

# ***Pine Ridge Plantation***

## ***Community Development District***

### ***Adopted Budget***

***FY 2027***

**July 9, 2026**



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

| Description | Adopted<br>Budget<br>FY2026 | Actuals<br>Thru<br>5/31/26 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

**REVENUES:**

|                               |           |           |         |           |           |
|-------------------------------|-----------|-----------|---------|-----------|-----------|
| Special Assessments - On Roll | \$808,015 | \$806,101 | \$3,397 | \$809,499 | \$808,015 |
| Misc. Income/Facility Rental  | 5,000     | 4,650     | 4,975   | 9,625     | 5,000     |
| Interest Earned               | 15,000    | 16,767    | 7,534   | 24,301    | 20,000    |
| Carry Forward Surplus         | -         | -         | 233,798 | 233,798   | 57,392    |

|                       |                  |                  |                  |                    |                  |
|-----------------------|------------------|------------------|------------------|--------------------|------------------|
| <b>TOTAL REVENUES</b> | <b>\$828,015</b> | <b>\$827,518</b> | <b>\$249,704</b> | <b>\$1,077,222</b> | <b>\$890,408</b> |
|-----------------------|------------------|------------------|------------------|--------------------|------------------|

**EXPENDITURES:**

**Administrative:**

|                                                  |         |         |         |         |         |
|--------------------------------------------------|---------|---------|---------|---------|---------|
| Supervisor Fees                                  | \$8,000 | \$3,600 | \$2,000 | \$5,600 | \$8,000 |
| FICA Taxes                                       | 612     | 275     | 153     | 428     | 612     |
| Engineer                                         | 8,000   | 1,900   | 6,100   | 8,000   | 8,000   |
| Attorney                                         | 15,000  | 3,678   | 11,322  | 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   | 3,895   | 1,948   | 5,843   | 6,194   |
| Trustee Fees                                     | 4,434   | 4,445   | -       | 4,445   | 4,500   |
| District Management Fees                         | 57,609  | 38,406  | 19,203  | 57,609  | 61,066  |
| Information Technology                           | 1,781   | 1,187   | 593     | 1,781   | 1,888   |
| Website Maintenance                              | 1,336   | 891     | 445     | 1,336   | 1,416   |
| Telephone                                        | 500     | 77      | 173     | 250     | 250     |
| Postage & Delivery                               | 1,000   | 293     | 707     | 1,000   | 1,000   |
| General Liability and Public Officials Insurance | 11,102  | 10,460  | -       | 10,460  | 11,506  |
| Printing & Binding                               | 1,500   | 236     | 1,264   | 1,500   | 1,500   |
| Legal Advertising                                | 1,500   | 350     | 650     | 1,000   | 1,500   |
| Other Current Charges                            | 900     | 680     | 224     | 903     | 1,000   |
| Office Supplies                                  | 300     | 98      | 50      | 148     | 300     |
| Dues, Licenses & Subscriptions                   | 175     | 175     | -       | 175     | 175     |

|                             |                  |                 |                 |                  |                  |
|-----------------------------|------------------|-----------------|-----------------|------------------|------------------|
| <b>TOTAL ADMINISTRATIVE</b> | <b>\$129,574</b> | <b>\$76,852</b> | <b>\$48,608</b> | <b>\$125,460</b> | <b>\$134,685</b> |
|-----------------------------|------------------|-----------------|-----------------|------------------|------------------|

***Operations & Maintenance***

**Grounds Maintenance**

|                       |           |           |          |           |            |
|-----------------------|-----------|-----------|----------|-----------|------------|
| Landscape Maintenance | \$171,665 | \$107,965 | \$53,983 | \$161,948 | \$ 171,665 |
| Lake Maintenance      | 14,830    | 7,200     | 3,600    | 10,800    | 14,830     |
| Electric              | 3,000     | 1,345     | 1,020    | 2,365     | 3,000      |
| Water                 | 26,000    | 28,456    | 20,000   | 48,456    | 53,500     |
| Repairs & Maintenance | 24,000    | 22,278    | 8,000    | 30,278    | 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>\$170,061</b> | <b>\$91,086</b> | <b>\$261,147</b> | <b>\$281,495</b> |
|----------------------------------|------------------|------------------|-----------------|------------------|------------------|

