

***Pine Ridge Plantation  
Community Development District***

***Approved Budget***

***FY 2025***

**May 21, 2024**



**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

# Table of Contents

1-2 General Fund

3-6 Narratives

7-9 Debt Service Fund Series 2020

10 Capital Reserve Fund

11 Assessment Schedule

**Pine Ridge Plantation**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Amended Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
-------------	-----------------------	----------------------	-------------------------	------------------------	-------------------------

**REVENUES:**

Special Assessments - On Roll	\$750,976	\$740,721	\$10,231	\$750,953	\$750,976
Misc. Income/Facility Rental	3,000	2,800	5,200	8,000	5,000
Interest Earned	12,500	8,529	6,600	15,129	12,500
Carry Forward Surplus	599,797	535,264	22,756	558,020	22,756
<b>TOTAL REVENUES</b>	<b>\$1,366,273</b>	<b>\$1,287,314</b>	<b>\$44,787</b>	<b>\$1,332,101</b>	<b>\$791,232</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$8,000	\$2,600	\$3,000	\$5,600	\$8,000
FICA Taxes	612	199	230	428	612
Engineer	3,000	168	2,833	3,000	3,000
Attorney	20,000	2,306	8,490	10,795	20,000
Annual Audit	3,175	-	3,175	3,175	3,175
Assessment Administration	5,576	5,576	-	5,576	5,911
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	5,250	2,625	2,625	5,250	5,565
Trustee Fees	4,100	4,041	-	4,041	4,100
District Management Fees	51,760	25,880	25,880	51,760	54,866
Information Technology	1,600	800	800	1,600	1,696
Website Maintenance	1,200	600	600	1,200	1,272
Telephone	500	50	250	300	500
Postage & Delivery	1,000	131	550	681	1,000
General Liability and Public Officials Insurance	9,223	9,223	-	9,223	10,146
Printing & Binding	1,500	168	1,032	1,200	1,500
Legal Advertising	2,500	-	2,500	2,500	1,500
Other Current Charges	600	186	414	600	600
Office Supplies	300	3	97	100	300
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$120,670</b>	<b>\$54,729</b>	<b>\$53,075</b>	<b>\$107,804</b>	<b>\$124,517</b>

**Operations & Maintenance**

**Grounds Maintenance**

Landscape Maintenance	\$154,236	\$77,118	\$77,118	\$154,236	\$ 161,948
Lake Maintenance	14,830	5,100	5,100	10,200	\$ 14,830
Electric	2,500	1,351	1,351	2,702	\$ 3,000
Water	26,000	12,660	10,800	23,460	\$ 26,000
Repairs and Maintenance	22,000	6,576	12,424	19,000	\$ 22,000
Irrigation Repairs	4,000	2,811	1,189	4,000	\$ 4,000
Contingencies	4,451	-	-	-	\$ 4,451
<b>Total Grounds Maintenance</b>	<b>\$228,017</b>	<b>\$105,616</b>	<b>\$107,982</b>	<b>\$213,598</b>	<b>\$236,229</b>

