



Spring Ridge Community Development District

March 9, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Guillermo Velez, Chairman
Jane Brekka, Vice Chairperson
Anthony Martino, Assistant Secretary
Merry-Lyn Orlando, Assistant Secretary
Alice Charoonsak, Assistant Secretary

Staff:

Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Stephen Brletic, District Engineer
Sandra Manuele, Onsite Manager
Ruben Nesbitt, Accountant
Kareen Baker, District Admin Assistant
Howard Neal, Field Inspector Director

REGULAR MEETING AGENDA

Monday, March 9, 2026 – 1:00 p.m.

Call-in Number 1-646-838-1601 Phone Conference ID: 618 652 561#

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments – *Three- (3) Minute Time Limit*
4. Staff Reports
 - A. District Accountant
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Consideration of Resolution 2026-02, Removing and Designating New Treasurer. Page 3
 - ii. Consideration of Resolution 2026-03, General Election Page 4
 - E. Onsite Manager
5. Business Items
6. Business Administration
 - A. Consideration of Minutes of January 12, 2026 Regular Meeting Page 7
 - B. Review of Financial Statements and Check Register for December 2025 Page 9
7. Supervisor Requests
8. Adjournment

The next (Workshop) is scheduled for Monday, April 13, 2026, at 1:00 p.m.

The next Regular Meeting is scheduled for Monday, May 11, 2026, at 6:00 p.m.

District Office:
Inframark C/O Spring Ridge
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:
Spring Ridge Recreation Center
14133 Sweet Shrub Court
Brooksville, Florida 34613.

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF SPRING RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Spring Ridge Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 9th day of March 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HERNANDO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Spring Ridge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hernando County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Anthony Martino, Seat 2, currently held by Merry-Lyn Orlando and Seat 5, currently held by Jane Brekka are scheduled for General Election on November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of March, 2026.

**SPRING RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Spring Ridge Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Hernando County Supervisor of Elections located at 16264 Spring Hill Drive, Brooksville, FL 34604; Ph: (352) 754-4125. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Spring Ridge Community Development District has two (3) Seats up for election, specifically Seats 1, 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hernando County Supervisor of Elections.

43 **C. District Counsel**
44 There being none, the next item followed.

45
46 **D. District Manager**
47 **i. Discussion on BDI New Labor Rates for FY 2026**
48 Ms. Sanchez discussed BDI new labor rates for FY 2026 with the Board.

49 **E. Onsite Manager**
50 There being none, the next order of business followed.

51
52 **FIFTH ORDER OF BUSINESS** **Business Items**
53 There being none, the next order of business followed.

54
55 **SIXTH ORDER OF BUSINESS** **Business Administration**
56 **A. Consideration of Minutes from Meeting held on November 10, 2025, Meeting**
57 **B. Review of Financial Statements and Check Register for October & November**
58 **2025**

59
60

On MOTION by Mr. Velez seconded by Ms. Brekka, with all in favor, the 61 business administration items A and B, were approved as presented. 4-0

62
63 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**
64 Ms. Bekka discussed and suggested more signs by the ponds for trespassing
65 Ms. Orlando discussed the benefits of having the gates open during peak hours in order to
66 have less maintenance to the gates.

67
68 **EIGHTH ORDER OF BUSINESS** **Adjournment**
69 There being no further business,

70
71

On MOTION by Ms. Brekka seconded by Mr. Velez, with all in favor, the 72 meeting was adjourned. 4-0

73
74
75
76

Alba Sanchez
77 **District Manager**



Spring Ridge Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



Spring Ridge

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	Page 2-3
Special Revenue Fund	Page 4
Debt Service Fund	Page 5-6
Notes to the Financial Statements	Page 7

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 8
Bank Reconciliation	Page 9
Cash and Investment Report	Page 10
Check Register	Page 11

