data alone to determine if an identified feature is an active karst-related geologic feature.

4.0 Survey Results

Results of the GPR survey indicated the presence of a marginally-defined, relatively continuous set of GPR reflectors at a depth range of 3 to 4 ft bls. This reflector set may be associated with some minor change in soil conditions within this depth range.

The GPR reflector set identified in the GPR investigation was continuous across both the ponds. The GPR signal was strongly attenuated (absorbed) indicating that near-surface clays are present throughout both the ponds. Accordingly, based on the results of the GPR survey the following is concluded:

- The near-surface clayey sediments lining the ponds are continuous within the accessible portions of the study areas.
- No indications of near-surface karst/sinkhole activity were observed.
- No changes in near-surface geological conditions were observed that would assist in the explanation of why the ponds do not properly hold water.

Examples of the GPR data collected across each of the ponds are provided in Appendix 1. A discussion of the limitations of the GPR technique in geological characterization studies is provided in Appendix 2.

APPENDIX 1
FIGURES AND EXAMPLES OF GPR DATA
COLLECTED ACROSS THE PROJECT SITE

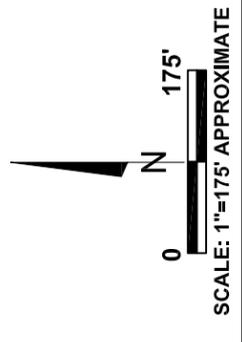


GOOGLE EARTH AERIAL 2024

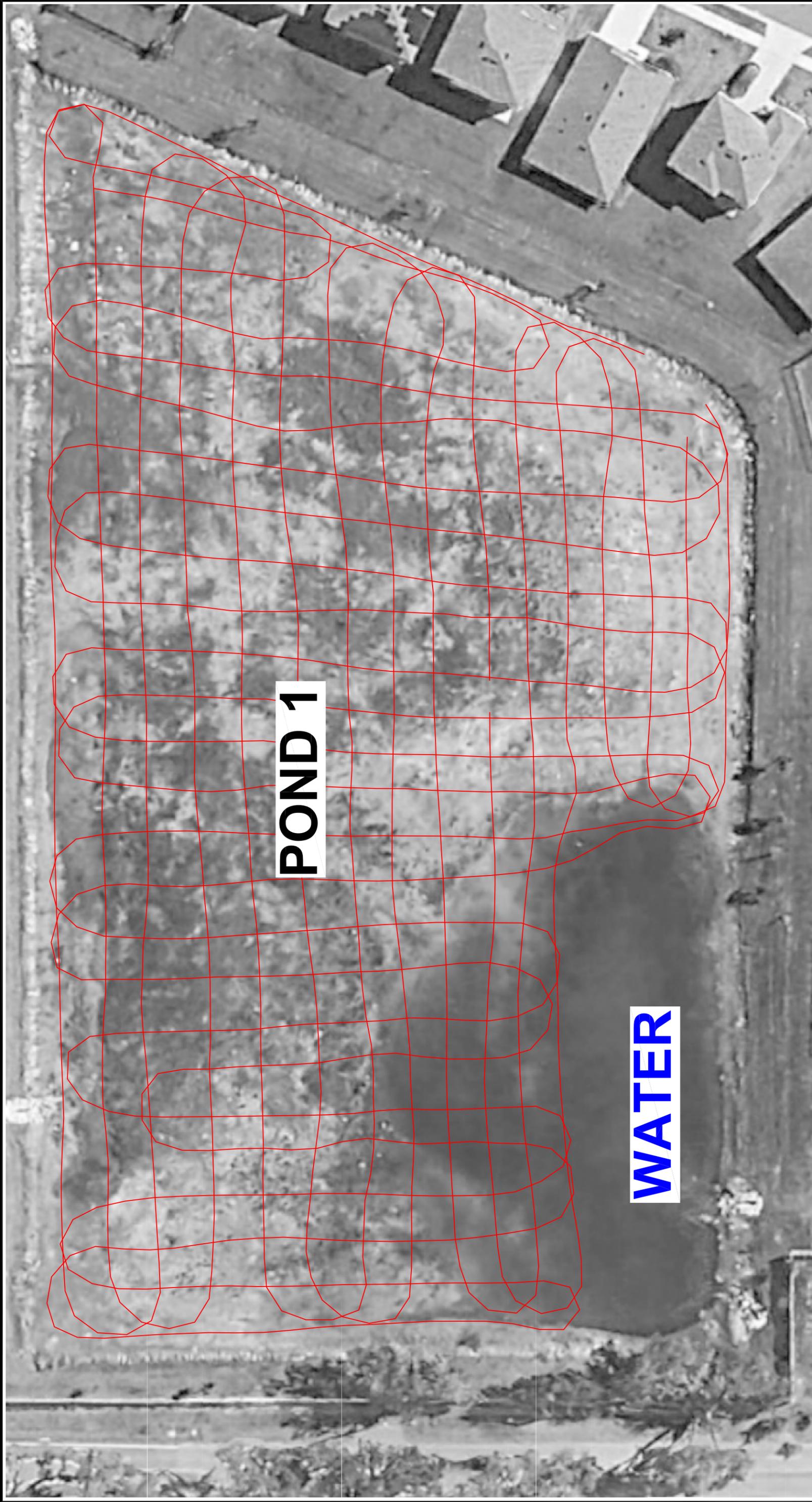
HARVEST RIDGE CCD SITE
SHARKS EVE LANE
ZEPHYRHILLS, FLORIDA

PROJECT:
 44498
 DATE:
 02/02/26

FIGURE 1
OVERALL SITE MAP
SHOWING RESULTS
OF GEOPHYSICAL
INVESTIGATION



EXPLANATION
 — GPR TRANSECTS

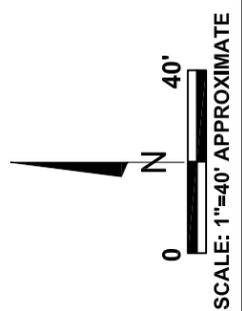


GOOGLE EARTH AERIAL 2024

HARVEST RIDGE CCD SITE
SHARKS EVE LANE
ZEPHYRHILLS, FLORIDA

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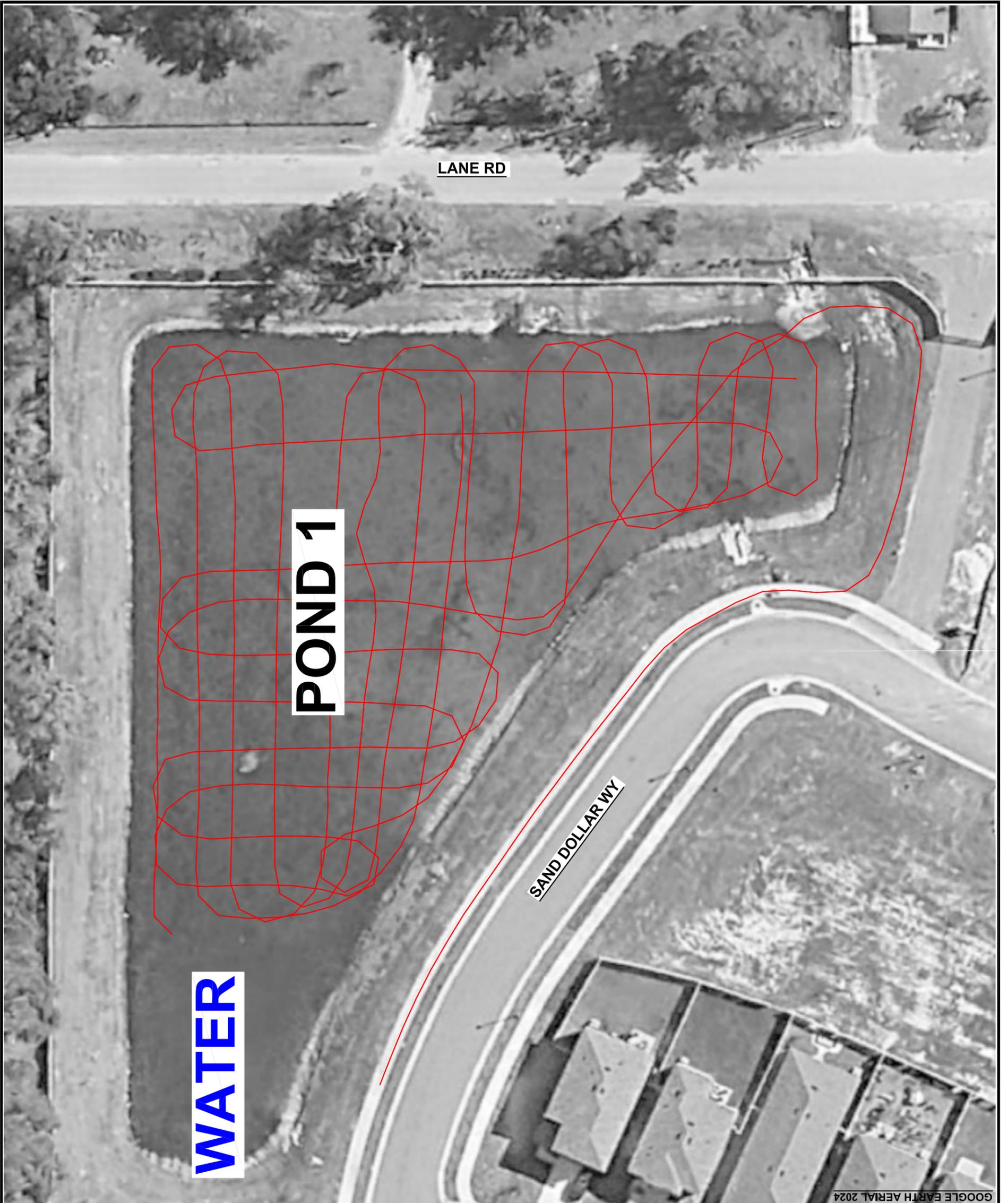
FIGURE 2
POND 1 SITE MAP
SHOWING RESULTS
OF GEOPHYSICAL
INVESTIGATION