**Pine Ridge Plantation**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Amended Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Amenity Center</b>					
Property Insurance	\$24,538	\$24,538	\$-	\$24,538	\$ 27,728
General Facility Maintenance	18,700	12,306	6,394	18,700	24,200
Repairs & Replacements	27,500	6,994	12,153	19,147	24,200
Recreational Passes	500	768	-	768	500
Office Supplies	500	360	140	500	500
Permit Fees	780	-	775	775	780
Contingency	1,000	-	459	459	1,000
Special Events	15,000	11,455	3,545	15,000	15,000
Security	18,646	10,713	7,933	18,646	18,646
Janitorial Supplies	5,000	1,382	3,618	5,000	5,000
<b>Utilities</b>					
Water & Sewer	5,400	2,025	2,100	4,125	5,400
Electric	25,000	7,526	13,021	20,547	25,000
Cable/Phone/Internet	5,111	2,880	2,940	5,820	5,900
Refuse Service	10,787	5,313	5,502	10,815	11,040
<b>Management Contracts</b>					
Amenity Management	67,426	33,713	33,713	67,426	71,472
Facility Assistant	19,489	854	7,946	8,800	14,000
Field Management Services	25,630	12,815	12,815	25,630	27,168
Lifeguards	19,080	1,159	12,841	14,000	20,511
Pool Maintenance	14,310	7,155	7,155	14,310	16,500
Pool Chemicals	21,683	10,319	11,113	21,432	22,333
Janitorial Service	9,304	4,652	4,652	9,304	10,080
<b>Total Amenity Center</b>	<b>\$335,384</b>	<b>\$156,928</b>	<b>\$148,814</b>	<b>\$305,742</b>	<b>\$346,957</b>
<b>TOTAL EXPENDITURES</b>	<b>\$684,071</b>	<b>\$317,273</b>	<b>\$309,870</b>	<b>\$627,143</b>	<b>\$707,703</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Transfer Out	(682,202)	(682,202)	-	(682,202)	(83,529)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(682,202)</b>	<b>\$(682,202)</b>	<b>\$-</b>	<b>\$(682,202)</b>	<b>\$(83,529)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$287,839</b>	<b>\$(265,083)</b>	<b>\$22,756</b>	<b>\$-</b>

**Pine Ridge Plantation**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Misc Income/Facility Rental Fees**

Includes replacement key deposits and income from residents for rental of facilities for personal use.

**Interest**

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings and extra meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

**Assessment Roll Administration**

GMS LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage**

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2020A1 and A2 Capital Improvement Revenue Bonds. Grau and Associates is contracted to provide annual report.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

**Telephone**

Internet, Phone and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Pine Ridge Plantation**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on estimated premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges, amortization schedules and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Grounds Maintenance**

**Landscape Maintenance**

The District has contracted with Brightview Landscape Services Inc to provide landscaping services to all the common areas within the District.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Brightview Landscape	\$13,496	\$161,948

**Lake Maintenance**

The District has contracted with The Lake Doctors to perform monthly service to include inspections and treats as necessary for the control and prevention of aquatic weeds and algae and RMS for trash pickup.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
The Lake Doctor	\$875	\$10,500
Fish Stocking		\$1,900
RMS	\$158	\$1,900
Contingency	\$44	\$530
<b>Total</b>	<b>\$1,078</b>	<b>\$14,830</b>

**Electric**

The District currently has the following accounts with Clay Electric.

<b>Account #</b>	<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
8824799	4201-1 Pine Ridge Pkwy 1 Irrig Clock	\$34	\$408
8824808	1217-1 Camp Ridge Land	\$34	\$408
7371685	4392-1 Pine Ridge Park Irrigation	\$34	\$408
8824805	1452-2 Tynes Blvd Entrance	\$37	\$444
8837872	1484 Tynes Blvd 2 Irrig Clock/Sign	\$40	\$480
	Contingency	\$71	\$852
<b>Total</b>		<b>\$250</b>	<b>\$3,000</b>

**Water**

The District currently has the following accounts with CCUA. Budget includes growth for additional use and new accounts.

<b>Account #</b>	<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
246892	1376- tynes Blvd Reclaimed	\$150	\$1,800
246893	1475-1 Tyne Blvd Reclaimed	\$150	\$1,800
248250	4228-1 Pine Ridge Pkwy Reclaimed	\$234	\$2,808
248496	4354-1 Foggy Day Dr Recl Irrigation	\$180	\$2,160
248497	4421-1 Pine Ridge Pkwy Reclaimed	\$150	\$1,800
248498	4688-1 Pine Lake Dr Reclaimed	\$30	\$360
248499	4201-2 Pine Ridge Pkwy Irrigation	\$25	\$300
257236	4200-1 Pine Ridge Pkwy Irrigation	\$500	\$6,000
260144	4200 Pine Ridge Pkwy Reclaimed	\$280	\$3,360
	Contingency	\$358	\$5,612
<b>Total</b>		<b>\$2,057</b>	<b>\$26,000</b>

**Repair & Maintenance**

Regular repair and maintenance of common area which includes pine straw/mulching, tree cutting, pressure washing of common area and backflow testing.