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

| Description                           | Adopted<br>Budget<br>FY2026 | Actuals<br>Thru<br>5/31/26 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| <b><u>Amenity Center</u></b>          |                             |                            |                               |                              |                              |
| Property Insurance                    | \$29,155                    | \$24,563                   | \$-                           | \$24,563                     | \$23,335                     |
| General Facility Maintenance          | 24,000                      | 23,926                     | 5,000                         | 28,926                       | 30,000                       |
| Repairs & Replacements                | 24,000                      | 21,264                     | 4,336                         | 25,600                       | 26,000                       |
| Recreational Passes                   | 500                         | -                          | 850                           | 850                          | 850                          |
| Office Supplies                       | 500                         | 562                        | -                             | 562                          | 500                          |
| Permit Fees                           | 780                         | 525                        | -                             | 525                          | 525                          |
| Contingency                           | 1,000                       | 448                        | 500                           | 948                          | 1,000                        |
| Special Events                        | 15,000                      | 11,594                     | 3,406                         | 15,000                       | 15,000                       |
| Security                              | 20,000                      | 3,518                      | 16,482                        | 20,000                       | 14,049                       |
| <b><u>Utilities</u></b>               |                             |                            |                               |                              |                              |
| Water & Sewer                         | 5,400                       | 2,034                      | 2,130                         | 4,164                        | 5,400                        |
| Electric                              | 25,000                      | 15,777                     | 11,695                        | 27,472                       | 29,000                       |
| Cable/Phone/Internet                  | 7,250                       | 5,438                      | 3,115                         | 8,553                        | 9,360                        |
| Refuse Service                        | 17,760                      | 12,661                     | 7,379                         | 20,040                       | 22,137                       |
| <b><u>Management Contracts</u></b>    |                             |                            |                               |                              |                              |
| Amenity Management                    | 75,760                      | 50,507                     | 25,253                        | 75,760                       | 80,306                       |
| Facility Assistant                    | 14,000                      | 3,303                      | 10,697                        | 14,000                       | 14,000                       |
| Field Management Services             | 28,798                      | 19,199                     | 9,599                         | 28,798                       | 30,526                       |
| Lifeguards                            | 21,947                      | 4,693                      | 17,254                        | 21,947                       | 22,605                       |
| Pool Maintenance                      | 18,150                      | 12,100                     | 7,387                         | 19,487                       | 19,693                       |
| Pool Chemicals                        | 23,226                      | 15,077                     | 9,029                         | 24,106                       | 25,000                       |
| Janitorial Service                    | 10,685                      | 7,123                      | 3,562                         | 10,685                       | 11,326                       |
| Janitorial Supplies                   | 5,000                       | 1,868                      | 3,132                         | 5,000                        | 5,000                        |
| <b>Total Amenity Center</b>           | <b>\$367,911</b>            | <b>\$236,181</b>           | <b>\$140,805</b>              | <b>\$376,986</b>             | <b>\$385,612</b>             |
| <b>TOTAL EXPENDITURES</b>             | <b>\$741,980</b>            | <b>\$483,094</b>           | <b>\$280,499</b>              | <b>\$763,593</b>             | <b>\$801,792</b>             |
| <b><u>Other Sources/(Uses)</u></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>\$258,389</b>           | <b>\$(30,795)</b>             | <b>\$54,217</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.

##### **Dues, 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 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               | \$170          | \$2,040         |
| 246893           | 1475-1 Tynes Blvd Reclaimed              | \$170          | \$2,040         |
| 248250           | 4228-1 Pine Ridge Pkwy Reclaimed         | \$2,500        | \$30,000        |
| 248496           | 4354-1 Foggy Day Dr Reclaimed 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 Florida Insurance Alliance. Egis 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.

| Vendor                        | Monthly        | Annual          |
|-------------------------------|----------------|-----------------|
| Clay County Sheriffs Officers | \$1,000        | \$12,000        |
| Safetouch                     | \$90           | \$1,077         |
| Pye-Barker Annual Monitoring  |                | \$972           |
| <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.

| Account # | Vendor                       | Monthly      | Annual         |
|-----------|------------------------------|--------------|----------------|
| 257235    | 4200 Pine Ridge Pkwy Amenity | \$390        | \$4,680        |
|           | Contingency                  | \$60         | \$720          |
|           | <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.

| Account # | Vendor                       | Monthly        | Annual          |
|-----------|------------------------------|----------------|-----------------|
| 7808611   | 4200 Pine Ridge Pkwy Amenity | \$2,300        | \$27,600        |
|           | Contingency                  | \$117          | \$1,400         |
|           | <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

#### Expenditures – Management Contracts

##### **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.

#### 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

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

| Description | Adopted<br>Budget<br>FY2026 | Actuals<br>Thru<br>5/31/26 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