EXPLANATION
 — GPR TRANSECTS

POND 1

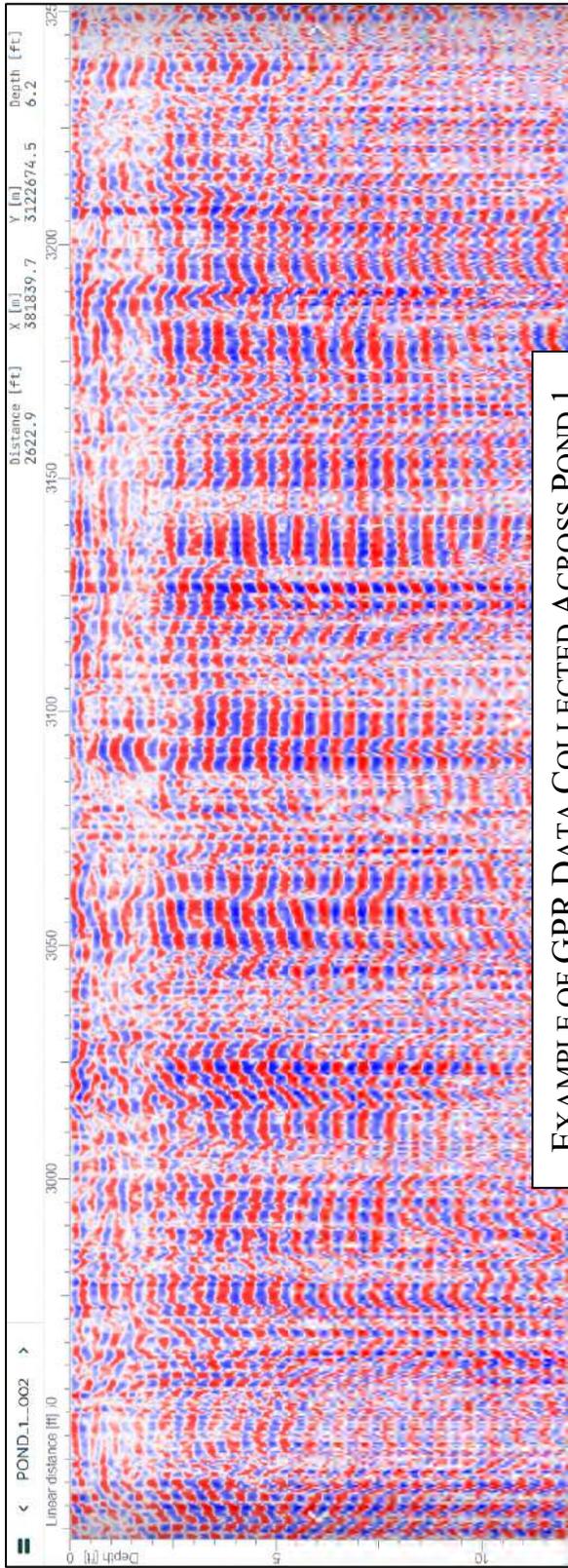
WATER



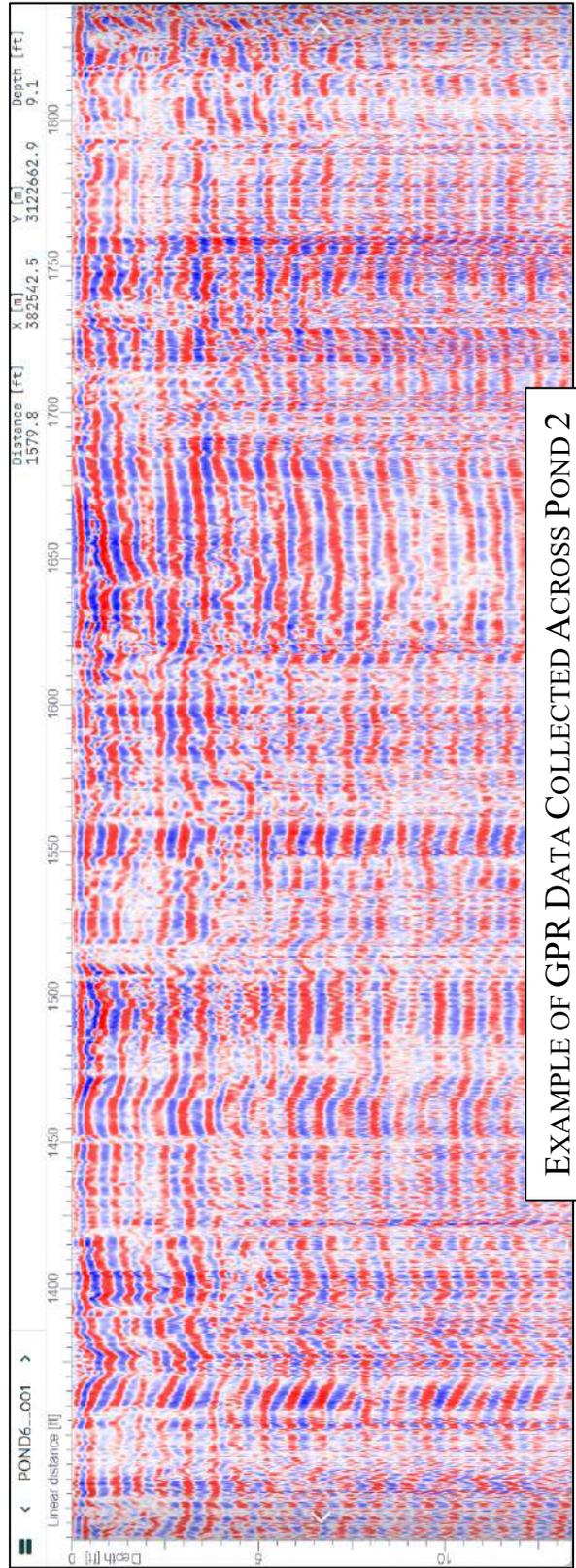
GOOGLE EARTH AERIAL 2024

<p>EXPLANATION</p> <p>— GPR TRANSECTS</p>	<p>HARVEST RIDGE CCD SITE SHARKS EVE LANE ZEPHYRHILLS, FLORIDA</p>	<p>PROJECT: 44498 DATE: 02/02/26</p>	<p>FIGURE 3 POND 6 SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION</p>
	<p>TAMPA, FLORIDA</p>		





EXAMPLE OF GPR DATA COLLECTED ACROSS POND 1



EXAMPLE OF GPR DATA COLLECTED ACROSS POND 2

APPENDIX 2

DESCRIPTION OF GEOPHYSICAL METHODS, SURVEY METHODOLOGIES AND LIMITATIONS

A2.1 On Site Measurements

The positions of the geophysical transect lines were recorded using an Emlid RS3 Global Positioning System (GPS). These GPS systems typically have an accuracy of 1 to 3 ft.

A2.2 Ground Penetrating Radar

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components which transmits high frequency (200 to 1500 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 as both printed hard copy output or recorded on the profiling recorder's hard drive for later review. GeoView uses GSSI GPR systems. Geological studies are typically conducted using a 200 or 350 MHz antenna.

A GPR survey is conducted along survey lines (transects), which are measured paths along which the GPR antenna is moved. Electronic marks are placed in the data by the operator at designated points along the GPR transects. These marks allow for a correlation between the GPR data and the position of the GPR antenna on the ground.

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, rebar or geological features.

The greater the electrical contrast between the surrounding materials (earth or concrete) 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 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.