**Irrigation Repairs**

Miscellaneous irrigation repairs and maintenance cost for the District.

**Contingencies**

This item includes a contingency for any unanticipated and unscheduled cost to the District.

**Pine Ridge Plantation**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Amenity Center**

**Property Insurance**

The District's Property Insurance policy will be with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. This is an estimated premium.

**General Facility Maintenance**

Cost of routine repairs and maintenance of the District's Amenity Center.

**Repairs and Replacements**

Represents any funds that will be used to make repairs and replacements to facility or equipment in the District Amenity Center

**Recreation Passes**

Represents the estimated cost for access cards to the District's Amenity Center.

**Office Supplies**

This item includes the cost of office supplies needed for the operation of the amenity center.

**Permit Fees**

Represents Permit Fees paid to the Department of Health for the swimming pool.

**Contingency**

This item includes a contingency for any unanticipated and unscheduled cost to the District, postage for mailing of newsletter to residents, and costs of publishing newsletter and other mailings/emails associated with the amenity center.

**Special Events**

This item represents the estimated cost for the District to host any special events for the community throughout the Fiscal Year.

**Security/Monitoring**

The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District. Also contracted with SafeTouch for security monitoring alarm, Keatings Communications for annual monitoring for security cameras and annual cloud storage, and Pye-Barker Fire and Safety for annual fire monitoring.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Clay County Sheriffs Officers	\$960	\$11,520
Safetouch	\$88	\$1,057
Keatings Communications - Cloud Storage		\$2,970
Keatings Communications - Security/Monitoring		\$1,190
Pye-Barker Annual Monitoring		\$900
Contingency	\$84	\$1,009
<b>Total</b>	<b>\$1,132</b>	<b>\$18,646</b>

**Janitorial Supplies**

All supplies needed for janitorial services.

**Expenditures – Utility**

**Water**

District currently has one account with CCUA for water at the Amenity Center. Budget includes growth for additional use and new accounts.

<b>Account #</b>	<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
257235	4200 Pine Ridge Pkwy Amenity	\$409	\$4,908
	Contingency	\$41	\$492
	<b>Total</b>	<b>\$450</b>	<b>\$5,400</b>

**Electric**

District currently has one account with Clay Electric for electric at the Amenity Center. Budget includes growth for additional use and new accounts.

<b>Account #</b>	<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
7808611	4200 Pine Ridge Pkwy Amenity	\$1,600	\$19,200
	Contingency	\$483	\$5,800
	<b>Total</b>	<b>\$2,083</b>	<b>\$25,000</b>

**Cable/Phone/Internet**

Cost of cable, telephone and internet service provided by Comcast for the Amenity Center.

**Refuse Service**

This item includes the cost of garbage disposal for the District contracted with Waste Management.

**Pine Ridge Plantation**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures – Management Contracts</b>
--

**Amenity Management**

Services provided by Riverside Management Services, Inc. to provide management services of amenity center.

Vendor	Monthly	Annual
RMS	\$5,956	\$71,472

**Facility Assistant**

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Vendor	Monthly	Annual
RMS	\$1,167	\$14,000

**Field Management Services**

The District has contracted with Riverside Management Services, Inc. for the supervision and on-site management of Pine Ridge Plantation.

Vendor	Monthly	Annual
RMS	\$2,264	\$27,168

**Lifeguards**

The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.

**Pool Maintenance**

The District has contracted with Riverside Management Services, Inc. to provide pool cleaning and maintenance services. Monthly service is for two cleanings, plus the cost of chemicals. During summer months, cleanings may be increased to three times a week.

Vendor	Monthly	Annual
RMS	\$1,375	\$16,500

**Pool Chemicals**

PoolSure will provide the necessary chemicals for the Amenity Center pool.

