

Pine Ridge Plantation

Community Development District

Approved Budget

FY 2026

May 20, 2025



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Pine Ridge Plantation
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$750,976	\$741,624	\$9,328	\$750,953	\$808,015
Misc. Income/Facility Rental	5,000	3,275	8,250	11,525	5,000
Interest Earned	12,500	13,281	10,000	23,281	15,000
Carry Forward Surplus	22,756	-	-	-	-

TOTAL REVENUES	\$791,232	\$758,181	\$27,578	\$785,759	\$828,015
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EXPENDITURES:

Administrative:

Supervisor Fees	\$8,000	\$2,400	\$3,000	\$5,400	\$8,000
FICA Taxes	612	184	230	413	612
Engineer	3,000	4,305	2,000	6,305	8,000
Attorney	20,000	1,361	8,639	10,000	15,000
Annual Audit	3,175	-	3,175	3,175	3,175
Assessment Administration	5,911	5,911	-	5,911	6,207
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	5,565	2,783	2,783	5,565	5,843
Trustee Fees	4,100	4,041	-	4,041	4,434
District Management Fees	54,866	27,433	27,433	54,866	57,609
Information Technology	1,696	848	848	1,696	1,781
Website Maintenance	1,272	636	636	1,272	1,336
Telephone	500	54	446	500	500
Postage & Delivery	1,000	220	780	1,000	1,000
General Liability and Public Officials Insurance	10,146	9,868	-	9,868	11,102
Printing & Binding	1,500	103	1,397	1,500	1,500
Legal Advertising	1,500	89	911	1,000	1,500
Other Current Charges	600	348	548	896	900
Office Supplies	300	3	297	300	300
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$124,517	\$60,761	\$53,721	\$114,483	\$129,574
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Operations & Maintenance

Grounds Maintenance

Landscape Maintenance	\$161,948	\$80,974	\$80,974	\$161,948	\$ 171,665
Lake Maintenance	14,830	5,250	9,580	14,830	14,830
Electric	3,000	1,080	1,800	2,880	3,000
Water	26,000	11,528	12,500	24,028	26,000
Repairs and Maintenance	22,000	12,726	12,000	24,726	24,000
Irrigation Repairs	4,000	2,092	1,908	4,000	3,500
Contingencies	4,451	-	3,500	3,500	1,500

Total Grounds Maintenance	\$236,229	\$113,650	\$122,262	\$235,912	\$244,495
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Pine Ridge Plantation
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Amenity Center</u>					
Property Insurance	\$27,728	\$26,532	\$-	\$26,532	\$29,155
General Facility Maintenance	24,200	14,106	12,000	26,106	24,000
Repairs & Replacements	24,200	12,626	11,574	24,200	24,000
Recreational Passes	500	-	500	500	500
Office Supplies	500	318	182	500	500
Permit Fees	780	-	780	780	780
Contingency	1,000	-	-	-	1,000
Special Events	15,000	7,533	7,467	15,000	15,000
Security	18,646	8,418	11,102	19,520	20,000
<u>Utilities</u>					
Water & Sewer	5,400	2,179	2,800	4,979	5,400
Electric	25,000	10,531	12,000	22,531	25,000
Cable/Phone/Internet	5,900	3,406	3,511	6,917	7,250
Refuse Service	11,040	8,374	8,832	17,206	17,760
<u>Management Contracts</u>					
Amenity Management	71,472	35,736	35,736	71,472	75,760
Facility Assistant	14,000	881	13,119	14,000	14,000
Field Management Services	27,168	13,584	13,584	27,168	28,798
Lifeguards	20,511	677	19,834	20,511	21,947
Pool Maintenance	16,500	8,250	8,250	16,500	18,150
Pool Chemicals	22,333	10,256	12,077	22,333	23,226
Janitorial Service	10,080	5,040	5,040	10,080	10,685
Janitorial Supplies	5,000	1,184	3,816	5,000	5,000
Total Amenity Center	\$346,957	\$169,632	\$182,204	\$351,836	\$367,911
TOTAL EXPENDITURES	\$707,703	\$344,043	\$358,187	\$702,230	\$741,980
<u>Other Sources/(Uses)</u>					
Capital Reserve Transfer Out	(83,529)	(83,529)	-	(83,529)	(86,035)
TOTAL OTHER SOURCES/(USES)	\$(83,529)	\$(83,529)	\$-	\$(83,529)	\$(86,035)
EXCESS REVENUES (EXPENDITURES)	\$-	\$330,609	\$(330,609)	\$-	\$-

Pine Ridge Plantation
Community Development District
Budget Narrative

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

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 Floirda 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.

Vendor	Monthly	Annual
Brightview Landscape	\$14,305	\$171,665

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.

Vendor	Monthly	Annual
The Lake Doctor	\$875	\$10,500
Fish Stocking		\$1,900
Contingency	\$203	\$2,430
Total	\$1,078	\$14,830

Electric

The District currently has the following accounts with Clay Electric.

Account #	Vendor	Monthly	Annual
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
	Total	\$250	\$3,000

Water

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

Account #	Vendor	Monthly	Annual
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	\$468	\$5,612
	Total	\$2,167	\$26,000

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

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.

Vendor	Monthly	Annual
Clay County Sheriffs Officers	\$1,000	\$12,000
Safetouch	\$88	\$1,057
Keatings Communications - Cloud Storage		\$3,240
Keatings Communications - Security/Monitoring		\$1,190
Pye-Barker Annual Monitoring		\$972
Contingency	\$128	\$1,541
Total	\$1,217	\$20,000

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.