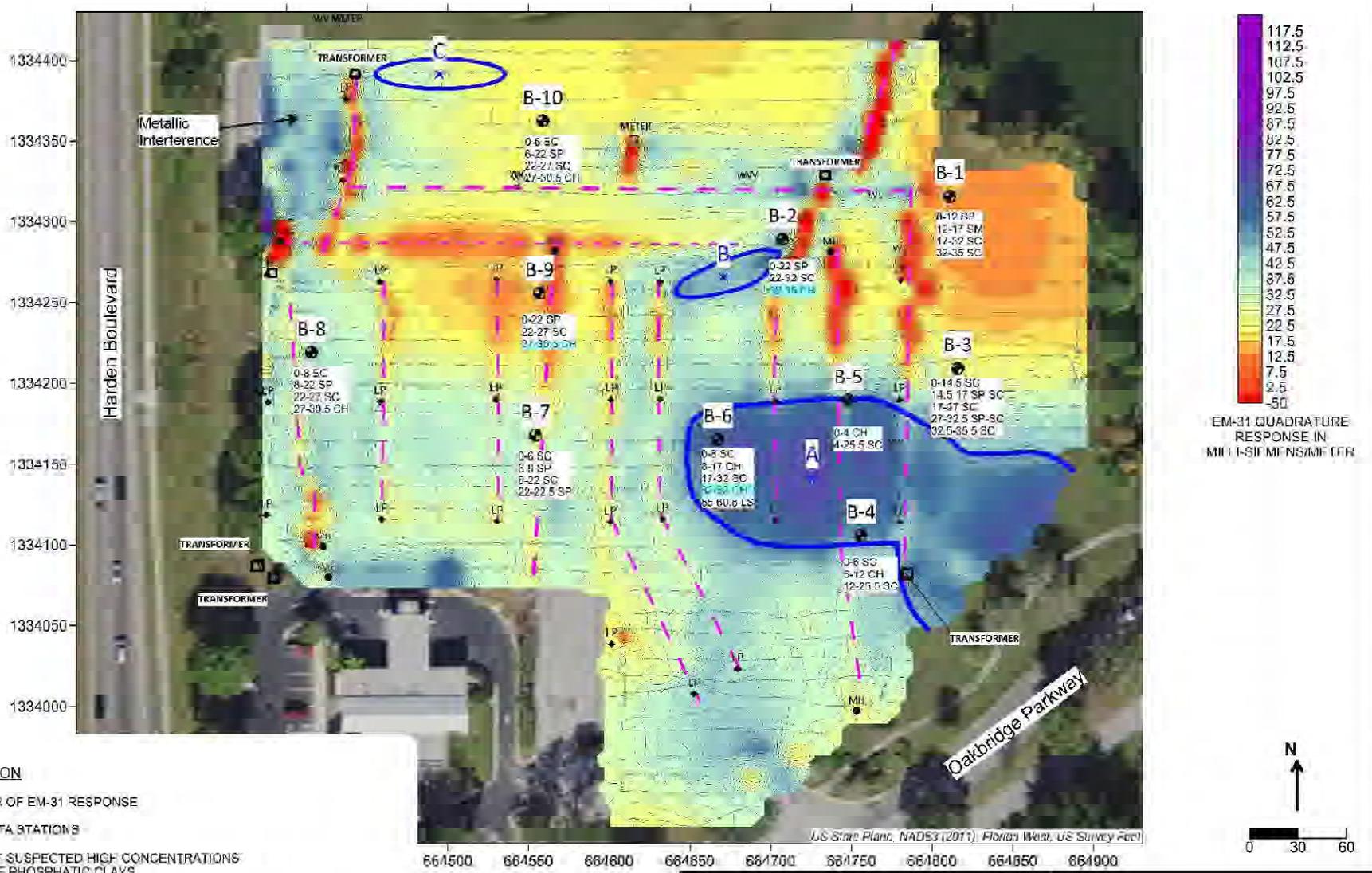
Depth estimates are determined by dividing the time of travel of the GPR signal from the ground surface to the top of the feature by the velocity of the GPR signal. The velocity of the GPR signal is usually obtained from published tables of velocities for the type and condition (saturated vs. unsaturated) of soils underlying the site. The accuracy of GPR-derived depths typically ranges from 20 to 40 percent of the total depth.

A2.3 Limitations

The analysis and collection of GPR data is both a technical and interpretative skill. The technical aspects of the work are learned from both training and experience. Having the opportunity to compare GPR data collected in numerous settings to the results from geotechnical studies performed at the same locations develops interpretative skills for karst studies.

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. GPR data can only resolve subsurface features that have a sufficient electrical contrast between the feature in question and surrounding earth materials. If an insufficient contrast is present, the subsurface feature will not be identified.

GeoView can make no warranties or representations of geological conditions that may be present beyond the depth of investigation or resolving capability of the GPR equipment or in areas that were not accessible to the geophysical investigation.