Vendor	Monthly	Annual
PoolSure	\$1,593	\$19,110
Contingency	\$269	\$3,223
<b>Total</b>	<b>\$1,861</b>	<b>\$22,333</b>

**Janitorial Service**

The District has contracted with Riverside Management Services to provide janitorial services for the Amenity Center.

Vendor	Monthly	Annual
RMS	\$840	\$10,080

<b>Expenditures – Reserves</b>
--------------------------------

**Capital Reserve**

The District has established a Capital Reserve to fund renewal and replacement of the District's capital related facilities and equipment. This amount will be transferred to Capital Reserve Fund.



# Pine Ridge Plantation

## Community Development District

### Approved Budget Debt Service Series 2020A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$926,572	\$913,947	\$12,624	\$926,572	\$926,572
Interest Earnings	14,023	18,776	18,044	36,820	20,000
Carry Forward Surplus <sup>(1)</sup>	181,040	181,275	-	181,275	219,255
<b>TOTAL REVENUES</b>	<b>\$1,121,635</b>	<b>\$1,113,998</b>	<b>\$30,668</b>	<b>\$1,144,666</b>	<b>\$1,165,827</b>
<b>EXPENDITURES:</b>					
<b>Series 2020A1</b>					
Interest 11/1	\$99,524	\$99,524	\$-	\$99,524	\$92,024
Interest 5/1	99,524	-	99,524	99,524	92,024
Principal 5/1	500,000	-	500,000	500,000	510,000
Prepayment 5/1	-				
<b>Series 2020A2</b>					
Interest 11/1	43,181	43,181	-	43,181	41,256
Interest 5/1	43,181	-	43,181	43,181	41,256
Principal 5/1	140,000	-	140,000	140,000	145,000
Prepayment 5/1	-				
<b>TOTAL EXPENDITURES</b>	<b>\$925,411</b>	<b>\$142,706</b>	<b>\$782,706</b>	<b>\$925,411</b>	<b>\$921,561</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$925,411</b>	<b>\$142,706</b>	<b>\$782,706</b>	<b>\$925,411</b>	<b>\$921,561</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$196,224</b>	<b>\$971,292</b>	<b>\$(752,037)</b>	<b>\$219,255</b>	<b>\$244,265</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			A-1 Interest Due 11/1/25	\$86,924.38	
			A-2 Interest Due 11/1/25	\$39,262.50	
				\$126,186.88	

# Pine Ridge Plantation

## Community Development District

Series 2020 A-1 Capital Improvement Revenue Refunding Bond Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,620,000			92,024	92,024
05/01/25	7,620,000		510,000	92,024	
11/01/25	7,110,000			86,924	688,949
05/01/26	7,110,000		520,000	86,924	
11/01/26	6,590,000			81,724	688,649
05/01/27	6,590,000		530,000	81,724	
11/01/27	6,060,000			76,424	688,149
05/01/28	6,060,000		545,000	76,424	
11/01/28	5,515,000			70,974	692,399
05/01/29	5,515,000		555,000	70,974	
11/01/29	4,960,000			65,424	691,399
05/01/30	4,960,000		565,000	65,424	
11/01/30	4,395,000			59,421	689,846
05/01/31	4,395,000		580,000	59,421	
11/01/31	3,815,000			51,809	691,230
05/01/32	3,815,000		595,000	51,809	
11/01/32	3,220,000			43,999	690,808
05/01/33	3,220,000		610,000	43,999	
11/01/33	2,610,000			35,993	689,993
05/01/34	2,610,000		625,000	35,993	
11/01/34	1,985,000			27,790	688,783
05/01/35	1,985,000		645,000	27,790	
11/01/35	1,340,000			18,760	691,550
05/01/36	1,340,000		660,000	18,760	
11/01/36	680,000			9,520	688,280
05/01/37	680,000		680,000	9,520	689,520
<b>Total</b>			<b>\$7,620,000</b>	<b>\$1,441,578</b>	<b>\$9,061,578</b>

