

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

***Approved Budget***

***FY 2027***

**May 7, 2026**



**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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**REVENUES:**

Special Assessments - On Roll	\$808,015	\$800,313	\$7,702	\$808,015	\$808,015
Misc. Income/Facility Rental	5,000	3,075	7,625	10,700	5,000
Interest Earned	15,000	12,557	11,443	24,000	20,000
Carry Forward Surplus	-	-	233,798	233,798	53,723
<b>TOTAL REVENUES</b>	<b>\$828,015</b>	<b>\$815,945</b>	<b>\$260,568</b>	<b>\$1,076,513</b>	<b>\$886,738</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$8,000	\$2,600	\$3,000	\$5,600	\$8,000
FICA Taxes	612	199	230	428	612
Engineer	8,000	1,465	6,535	8,000	8,000
Attorney	15,000	2,339	12,661	15,000	15,000
Annual Audit	3,175	-	3,175	3,175	3,600
Assessment Administration	6,207	6,207	-	6,207	6,579
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	5,843	2,922	2,783	5,704	6,194
Trustee Fees	4,434	4,445	-	4,445	4,500
District Management Fees	57,609	28,805	28,805	57,609	61,066
Information Technology	1,781	891	890	1,781	1,888
Website Maintenance	1,336	668	668	1,336	1,416
Telephone	500	49	201	250	250
Postage & Delivery	1,000	248	752	1,000	1,000
General Liability and Public Officials Insurance	11,102	10,460	-	10,460	11,506
Printing & Binding	1,500	207	1,293	1,500	1,500
Legal Advertising	1,500	183	817	1,000	1,500
Other Current Charges	900	478	426	903	1,000
Office Supplies	300	97	50	147	300
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$129,574</b>	<b>\$62,435</b>	<b>\$62,885</b>	<b>\$125,320</b>	<b>\$134,685</b>

**Operations & Maintenance**

**Grounds Maintenance**

Landscape Maintenance	\$171,665	\$80,974	\$80,974	\$161,948	\$ 171,665
Lake Maintenance	14,830	5,400	5,400	10,800	14,830
Electric	3,000	1,182	1,224	2,406	3,000
Water	26,000	25,812	26,000	51,812	53,500
Repairs and Maintenance	24,000	18,622	12,000	30,622	32,000
Irrigation Repairs	3,500	2,817	2,984	5,800	5,000
Contingencies	1,500	-	1,500	1,500	1,500
<b>Total Grounds Maintenance</b>	<b>\$244,495</b>	<b>\$134,807</b>	<b>\$130,082</b>	<b>\$264,888</b>	<b>\$281,495</b>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Amenity Center</b>					
Property Insurance	\$29,155	\$24,563	\$-	\$24,563	\$23,335
General Facility Maintenance	24,000	20,487	9,000	29,487	30,000
Repairs & Replacements	24,000	13,637	11,190	24,826	26,000
Recreational Passes	500	-	850	850	850
Office Supplies	500	332	168	500	500
Permit Fees	780	-	476	476	476
Contingency	1,000	-	500	500	1,000
Special Events	15,000	11,594	3,406	15,000	15,000
Security	20,000	3,338	16,662	20,000	14,049
<b>Utilities</b>					
Water & Sewer	5,400	1,649	2,515	4,164	5,400
Electric	25,000	13,497	13,995	27,492	29,000
Cable/Phone/Internet	7,250	3,881	4,672	8,553	9,360
Refuse Service	17,760	8,972	9,254	18,226	18,516
<b>Management Contracts</b>					
Amenity Management	75,760	37,880	37,880	75,760	80,306
Facility Assistant	14,000	895	13,105	14,000	14,000
Field Management Services	28,798	14,399	14,399	28,798	30,526
Lifeguards	21,947	1,084	20,863	21,947	22,605
Pool Maintenance	18,150	9,075	9,075	18,150	19,693
Pool Chemicals	23,226	11,588	12,605	24,193	25,000
Janitorial Service	10,685	5,343	5,343	10,685	11,326
Janitorial Supplies	5,000	1,340	3,660	5,000	5,000
<b>Total Amenity Center</b>	<b>\$367,911</b>	<b>\$183,553</b>	<b>\$189,616</b>	<b>\$373,169</b>	<b>\$381,942</b>
<b>TOTAL EXPENDITURES</b>	<b>\$741,980</b>	<b>\$380,795</b>	<b>\$382,582</b>	<b>\$763,377</b>	<b>\$798,122</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Transfer Out	(86,035)	(86,035)	-	(259,412.53)	(88,616)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(86,035)</b>	<b>\$(86,035)</b>	<b>\$-</b>	<b>\$(259,413)</b>	<b>\$(88,616)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$349,114</b>	<b>\$(122,014)</b>	<b>\$53,723</b>	<b>\$-</b>

**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.

**Carry Forward Surplus**

The estimated excess funds at the end of the prior fiscal year that will be brought forward to the following year to reduce assessments.