**Spring Ridge
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RECREATIONAL SPECIAL REVENUE FUND</u>	<u>SERIES 2015 A1 DEBT SERVICE FUND</u>	<u>SERIES 2015 A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
ASSETS					
Cash - Checking Account	\$ 1,184,883	\$ 542	\$ 1,235	\$ 739	\$ 1,187,399
Cash On Hand/Petty Cash	300	-	-	-	300
Allow -Doubtful Accounts	(730)	(104)	(123)	(209)	(1,166)
Assessments Receivable	730	104	123	209	1,166
Due From Other Funds	-	315,920	19,536	12,336	347,792
Investments:					
Reserve Fund (A-1)	-	-	62,412	-	62,412
Reserve Fund (A-2)	-	-	-	36,755	36,755
Revenue Fund (A-1)	-	-	22,599	-	22,599
Revenue Fund (A-2)	-	-	-	58,877	58,877
Prepaid Items	4,539	-	-	-	4,539
TOTAL ASSETS	\$ 1,189,722	\$ 316,462	\$ 105,782	\$ 108,707	\$ 1,720,673
LIABILITIES					
Accounts Payable	\$ 1,527	\$ -	\$ -	\$ -	\$ 1,527
Accrued Expenses	-	3,359	-	-	3,359
Sales Tax Payable	7	-	-	-	7
Due To Other Funds	347,792	-	-	-	347,792
TOTAL LIABILITIES	349,326	3,359	-	-	352,685
FUND BALANCES					
Nonspendable:					
Prepaid Items	4,539	-	-	-	4,539
Restricted for:					
Debt Service	-	-	105,782	108,707	214,489
Special Revenue	-	313,103	-	-	313,103
Assigned to:					
Operating Reserves	96,129	-	-	-	96,129
Reserves - ADA	19,675	-	-	-	19,675
Reserves - Clubhouse	16,193	-	-	-	16,193
Reserves - Gate/Entry Features	30,280	-	-	-	30,280
Reserves- Lake Embank/Drainage	30,075	-	-	-	30,075
Reserves - Parking Lots	58,995	-	-	-	58,995
Reserves - Roadways	147,408	-	-	-	147,408
Reserves - Swimming Pools	76,109	-	-	-	76,109
Unassigned:	360,993	-	-	-	360,993
TOTAL FUND BALANCES	\$ 840,396	\$ 313,103	\$ 105,782	\$ 108,707	\$ 1,367,988
TOTAL LIABILITIES & FUND BALANCES	\$ 1,189,722	\$ 316,462	\$ 105,782	\$ 108,707	\$ 1,720,673