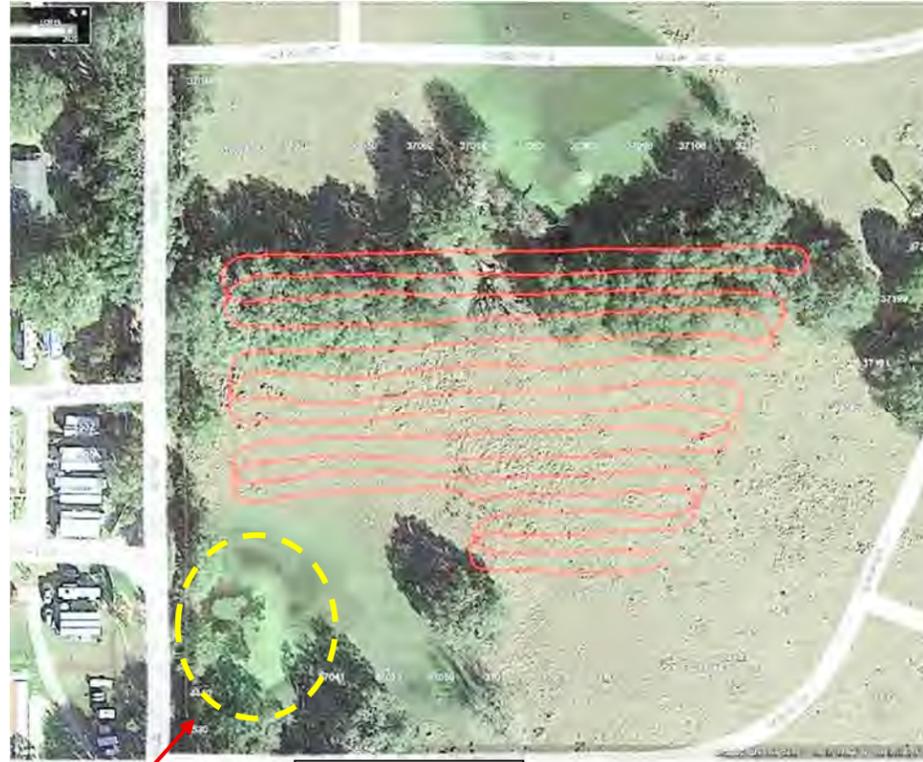


EXPLANATION

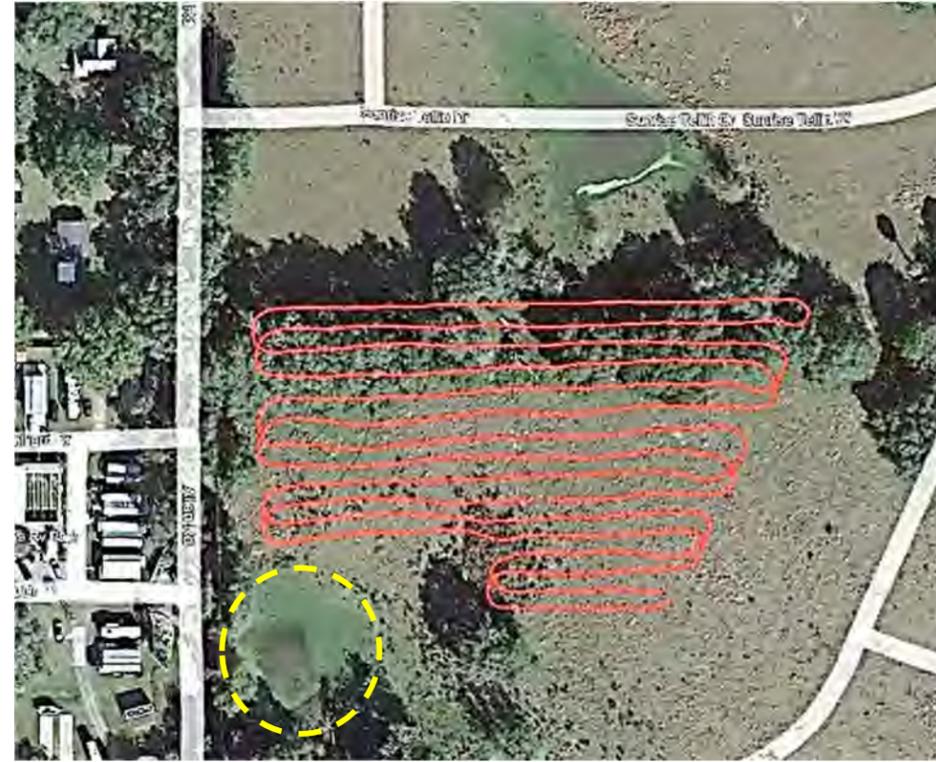
- CONTOUR OF EM-31 RESPONSE
- EM-31 DATA STATIONS
- A** AREAS OF SUSPECTED HIGH CONCENTRATIONS OF WASTE PHOSPHATIC CLAYS
- B-2** SOIL BORING PERFORMED BY TERRACON (LIMECL LENO) (LS: PHOSPHATIC WASTE CLAYS)
- SUSPECTED UNDERGROUND UTILITIES