## Pine Ridge Plantation Community Development District

### Series 2020 A-2 Capital Improvement Revenue Refunding Bond Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	2,335,000.00			41,256.25	41,256.25
05/01/25	2,335,000.00		145,000.00	41,256.25	
11/01/25	2,190,000.00			39,262.50	225,518.75
05/01/26	2,190,000.00		150,000.00	39,262.50	
11/01/26	2,040,000.00			36,787.50	226,050.00
05/01/27	2,040,000.00		155,000.00	36,787.50	
11/01/27	1,885,000.00			34,230.00	226,017.50
05/01/28	1,885,000.00		160,000.00	34,230.00	
11/01/28	1,725,000.00			31,590.00	225,820.00
05/01/29	1,725,000.00		165,000.00	31,590.00	
11/01/29	1,560,000.00			28,867.50	225,457.50
05/01/30	1,560,000.00		170,000.00	28,867.50	
11/01/30	1,390,000.00			26,062.50	224,930.00
05/01/31	1,390,000.00		175,000.00	26,062.50	
11/01/31	1,215,000.00			22,781.25	223,843.75
05/01/32	1,215,000.00		185,000.00	22,781.25	
11/01/32	1,030,000.00			19,312.50	227,093.75
05/01/33	1,030,000.00		190,000.00	19,312.50	
11/01/33	840,000.00			15,750.00	225,062.50
05/01/34	840,000.00		200,000.00	15,750.00	
11/01/34	640,000.00			12,000.00	227,750.00
05/01/35	640,000.00		205,000.00	12,000.00	
11/01/35	435,000.00			8,156.25	225,156.25
05/01/36	435,000.00		215,000.00	8,156.25	
11/01/36	220,000.00			4,125.00	227,281.25
05/01/37	220,000.00		220,000.00	4,125.00	224,125.00
<b>Total</b>			<b>\$2,335,000</b>	<b>\$640,363</b>	<b>\$2,975,363</b>

**Pine Ridge Plantation**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Amended Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Interest Income	\$3,200	\$14,710	\$15,000	29,710	\$3,353
Carry Forward Balance	-	-	-	-	654,678
<b>TOTAL REVENUES</b>	<b>\$3,200</b>	<b>\$14,710</b>	<b>\$15,000</b>	<b>\$29,710</b>	<b>\$658,031</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Other Current	\$100	\$2,846	\$240	\$3,086	\$500
Capital Outlay*	-	-	-	-	50,000
Repair and Maintenance	54,148	27,915	26,233	54,148	22,380
<b>TOTAL EXPENDITURES</b>	<b>\$54,248</b>	<b>\$30,761</b>	<b>\$26,473</b>	<b>\$57,234</b>	<b>\$72,880</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$682,202	\$682,202	\$-	\$682,202	\$83,529
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$682,202</b>	<b>\$682,202</b>	<b>\$-</b>	<b>\$682,202</b>	<b>\$83,529</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$631,154</b>	<b>\$666,151</b>	<b>\$(11,473)</b>	<b>\$654,678</b>	<b>\$668,680</b>

\* Perimeter Lighting

**Pine Ridge Plantation**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M Units	Bonds 2020 Units	Annual Maintenance Assessments		Annual Debt Assessments		Total Assessed Per Unit	
			FY 2025	FY2024	FY 2025	FY2024	FY 2025	FY2024
55'	390	390	<b>\$1,084</b>	\$1,084	<b>\$1,242</b>	\$1,242	<b>\$2,326</b>	\$2,326
65'	40	40	<b>\$1,084</b>	\$1,084	<b>\$1,366</b>	\$1,366	<b>\$2,450</b>	\$2,450
70'	194	194	<b>\$1,084</b>	\$1,084	<b>\$1,491</b>	\$1,491	<b>\$2,575</b>	\$2,575
75'+	113	113	<b>\$1,084</b>	\$1,084	<b>\$1,512</b>	\$1,512	<b>\$2,596</b>	\$2,596
Total	737	737						