#### **REVENUES:**

|                                      |           |           |         |           |           |
|--------------------------------------|-----------|-----------|---------|-----------|-----------|
| Special Assessments-On Roll          | \$926,572 | \$924,407 | \$3,896 | \$928,302 | \$926,572 |
| Interest Earnings                    | 25,000    | 21,364    | 5,344   | 26,708    | 25,000    |
| Carry Forward Surplus <sup>(1)</sup> | 248,701   | 251,040   | -       | 251,040   | 278,965   |

|                       |                    |                    |                |                    |                    |
|-----------------------|--------------------|--------------------|----------------|--------------------|--------------------|
| <b>TOTAL REVENUES</b> | <b>\$1,200,273</b> | <b>\$1,196,811</b> | <b>\$9,240</b> | <b>\$1,206,051</b> | <b>\$1,230,537</b> |
|-----------------------|--------------------|--------------------|----------------|--------------------|--------------------|

#### **EXPENDITURES:**

##### **Series 2020A1**

|               |          |          |     |          |          |
|---------------|----------|----------|-----|----------|----------|
| 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  |

##### **Series 2020A2**

|                |         |         |       |         |         |
|----------------|---------|---------|-------|---------|---------|
| 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>\$922,086</b> | <b>\$5,000</b> | <b>\$927,086</b> | <b>\$921,649</b> |
|---------------------------|------------------|------------------|----------------|------------------|------------------|

#### **Other Sources/(Uses)**

|                             |     |     |     |     |     |
|-----------------------------|-----|-----|-----|-----|-----|
| 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>\$922,086</b> | <b>\$5,000</b> | <b>\$927,086</b> | <b>\$921,649</b> |
|---------------------------|------------------|------------------|----------------|------------------|------------------|

|                                       |                  |                  |                |                  |                  |
|---------------------------------------|------------------|------------------|----------------|------------------|------------------|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$278,187</b> | <b>\$274,725</b> | <b>\$4,240</b> | <b>\$278,965</b> | <b>\$308,888</b> |
|---------------------------------------|------------------|------------------|----------------|------------------|------------------|

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

|                          |                     |
|--------------------------|---------------------|
| A-1 Interest Due 11/1/27 | \$76,424.38         |
| A-2 Interest Due 11/1/27 | \$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<br>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<br>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**  
**Adopted Budget**  
**Capital Reserve Fund**

| Description | Adopted<br>Budget<br>FY2026 | Actuals<br>Thru<br>5/31/26 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/26 | Adopted<br>Budget<br>FY 2027 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

**REVENUES:**

|                       |                  |                  |                 |                  |                    |
|-----------------------|------------------|------------------|-----------------|------------------|--------------------|
| Interest Income       | \$3,353          | \$19,999         | \$10,400        | \$30,399         | \$25,000           |
| Carry Forward Balance | 782,435          | 765,509          | -               | 765,509          | 1,078,682          |
| <b>TOTAL REVENUES</b> | <b>\$785,788</b> | <b>\$785,507</b> | <b>\$10,400</b> | <b>\$795,907</b> | <b>\$1,103,682</b> |

**EXPENDITURES:**

**Capital Outlay**

|                           |                 |                 |                 |                 |                  |
|---------------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Capital Outlay*           | \$25,000        | \$-             | \$-             | \$-             | \$126,019        |
| Repair and Maintenance**  | 15,525          | 44,648          | 17,532          | 62,180          | 9,641            |
| Other Current             | 600             | 329             | 164             | 493             | 600              |
| <b>TOTAL EXPENDITURES</b> | <b>\$41,125</b> | <b>\$44,977</b> | <b>\$17,696</b> | <b>\$62,672</b> | <b>\$136,260</b> |

**Other Sources/(Uses)**

|                                   |                 |                 |                  |                  |                 |
|-----------------------------------|-----------------|-----------------|------------------|------------------|-----------------|
| 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>\$826,566</b> | <b>\$252,117</b> | <b>\$1,078,682</b> | <b>\$1,056,038</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<br>Units | Bonds<br>2020<br>Units | Annual Maintenance Assessments |         |                         | Annual Debt Assessments |         |                         | Total Assessed Per Unit |         |                         |
|--------------|--------------|------------------------|--------------------------------|---------|-------------------------|-------------------------|---------|-------------------------|-------------------------|---------|-------------------------|
|              |              |                        | FY 2027                        | FY2026  | Increase/<br>(decrease) | FY 2027                 | FY2026  | Increase/<br>(decrease) | FY 2027                 | FY2026  | Increase/<br>(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>           |
| Total        | 737          | 737                    |                                |         | <b>0.00%</b>            |                         |         |                         |                         |         |                         |