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 2,172	\$ 543	\$ 11,257	\$ 10,714	518.28%
Special Assmnts- Tax Collector	394,034	87,957	76,417	(11,540)	19.39%
Special Assmnts- Discounts	(15,761)	(3,805)	(3,084)	721	19.57%
Other Miscellaneous Revenues	-	-	1,061	1,061	0.00%
Gate Bar Code/Remotes	-	-	528	528	0.00%
Access Cards	-	-	47	47	0.00%
TOTAL REVENUES	380,445	84,695	86,226	1,531	22.66%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	9,600	2,400	1,800	600	18.75%
FICA Taxes	734	183	138	45	18.80%
ProfServ-Engineering	5,000	1,248	525	723	10.50%
ProfServ-Legal Services	4,000	999	1,199	(200)	29.98%
ProfServ-Mgmt Consulting	53,853	13,463	13,463	-	25.00%
ProfServ-Property Appraiser	13,254	13,254	14,483	(1,229)	109.27%
ProfServ-Trustee Fees	5,000	5,000	-	5,000	0.00%
Auditing Services	5,000	2,500	-	2,500	0.00%
Postage and Freight	500	123	35	88	7.00%
Insurance - General Liability	30,112	30,112	25,842	4,270	85.82%
Legal Advertising	1,000	250	86	164	8.60%
Misc-Assessment Collection Cost	7,881	1,759	1,467	292	18.61%
Misc-Contingency	1,553	388	-	388	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	137,662	71,854	59,213	12,641	43.01%
<u>Landscape Services</u>					
Utility - Irrigation	5,000	1,256	1,266	(10)	25.32%
R&M-Renewal and Replacement	15,000	3,750	4,627	(877)	30.85%
R&M-Irrigation	2,000	498	104	394	5.20%
Total Landscape Services	22,000	5,504	5,997	(493)	27.26%
<u>Gatehouse</u>					
Communication - Teleph - Field	1,700	423	514	(91)	30.24%
Electricity - General	1,850	462	410	52	22.16%
R&M-General	3,500	873	1,262	(389)	36.06%
Total Gatehouse	7,050	1,758	2,186	(428)	31.01%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Road and Street Facilities</u>					
Electricity - Streetlights	29,171	7,293	5,270	2,023	18.07%
R&M-Street Signs	1,000	250	-	250	0.00%
R&M-Walls and Signage	1,000	250	-	250	0.00%
Total Road and Street Facilities	31,171	7,793	5,270	2,523	16.91%
<u>Parks and Recreation</u>					
Payroll-Salaries	120,000	30,000	27,268	2,732	22.72%
FICA Taxes	9,180	2,295	2,086	209	22.72%
Security Service - Sheriff	6,100	1,525	855	670	14.02%
Communication - Telephone	3,300	825	1,277	(452)	38.70%
Electricity - General	6,570	1,625	1,509	116	22.97%
Utility - Refuse Removal	2,500	624	1,389	(765)	55.56%
Utility - Water & Sewer	1,667	414	447	(33)	26.81%
R&M-Clubhouse	3,918	980	2,157	(1,177)	55.05%
R&M-Pools	2,500	625	3,819	(3,194)	152.76%
Misc-Holiday Lighting	5,000	1,248	3,890	(2,642)	77.80%
Misc-Property Taxes	1,027	1,027	-	1,027	0.00%
Special Events	5,000	1,248	1,352	(104)	27.04%
Misc-Contingency	10,000	2,499	336	2,163	3.36%
Office Supplies	1,000	249	145	104	14.50%
Cleaning Supplies	2,100	525	878	(353)	41.81%
Op Supplies - General	6,000	1,500	674	826	11.23%
Op Supplies-Pool Chem.&Equipm.	4,000	999	1,071	(72)	26.78%
Total Parks and Recreation	189,862	48,208	49,153	(945)	25.89%
TOTAL EXPENDITURES	387,745	135,117	121,819	13,298	31.42%
Excess (deficiency) of revenues					
Over (under) expenditures	(7,300)	(50,422)	(35,593)	14,829	487.58%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(7,300)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(7,300)	-	-	-	0.00%
Net change in fund balance	\$ (7,300)	\$ (50,422)	\$ (35,593)	\$ 14,829	487.58%
FUND BALANCE, BEGINNING (OCT 1, 2025)	875,989	875,989	875,989		
FUND BALANCE, ENDING	\$ 868,689	\$ 825,567	\$ 840,396		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Special Assmnts- Tax Collector	78,000	17,406	15,127	(2,279)	19.39%
Special Assmnts- Discounts	(3,120)	(754)	(610)	144	19.55%
TOTAL REVENUES	74,880	16,652	14,517	(2,135)	19.39%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Property Appraiser	1,560	1,560	1,560	-	100.00%
Misc-Assessment Collection Cost	1,560	348	290	58	18.59%
Total Administration	3,120	1,908	1,850	58	59.29%
<u>Landscape Services</u>					
Contracts-Landscape	47,308	11,827	10,077	1,750	21.30%
Total Landscape Services	47,308	11,827	10,077	1,750	21.30%
<u>Parks and Recreation</u>					
Capital Outlay	24,452	6,113	8,353	(2,240)	34.16%
Total Parks and Recreation	24,452	6,113	8,353	(2,240)	34.16%
TOTAL EXPENDITURES	74,880	19,848	20,280	(432)	27.08%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(3,196)	(5,763)	(2,567)	0.00%
Net change in fund balance	\$ -	\$ (3,196)	\$ (5,763)	\$ (2,567)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	318,866	318,867	318,866		
FUND BALANCE, ENDING	\$ 318,866	\$ 315,671	\$ 313,103		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,000	\$ 500	\$ 871	\$ 371	43.55%
Special Assmnts- Tax Collector	118,194	26,376	22,922	(3,454)	19.39%
Special Assmnts- Discounts	(4,728)	(1,142)	(925)	217	19.56%
TOTAL REVENUES	115,466	25,734	22,868	(2,866)	19.80%
EXPENDITURES					
Administration					
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Property Appraiser	2,364	2,364	2,364	-	100.00%
Misc-Assessment Collection Cost	2,364	528	440	88	18.61%
Total Administration	6,328	3,492	2,804	688	44.31%
Debt Service					
Principal Debt Retirement	70,000	-	-	-	0.00%
Interest Expense	40,560	20,280	20,280	-	50.00%
Total Debt Service	110,560	20,280	20,280	-	18.34%
TOTAL EXPENDITURES	116,888	23,772	23,084	688	19.75%
Excess (deficiency) of revenues Over (under) expenditures	(1,422)	1,962	(216)	(2,178)	15.19%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,422)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,422)	-	-	-	0.00%
Net change in fund balance	\$ (1,422)	\$ 1,962	\$ (216)	\$ (2,178)	15.19%
FUND BALANCE, BEGINNING (OCT 1, 2025)	105,998	105,998	105,998		
FUND BALANCE, ENDING	\$ 104,576	\$ 107,960	\$ 105,782		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,050	\$ 513	\$ 948	\$ 435	46.24%
Special Assmnts- Tax Collector	70,999	15,844	13,769	(2,075)	19.39%
Special Assmnts- Discounts	(2,840)	(686)	(556)	130	19.58%
TOTAL REVENUES	70,209	15,671	14,161	(1,510)	20.17%
EXPENDITURES					
Administration					
ProfServ-Property Appraiser	1,420	1,420	1,420	-	100.00%
Misc-Assessment Collection Cost	1,420	317	264	53	18.59%
Total Administration	2,840	1,737	1,684	53	59.30%
Debt Service					
Principal Debt Retirement	35,000	-	-	-	0.00%
Interest Expense	28,500	14,250	14,250	-	50.00%
Total Debt Service	63,500	14,250	14,250	-	22.44%
TOTAL EXPENDITURES	66,340	15,987	15,934	53	24.02%
Excess (deficiency) of revenues Over (under) expenditures	3,869	(316)	(1,773)	(1,457)	-45.83%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,869	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,869	-	-	-	0.00%
Net change in fund balance	\$ 3,869	\$ (316)	\$ (1,773)	\$ (1,457)	-45.83%
FUND BALANCE, BEGINNING (OCT 1, 2025)	110,480	110,480	110,480		
FUND BALANCE, ENDING	\$ 114,349	\$ 110,164	\$ 108,707		