FIGURE 2
COLOR CONTOUR MAP OF EM-31 TERRAIN CONDUCTIVITY RESPONSE



Pond 1 2019



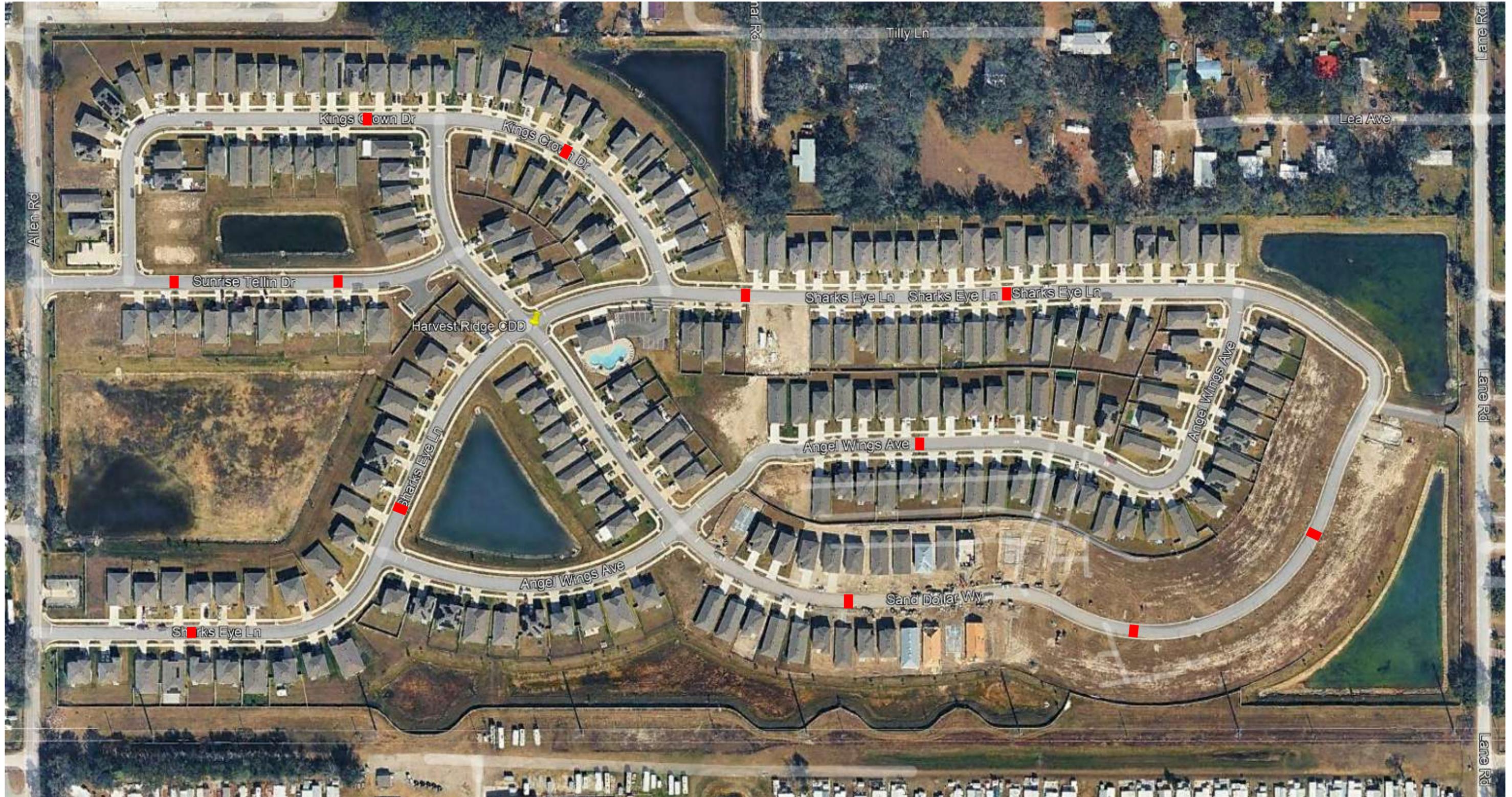
Pond 1 2021

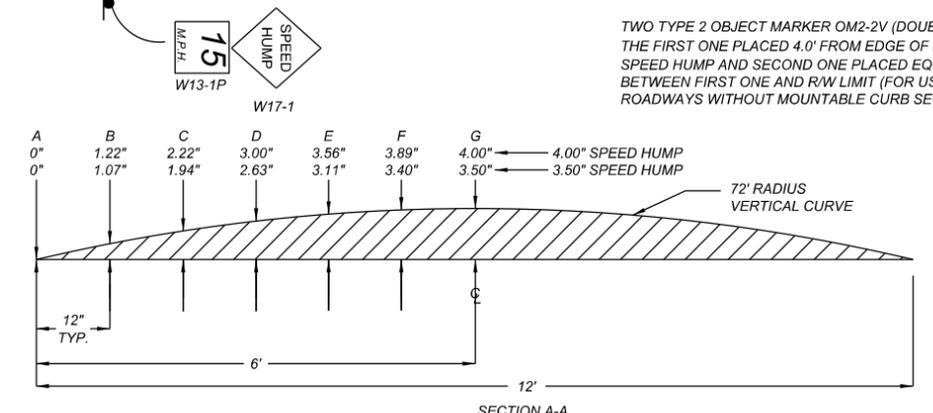
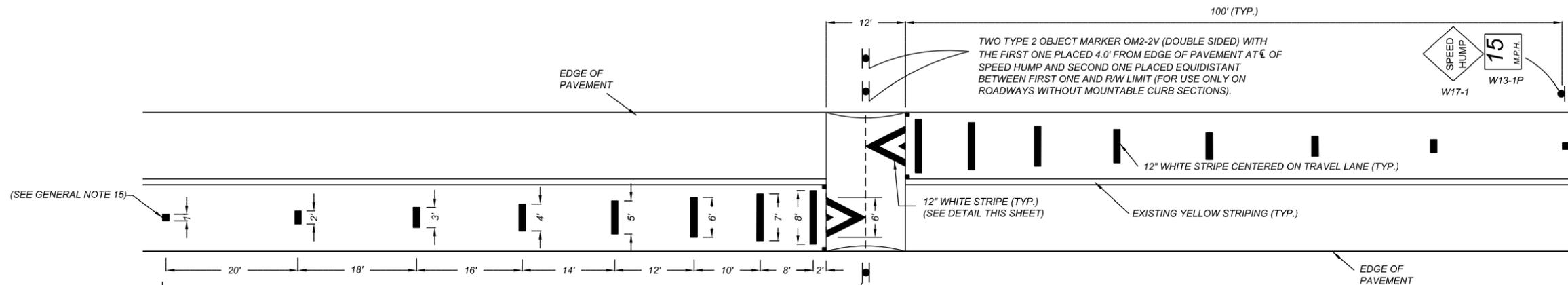
Probable Sinkhole



Pond 1 2023

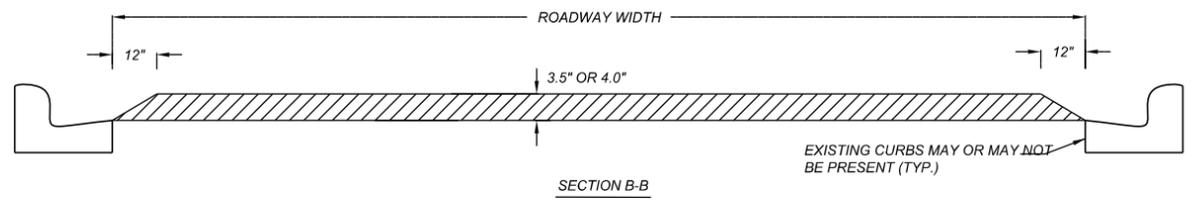
Harvest Ridge CDD: Speed Hump Placement



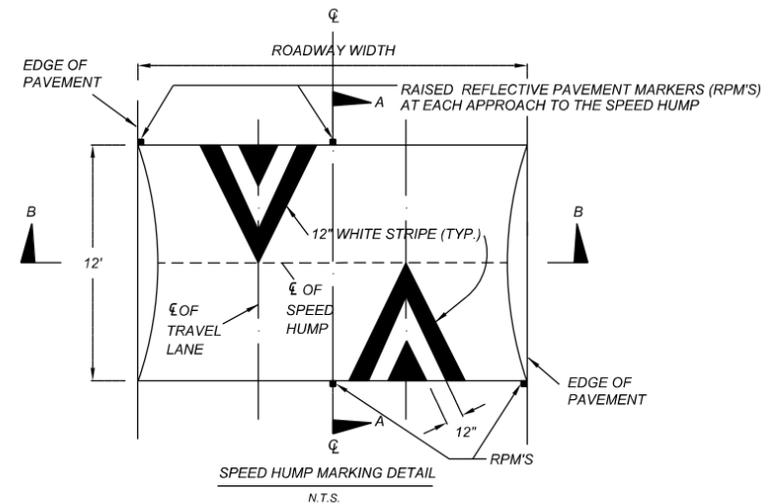


PARABOLIC SPEED HUMP SECTION

VERTICAL HEIGHT	12" INTERVALS						
	A	B	C	D	E	F	G
3.5"	0"	1.07"	1.94"	2.63"	3.11"	3.40"	3.50"
4.0"	0"	1.22"	2.22"	3.00"	3.56"	3.89"	4.00"