**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 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	\$13,901	\$166,806
Contingency	<u>\$405</u>	<u>\$4,859</u>
	\$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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
The Lake Doctor	\$900	\$10,800
Fish Stocking		\$1,900
Contingency	<u>\$178</u>	<u>\$2,130</u>
<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	\$40	\$480
8824808	1217-1 Camp Ridge Land	\$40	\$480
7371685	4392-1 Pine Ridge Park Irrigation	\$40	\$480
8824805	1452-2 Tynes Blvd Entrance	\$46	\$552
8837872	1484 Tynes Blvd 2 Irrig Clock/Sign	\$45	\$540
	Contingency	<u>\$39</u>	<u>\$468</u>
	<b>Total</b>	<b>\$250</b>	<b>\$3,000</b>

**Water**

The District currently has the following accounts with CUA. 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	\$170	\$2,040
246893	1475-1 Tyne Blvd Reclaimed	\$170	\$2,040
248250	4228-1 Pine Ridge Pkwy Reclaimed	\$2,500	\$30,000
248496	4354-1 Foggy Day Dr Recl Irrigation	\$240	\$2,880
248497	4421-1 Pine Ridge Pkwy Reclaimed	\$160	\$1,920
248498	4688-1 Pine Lake Dr Reclaimed	\$35	\$420
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	\$500	\$6,000
	Contingency	<u>\$158</u>	<u>\$1,900</u>
	<b>Total</b>	<b>\$4,458</b>	<b>\$53,500</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**

**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, and Pye-Barker Fire and Safety for annual fire monitoring.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
Clay County Sheriffs Officers	\$1,000	\$12,000
Safetouch	\$90	\$1,077
Pye-Barker Annual Monitoring		<u>\$972</u>
<b>Total</b>	<b>\$1,090</b>	<b>\$14,049</b>

**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	\$390	\$4,680
	Contingency	<u>\$60</u>	<u>\$720</u>
	<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	\$2,300	\$27,600
	Contingency	<u>\$117</u>	<u>\$1,400</u>
	<b>Total</b>	<b>\$2,417</b>	<b>\$29,000</b>

**Cable/Phone/Internet**

Cost of cable, telephone and internet service provided by Comcast and AT&T 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**

<b>Expenditures – Management Contracts</b>
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**Amenity Management**

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

Vendor	Monthly	Annual
RMS	\$6,692	\$80,306

**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	\$2,544	\$30,526

**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	\$1,641	\$19,693

**Pool Chemicals**

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

Vendor	Monthly	Annual
PoolSure	\$1,734	\$20,803
Contingency	\$350	\$4,197
<b>Total</b>	<b>\$2,083</b>	<b>\$25,000</b>

**Janitorial Service**

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

Vendor	Monthly	Annual
RMS	\$944	\$11,326

**Janitorial Supplies**

All supplies needed for janitorial services.