Account #	Vendor	Monthly	Annual
257235	4200 Pine Ridge Pkwy Amenity	\$390	\$4,680
	Contingency	\$60	\$720
	Total	\$450	\$5,400

Electric

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

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

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

Expenditures – Management Contracts

Amenity Management

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

Vendor	Monthly	Annual
RMS	\$6,313	\$75,760

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	\$2,400	\$28,798

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	\$1,513	\$18,150

Pool Chemicals

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

Vendor	Monthly	Annual
PoolSure	\$1,593	\$19,110
Contingency	\$343	\$4,116
Total	\$1,936	\$23,226

Janitorial Service

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

Vendor	Monthly	Annual
RMS	\$890	\$10,685

Janitorial Supplies

All supplies needed for janitorial services.

Expenditures – Reserves

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 FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$926,572	\$915,062	\$11,510	\$926,572	\$926,572
Interest Earnings	20,000	16,896	14,987	31,883	25,000
Carry Forward Surplus ⁽¹⁾	221,031	221,798	-	221,798	248,692

TOTAL REVENUES	\$1,167,603	\$1,153,756	\$26,497	\$1,180,253	\$1,200,264
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EXPENDITURES:

Series 2020A1

Interest 11/1	\$92,024	\$92,024	\$-	\$92,024	\$86,874
Interest 5/1	92,024	-	92,024	92,024	86,874
Principal 5/1	510,000	-	510,000	510,000	520,000
Prepayment 5/1	-	-	5,000	5,000	-

Series 2020A2

Interest 11/1	41,256	41,256	-	41,256	39,169
Interest 5/1	41,256	-	41,256	41,256	39,169
Principal 5/1	145,000	-	145,000	145,000	150,000
Prepayment 5/1	-	-	5,000	5,000	-

TOTAL EXPENDITURES	\$921,561	\$133,281	\$798,281	\$931,561	\$922,086
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
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TOTAL EXPENDITURES	\$921,561	\$133,281	\$798,281	\$931,561	\$922,086
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EXCESS REVENUES (EXPENDITURES)	\$246,042	\$1,020,475	\$(771,783)	\$248,692	\$278,177
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/26	\$81,674.38
A-2 Interest Due 11/1/26	\$36,693.75
	<u>\$118,368.13</u>

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
11/01/25	7,105,000			86,874	86,874
05/01/26	7,105,000		520,000	86,874	
11/01/26	6,585,000			81,674	688,549
05/01/27	6,585,000		530,000	81,674	
11/01/27	6,055,000			76,374	688,049
05/01/28	6,055,000		540,000	76,374	
11/01/28	5,515,000			70,974	687,349
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
Total			\$7,105,000	\$1,257,229	\$8,362,229

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
11/01/25	2,185,000.00			39,168.75	39,168.75
05/01/26	2,185,000.00		150,000.00	39,168.75	
11/01/26	2,035,000.00			36,693.75	225,862.50
05/01/27	2,035,000.00		155,000.00	36,693.75	
11/01/27	1,880,000.00			34,136.25	225,830.00
05/01/28	1,880,000.00		160,000.00	34,136.25	
11/01/28	1,720,000.00			31,496.25	225,632.50
05/01/29	1,720,000.00		165,000.00	31,496.25	
11/01/29	1,555,000.00			28,773.75	225,270.00
05/01/30	1,555,000.00		170,000.00	28,773.75	
11/01/30	1,385,000.00			25,968.75	224,742.50
05/01/31	1,385,000.00		175,000.00	25,968.75	
11/01/31	1,210,000.00			22,687.50	223,656.25
05/01/32	1,210,000.00		185,000.00	22,687.50	
11/01/32	1,025,000.00			19,218.75	226,906.25
05/01/33	1,025,000.00		190,000.00	19,218.75	
11/01/33	835,000.00			15,656.25	224,875.00
05/01/34	835,000.00		195,000.00	15,656.25	
11/01/34	640,000.00			12,000.00	222,656.25
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
Total			\$2,185,000	\$556,163	\$2,741,163

Pine Ridge Plantation
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Interest Income	\$3,353	\$16,096	\$16,200	\$32,296	\$3,353
Carry Forward Balance	657,746	752,568	-	752,568	789,831
TOTAL REVENUES	\$661,099	\$768,664	\$16,200	\$784,864	\$793,184

EXPENDITURES:

Capital Outlay

Capital Outlay*	\$50,000	\$-	\$-	\$-	\$25,000
Streetlights	-	7,425	-	7,425	-
Parking Light Fixtures	-	1,687	-	1,687	-
Sports Lighting	-	68,865	-	68,865	-
Repair and Maintenance	22,380	-	-	-	15,525
Other Current	500	249	336	585	600
TOTAL EXPENDITURES	\$72,880	\$78,226	\$336	\$78,562	\$41,125

Other Sources/(Uses)

Transfer in/(Out)	\$83,529	\$83,529	\$-	\$83,529	\$86,035
TOTAL OTHER SOURCES/(USES)	\$83,529	\$83,529	\$-	\$83,529	\$86,035

EXCESS REVENUES (EXPENDITURES)	\$671,748	\$773,967	\$15,864	\$789,831	\$838,094
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* Perimeter Lighting

Pine Ridge Plantation
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2020 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
55'	390	390	\$1,166	\$1,084	\$82	\$1,242	\$1,242	\$0	\$2,408	\$2,326	\$82.37
65'	40	40	\$1,166	\$1,084	\$82	\$1,366	\$1,366	\$0	\$2,533	\$2,450	\$82.37
70'	194	194	\$1,166	\$1,084	\$82	\$1,491	\$1,491	\$0	\$2,657	\$2,575	\$82.37
75'+	113	113	\$1,166	\$1,084	\$82	\$1,512	\$1,512	\$0	\$2,678	\$2,596	\$82.37
Total	737	737			7.60%						