12' PARABOLIC SPEED HUMP SECTIONS
N.T.S.



QUANTITIES FOR 12' SPEED HUMP CONSTRUCTION

ITEM	ROADWAY WIDTH (FT)		
	20	22	24
12" WHITE STRIPE (LF)	102	102	102
SIGN W17-1 (AS)	2	2	2
SIGN W13-1P (AS)	2	2	2
DELINEATOR OM2-2V (AS)*	4	4	4
ASPHALT (CY)	1.41	1.56	1.70

*FOR ROADWAYS WITHOUT MOUNTABLE CURBS ONLY

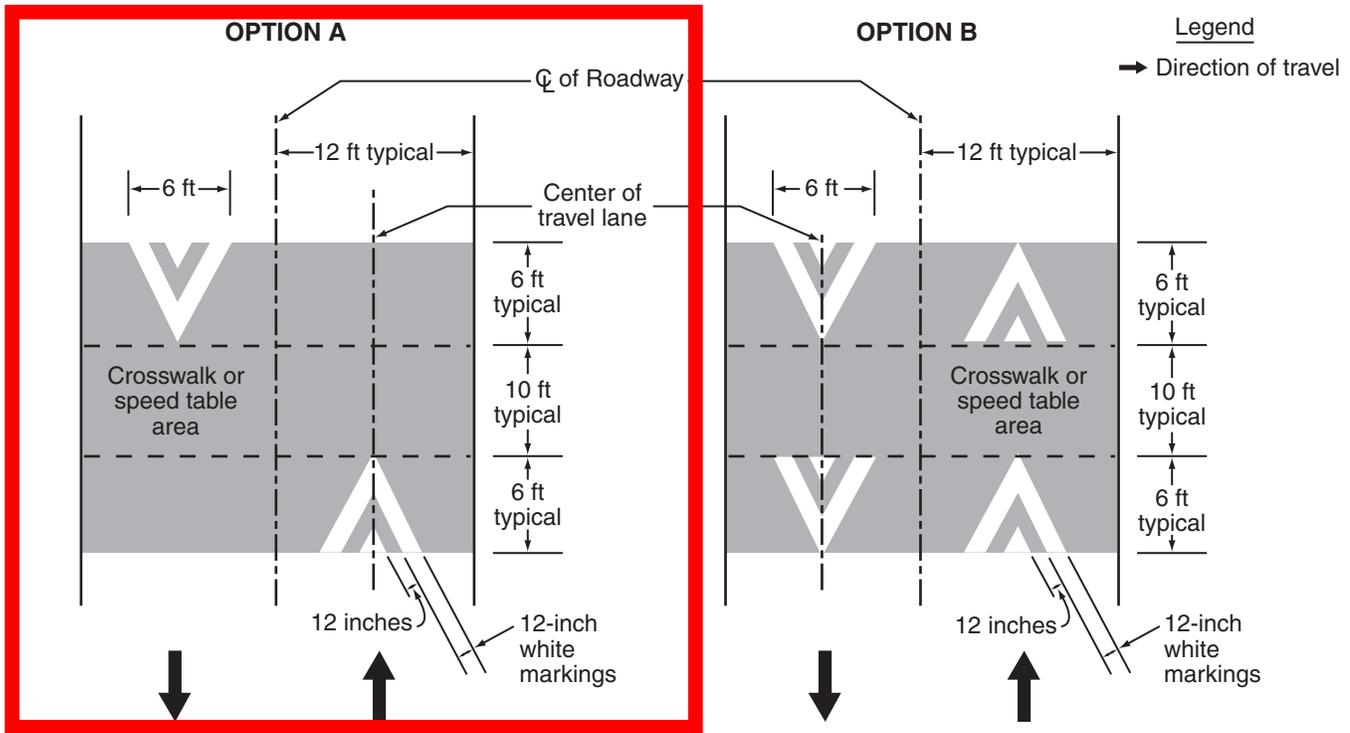
GENERAL NOTES

1. SPEED HUMPS SHALL BE PLACED AT 300 TO 500 FOOT INTERVALS.
2. THERE SHALL BE A MINIMUM DISTANCE OF 150 FEET BETWEEN A SPEED HUMP AND AN INTERSECTING STREET.
3. SPEED HUMPS SHALL NOT BE PLACED IN FRONT OF DRIVEWAYS, OVER, OR CONTAIN MANHOLES, WATER VALVES OR BE LOCATED ADJACENT TO FIRE HYDRANTS.
4. SPEED HUMPS SHOULD NOT BE PLACED IN LOCATIONS WHERE THE ROAD IS SHADED FROM AN ISOLATED OVERHANGING TREE OR TREES.
5. EXISTING STREET LIGHTING SHOULD BE TAKEN ADVANTAGE OF AS MUCH AS POSSIBLE TO INCREASE NIGHTTIME VISIBILITY WHEN LOCATING SPEED HUMPS.
6. SPEED HUMPS SHOULD NOT BE LOCATED IN HORIZONTAL OR VERTICAL CURVES OR AT LOW POINTS IN ROADWAYS.
7. SPEED HUMPS SHALL NOT BE LOCATED OPPOSITE CURB INLETS.
8. WHEN POSSIBLE, SPEED HUMPS SHOULD BE PLACED AT PROPERTY LINES FOR NOISE ABATEMENT AND AESTHETIC REASONS.
9. SPEED HUMPS SHALL NOT BE PLACED ON MAJOR EMERGENCY VEHICLE RESPONSE ROUTES.
10. MAINTENANCE OF TRAFFIC FOR SPEED HUMP CONSTRUCTION SHALL UTILIZE FDOT INDEX 102-603 OR 120-605.