Spring Ridge

Community Development District

Notes to the Financial Statements December 31, 2025

Assets

- ▶ The District has General Fund monies invested in two high yield checking accounts. (See Cash & Investments Report for further details.)
- ▶ Allowance for Doubtful accounts represents amount due for prior years uncollected assessments
- ▶ Assessments Receivable represents amount due for FY 2022 uncollected assessments.

Liabilities

- ▶ Accounts Payable represents the outstanding balance from invoices owed to vendors as of the month of December.
- ▶ Accrued Expenses represents invoices for the month of December to be paid in January.
- ▶ Sales Tax Payable represents amount due from the District for sales tax on rentals, access cards, remotes, etc. A credit will be adjusted the following month's sales tax return filing.

Financial Overview / Highlights

- ▶ As of December 2025, total revenues are at 22.66% of the annual budget. The special assessment tax collector is at 19.39%.
- ▶ Total expenditures are at 31.42% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
General Fund Expenditures				
<u>Administrative</u>				
ProfServ-Property Appraiser	\$14,483	\$13,254	109%	Non Ad Valorem Assessment Roll Fee FY 2025-2026
Insurance-General Liability	\$25,842	\$30,112	86%	Insurance payment for FY 2025-2026.
<u>Landscape Services</u>				
R&M-Renewal & Replacement	\$4,627	\$15,000	31%	Panzner's Tree Service - pruning service at entrance and clubhouse \$1,300; RSMR Land Services - tree trimming and removal \$3,065; other miscellaneous maintenance.
<u>Gatehouse</u>				
R&M-General	\$1,262	\$3,500	36%	All payments to Southern Automated Access Svcs - includes gate repairs and maintenance.
<u>Parks and Recreation</u>				
R&M-Clubhouse	\$2,157	\$3,918	55%	All payments for maintenance, and other clubhouse repairs.
R&M-Pools	\$3,819	\$2,500	153%	Just Incredible Pool Services - install 5hp pump, replace pump breaker.
Misc-Holiday Lighting	\$3,890	\$5,000	78%	All payments for holiday lighting.
Cleaning Supplies	\$878	\$2,100	42%	All payments made for cleaning supplies.
Operating Supplies-Pool Chem.	\$1,071	\$4,000	27%	All payments made for pool chemicals and equipment.