<b>Expenditures – Reserves</b>
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**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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$926,572	\$917,769	\$8,803	\$926,572	\$926,572
Interest Earnings	25,000	14,323	13,500	27,823	25,000
Carry Forward Surplus <sup>(1)</sup>	248,701	251,040	-	251,040	278,349
<b>TOTAL REVENUES</b>	<b>\$1,200,273</b>	<b>\$1,183,132</b>	<b>\$22,303</b>	<b>\$1,205,435</b>	<b>\$1,229,920</b>
<b>EXPENDITURES:</b>					
<b>Series 2020A1</b>					
Interest 11/1	\$86,874	\$86,874	\$-	\$86,874	\$81,724
Interest 5/1	86,874	-	86,874	86,874	81,724
Principal 5/1	520,000	-	520,000	520,000	530,000
Prepayment 5/1	-	-	-	-	-
<b>Series 2020A2</b>					
Interest 11/1	39,169	39,169	-	39,169	36,600
Interest 5/1	39,169	-	39,169	39,169	36,600
Principal 5/1	150,000	-	150,000	150,000	155,000
Prepayment 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$922,086</b>	<b>\$126,043</b>	<b>\$801,043</b>	<b>\$927,086</b>	<b>\$921,649</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>\$922,086</b>	<b>\$126,043</b>	<b>\$801,043</b>	<b>\$927,086</b>	<b>\$921,649</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$278,187</b>	<b>\$1,057,089</b>	<b>\$(778,740)</b>	<b>\$278,349</b>	<b>\$308,271</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			A-1 Interest Due 11/1/27 A-2 Interest Due 11/1/27	\$76,424.38 \$34,042.50 <u>\$110,466.88</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
11/01/26	6,590,000			81,724	81,724
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		540,000	76,424	
11/01/28	5,520,000			71,024	687,449
05/01/29	5,520,000		555,000	71,024	
11/01/29	4,960,000			65,424	691,449
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>\$6,585,000</b>	<b>\$1,083,780</b>	<b>\$7,668,780</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
11/01/26	2,030,000.00			36,600.00	36,600.00
05/01/27	2,030,000.00		155,000.00	36,600.00	
11/01/27	1,875,000.00			34,042.50	225,642.50
05/01/28	1,875,000.00		160,000.00	34,042.50	
11/01/28	1,715,000.00			31,402.50	225,445.00
05/01/29	1,715,000.00		165,000.00	31,402.50	
11/01/29	1,550,000.00			28,680.00	225,082.50
05/01/30	1,550,000.00		170,000.00	28,680.00	
11/01/30	1,380,000.00			25,875.00	224,555.00
05/01/31	1,380,000.00		175,000.00	25,875.00	
11/01/31	1,205,000.00			22,593.75	223,468.75
05/01/32	1,205,000.00		185,000.00	22,593.75	
11/01/32	1,020,000.00			19,125.00	226,718.75
05/01/33	1,020,000.00		190,000.00	19,125.00	
11/01/33	830,000.00			15,562.50	224,687.50
05/01/34	830,000.00		195,000.00	15,562.50	
11/01/34	635,000.00			11,906.25	222,468.75
05/01/35	635,000.00		205,000.00	11,906.25	
11/01/35	430,000.00			8,062.50	224,968.75
05/01/36	430,000.00		210,000.00	8,062.50	
11/01/36	220,000.00			4,125.00	222,187.50
05/01/37	220,000.00		220,000.00	4,125.00	224,125.00
<b>Total</b>			<b>\$2,030,000</b>	<b>\$475,950</b>	<b>\$2,505,950</b>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$3,353	\$14,768	\$14,000	\$28,768	\$25,000
Carry Forward Balance	782,435	765,509	-	765,509	1,105,716
<b>TOTAL REVENUES</b>	<b>\$785,788</b>	<b>\$780,277</b>	<b>\$14,000</b>	<b>\$794,277</b>	<b>\$1,130,716</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay*	\$25,000	\$-	\$-	\$-	\$126,019
Repair and Maintenance**	15,525	33,516	-	33,516	9,641
Other Current	600	247	246	493	600
<b>TOTAL EXPENDITURES</b>	<b>\$41,125</b>	<b>\$33,763</b>	<b>\$246</b>	<b>\$34,009</b>	<b>\$136,260</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$86,035	\$86,035	259,413	\$345,448	\$88,616
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$86,035</b>	<b>\$86,035</b>	<b>\$259,413</b>	<b>\$345,448</b>	<b>\$88,616</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$830,698</b>	<b>\$832,549</b>	<b>\$273,167</b>	<b>\$1,105,716</b>	<b>\$1,083,072</b>

\*Pool Resurfacing/Tile

\*\*Filtration Equipment/Fitness Equipment Replacement, Pool and Patio Furniture Allowance

**Pine Ridge Plantation**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds 2020 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
55'	390	390	<b>\$1,166</b>	\$1,166	<b>\$0</b>	<b>\$1,242</b>	\$1,242	<b>\$0</b>	<b>\$2,408</b>	\$2,408	<b>\$0.00</b>
65'	40	40	<b>\$1,166</b>	\$1,166	<b>\$0</b>	<b>\$1,366</b>	\$1,366	<b>\$0</b>	<b>\$2,533</b>	\$2,533	<b>\$0.00</b>
70'	194	194	<b>\$1,166</b>	\$1,166	<b>\$0</b>	<b>\$1,491</b>	\$1,491	<b>\$0</b>	<b>\$2,657</b>	\$2,657	<b>\$0.00</b>
75'+	113	113	<b>\$1,166</b>	\$1,166	<b>\$0</b>	<b>\$1,512</b>	\$1,512	<b>\$0</b>	<b>\$2,678</b>	\$2,678	<b>\$0.00</b>
<b>Total</b>	<b>737</b>	<b>737</b>			<b>0.00%</b>						