11. SIGN DESIGNATIONS REFER TO THE U.S. DEPT. OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
12. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
13. ASPHALT SHALL CONFORM TO FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, FOR ASPHALTIC CONCRETE TYPE SP. TACK COAT SHALL BE INCLUDED IN THE COST OF THE ASPHALT.
14. SPEED HUMP VERTICAL HEIGHT SHALL BE A MINIMUM OF 3.5" WITH MAXIMUM VERTICAL HEIGHT OF 4.0".
15. RESIDENTIAL SUBDIVISIONS: PAVEMENT MARKINGS IN ADVANCE OF SPEED HUMPS ARE OPTIONAL. RAISED REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE PLACED AT THE CENTER AND OUTSIDE EDGE AT THE BASE TO THE APPROACH OF THE SPEED HUMP, (SEE SPEED HUMP MARKING DETAIL)
16. SPEED HUMPS REMOVED FOR ANY TYPE OF CONSTRUCTION MUST BE REPLACED AT THEIR PREEXISTING LOCATION.
17. THIS DETAIL IS TO BE APPLIED AS A TRAFFIC CALMING TECHNIQUE ONLY ON LOCAL ROADS.

THRESHOLDS FOR USE

1. AVERAGE DAILY TRAFFIC (ADT) \leq 3,000
2. POSTED SPEED LIMIT \leq 30 MPH.
3. NUMBER OF ROADWAY TRAVEL LANES = 2.

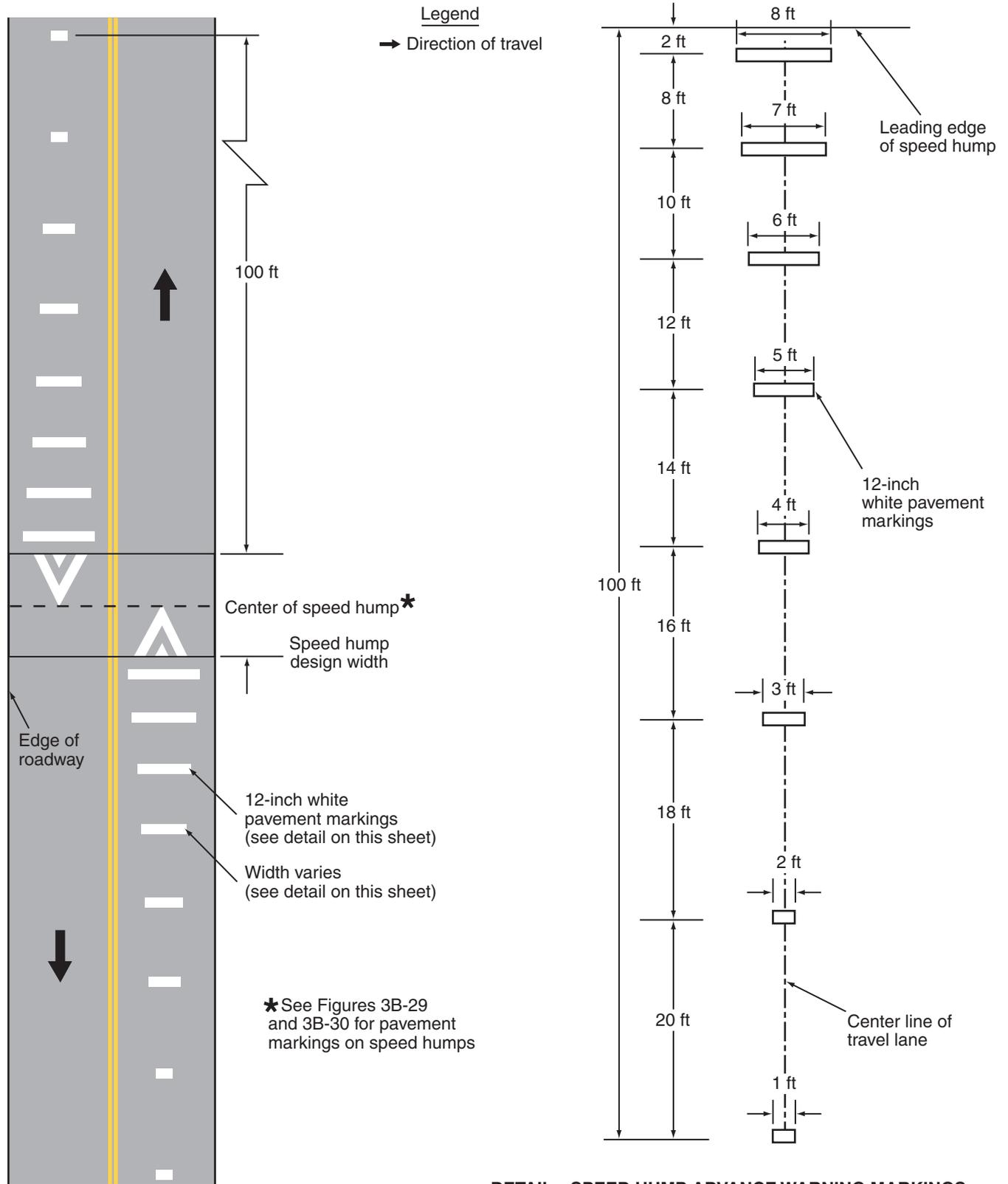
Figure 3B-30. Pavement Markings for Speed Tables or Speed Humps with Crosswalks



Note: Optional crosswalk lines are not shown in this figure

Option A if applicable

Figure 3B-31. Advance Warning Markings for Speed Humps



DETAIL—SPEED HUMP ADVANCE WARNING MARKINGS