The notes are intended to provide additional information helpful when reviewing the financial statements.

**Spring Ridge
Community Development District**

Supporting Schedules

December 31, 2025

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments - Hernando County Tax Collector (Monthly Assessment Collection Distributions) For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	General Fund	Rec Fund	Series 2015A-1 Debt Service Fund	Series 2015A-2 Debt Service Fund
Assessments Levied FY 2026				\$ 661,228	\$ 394,034	\$ 78,000	\$ 118,194	\$ 70,999
Allocation %				100.00%	59.59%	11.80%	17.87%	10.74%
11/25/25	\$ 5,756	\$ 293	\$ 117	\$ 6,166	\$ 3,674	\$ 727	\$ 1,102	\$ 662
12/03/25	28,821	1,225	588	30,635	18,256	3,614	5,476	3,289
12/23/25	86,021	3,657	1,756	91,434	54,487	10,786	16,344	9,818
TOTAL	\$ 120,598	\$ 5,175	\$ 2,461	\$ 128,235	\$ 76,417	\$ 15,127	\$ 22,922	\$ 13,769
% Collected				19.39%	19.39%	19.39%	19.39%	19.39%
TOTAL OUTSTANDING				\$ 532,994	\$ 317,617	\$ 62,873	\$ 95,272	\$ 57,230

Bank Account Statement

Spring Ridge CDD

Bank Account No. 8391
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101004 Balance	191,872.46	Statement Balance	197,401.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	197,401.11
Subtotal	191,872.46	Outstanding Checks	-5,528.65
Negative Adjustments	0.00	Ending Balance	191,872.46
Ending G/L Balance	191,872.46		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/30/2025	Payment	6015	BRIAN DAHMER	Payment of Invoice 008947			-55.00
12/23/2025	Payment	6036	COASTAL FITNESS SERVICES INC	Payment of Invoice 008985			-135.00
12/23/2025	Payment	6038	NDL LLC	Payment of Invoice 008984			-3,359.00
12/23/2025	Payment	6039	PANZNER'S TREE SERVICE INC	Payment of Invoice 008977			-1,300.00
12/23/2025	Payment	6042	COASTAL FITNESS SERVICES INC	Payment of Invoice 008987			-135.00
12/23/2025	Payment	6043	NDL LLC	Payment of Invoice 008986			-52.15
12/30/2025	Payment	100177	STRALEY ROBIN VERICKER	Inv: 27679			-492.50
Total Outstanding Checks							-5,528.65

Spring Ridge
Community Development District

Cash and Investment Report
December 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
High Yield Checking Accounts	Valley	3.82%	n/a	1,187,399
Petty Cash			n/a	300
			Subtotal	<u>\$ 1,187,699</u>
DEBT SERVICE FUND				
Series 2015 A1 Reserve Acct	US Bank	3.38%	n/a	62,412
Series 2015 A2 Reserve Acct	US Bank	3.38%	n/a	36,755
Series 2015 A1 Revenue Acct	US Bank	3.38%	n/a	22,599
Series 2015 A2 Revenue Acct	US Bank	3.38%	n/a	58,877
			Subtotal	<u>\$ 180,643</u>
			Total	<u><u>\$ 1,368,342</u></u>

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100175	12/03/25	INFRAMARK LLC	164583	POSTAGE	Postage and Freight	541006-51301	\$6.66
001	100176	12/08/25	INFRAMARK LLC	165625	DEC 2025 DISTRICT MANAGEMENT	ADMIN FEES	531027-51201	\$4,487.75
001	100176	12/08/25	INFRAMARK LLC	165625	DEC 2025 DISTRICT MANAGEMENT	RECORD STORAGE FEE	549900-57201	\$60.00
001	100177	12/30/25	STRALEY ROBIN VERICKER	27679	DISTRICT COUNSEL THROUGH 11/30/25	LEGAL SRVCS	531023-51401	\$492.50
001	300054	12/05/25	WITHLACOOCHEE RIVER ELECTRIC	112125 ACH	SVC 10/20/25-11/18/25	RECREATION	543006-57201	\$602.25
001	300054	12/05/25	WITHLACOOCHEE RIVER ELECTRIC	112125 ACH	SVC 10/20/25-11/18/25	STREET FACILITIES	543013-54101	\$2,628.26
001	300054	12/05/25	WITHLACOOCHEE RIVER ELECTRIC	112125 ACH	SVC 10/20/25-11/18/25	GATEHOUSE	543006-53904	\$179.01
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	FATHER SON FENCE SUPPLY	546015-57201	\$83.25
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	HOME DEPOT- CLEANING SUPPLIES	551003-57201	\$10.98
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	LOWES	546015-57201	\$94.76
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	FATHER SON FENCE SUPPLY	546015-57201	\$33.40
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	SAMS- CLEANING	551003-57201	\$107.23
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	SCP POOL CHEM	552032-57201	\$343.00
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	SCP POOL CHEM	552032-57201	\$45.62
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON- SPECIAL EVENT	549052-57201	\$107.99
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-SPECIAL EVENT	549052-57201	\$142.42
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-OFFICE SUPPLICES	551002-57201	\$106.81
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-OFFICE SUPPLIES	551002-57201	\$23.74
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-SPECIAL EVENT	549052-57201	\$133.70
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-SPECIAL EVENT	549052-57201	\$37.46
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	HAVANA CLUB- SPECIAL EVENT	549052-57201	\$86.27
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-CLEANING	551003-57201	\$219.98
001	300055	12/08/25	VALLEY NATIONAL BANK	111125-9099-ACH	MISC PURCHASES	AMAZON-OFFICE	551002-57201	\$13.99
001	300057	12/08/25	REPUBLIC SERVICES #762	0762-003928977-ACH	REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$320.87
001	300058	12/16/25	HERNANDO COUNTY UTILITIES	112625-ACH	SVC 10/31/25-11/26/25	Utility - Irrigation	543014-53902	\$354.34
001	300058	12/16/25	HERNANDO COUNTY UTILITIES	112625-ACH	SVC 10/31/25-11/26/25	Utility - Water & Sewer	543021-57201	\$163.47
001	6031	12/19/25	JORGE IVAN CARRERAS	016	FENCE REPAIR	R&M-Clubhouse	546015-57201	\$400.00
001	6032	12/19/25	PARKING LOT SERVICES	13858	RESTRIPING	Misc-Contingency	549900-57201	\$1,413.00
001	6033	12/19/25	RSMR LAND SERVICES LLC	070255	LANDSCAPE SERVICES	LANDSCAPE RENEWAL AND REPLACEMENT	546002-53902	\$3,065.00
001	6034	12/19/25	RSMR LAND SERVICES LLC	070265	holiday lighting and renewal Dec 2025	RSMR land services	549028-57201	\$3,250.00
001	6035	12/23/25	BRIETIC DVORAK INC	2236	DISTRICT ENGINEER NOV 2025	DISTRICT ENGINEER	531013-51501	\$315.00
001	6036	12/23/25	COASTAL FITNESS SERVICES INC	T-34573	SERVICE GYM EQUIPMENT	SVC GYM EQUIPMENT	546015-57201	\$135.00
001	6037	12/23/25	FEDEX	9-083-67993	FEDEX EXPRESS SERVICE	Op Supplies - General	552001-57201	\$53.36
001	6038	12/23/25	NDL LLC	162459	DEC 25 LANDSCAPE CONTRACT	Contracts-Landscape	534050-53902	\$3,359.00
001	6039	12/23/25	PANZNER'S TREE SERVICE INC	4798	PRUNING	R&M-Renewal and Replacement	546002-53902	\$1,300.00
001	6040	12/23/25	SOUTHERN AUTOMATED ACCESS SVCS LLC	17380	CAMERA INSTALL - FINAL PMT	Capital Outlay	564043-57201	\$12,083.50
001	6041	12/23/25	SOUTHERN AUTOMATED ACCESS SVCS LLC	17362	CAPXL Cloud VOIP	Communication - Teleph - Field	541005-53904	\$171.20
001	6042	12/23/25	COASTAL FITNESS SERVICES INC	T - 34670	SERVICE GYM EQUIPMENT	SVC GYM EQUIPMENT	546015-57201	\$135.00
001	6043	12/23/25	NDL LLC	373	RM IRRIGATION	NATURAL DESIGN	546041-53902	\$52.15
Fund Total								\$36,617.92

Total Checks Paid	\$36,617.92
--------------------------	--------------------