INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Spring Ridge Community Development District

September 14, 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

District Staff
Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Stephen Brletic, District Engineer
Sandra Manuele, Onsite Manager
Ruben Nesbitt, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Monday, September 14, 2026, at 1:00 p.m.

The Regular Meeting of the **Spring Ridge Community Development District** will be held on **Monday, September 14, 2026, at 1:00 p.m. at the Spring Ridge Recreation Center located at 14133 Sweet Shrub Court, Brooksville, FL. 34613.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Dial-in by Phone: 1-646-838-1601 **Phone Conference ID: 618 652 561#**
Meeting ID: 241 515 892 197 34 **Passcode: o4b69nC9**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **STAFF REPORTS**
   A. District Engineer
   B. District Counsel
   C. District Manager
   D. Onsite Manager
5. **BUSINESS ITEMS**
6. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes of August 10, 2026, Regular Meeting
   B. Review of July 2026 Financial Statements and Approval of the Check Registers
   C. Financial Snapshot and Cash Flow Analysis as of September 3, 2026
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

The next Regular Meeting is scheduled for Monday, October 12, 2026, at 1:00 p.m.

MINUTES OF MEETING
SPRING RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Spring Ridge Community Development District was held on Monday, August 10, 2026, and called to order at 6:03 p.m. at the Spring Ridge Recreation Center, located at 14133 Sweet Shrub Court, Brooksville, Florida 34613.

Present and constituting a quorum were:

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

Also present either via Teams or in person were:

Alba Sanchez	District Manager, Inframark
Sandra Manuele	Onsite Manager
Mr. Nottingham	FHP Officer

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments**

An audience member thanked Trooper Nottingham's for his efforts, noting a significant reduction in street parking throughout the District.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget and Levying of Assessments**

A. Open the Public Hearing

On MOTION by Ms. Orlando, seconded by Mr. Velez, with all in favor, the public hearing was opened. 5-0

B. Presentation of the Fiscal Year 2027 Approved Proposed Budget

The Fiscal Year 2027 approved proposed budget was presented. No questions or comments were received.

C. Close the Public Hearing

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the public hearing was closed. 5-0

D. Consideration of Resolution 2026-05, Adopting the Fiscal Year 2027 Budget

On MOTION by Ms. Brekka, seconded by Ms. Charoonsak, with all in favor, Resolution 2026-05, Adopting the Fiscal Year 2027 Budget was adopted. 5-0

E. Consideration of Resolution 2026-06, Levying of Assessments

On MOTION by Ms. Charoonsak, seconded by Ms. Orlando, with all in favor, Resolution 2026-06, Levying of Assessments was adopted. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Engineer

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. District Manager

Ms. Sanchez read into the record the financial snapshot of the District. No questions or comments were received.

D. Onsite Manager

Ms. Manuele presented a high-level overview of the month's activities, including repainting the dog stations, repairing the entrance gates and planning upcoming community activities.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Meeting Schedule

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, Resolution 2026-07, Adopting Fiscal Year 2027 Schedule, was adopted as presented. 5-0

B. Acceptance of McDirmit Davis Fiscal Year 2025 Audit Report

On MOTION by Ms. Charoonsak, seconded by Ms. Brekka, with all in favor, the McDirmit Davis Fiscal Year 2025 Audit Report was accepted. 5-0

C. Consideration of Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027

On MOTION by Ms. Orlando, seconded by Mr. Velez, with all in favor, Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027, was adopted. 5-0

SEVENTH ORDER OF BUSINESS — Business Administration

A. Consideration of Minutes of June 8, 2026, Regular Meeting

On MOTION by Ms. Orlando, seconded by Ms. Charoonsak, with all in favor, the Minutes from the Meeting held on June 8, 2026, were approved as presented. 5-0

B. Review of May and June 2026 Financial Statements and Approval of the Check Registers

On MOTION by Ms. Orlando, seconded by Ms. Charoonsak, with all in favor, the May and June 2026 Financial Statements were accepted, and the Check Registers were approved. 5-0

C. Financial Snapshot as of July 31, 2026

On MOTION by Ms. Orlando, seconded by Ms. Charoonsak, with all in favor, the Financial Snapshot as of July 31, 2026, was accepted. 5-0

D. Cash Flow Analysis as of July 31, 2026

On MOTION by Ms. Orlando, seconded by Ms. Charoonsak, with all in favor, the Cash Flow as of July 31, 2026, was accepted. 5-0

EIGHTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Ms. Brekka requested staff research the property at 291/293 Coral Bean to determine whether any unpaid taxes are outstanding.

Ms. Charoonsak requested the On-Site Manager begin preparations for the holiday craft sale and upcoming fall activities.

Ms. Orlando requested that the spotlight at the gate be adjusted, as it is excessively bright and creates visibility issues when arriving at night.

Mr. Martino requested the landscapers continue monitoring and clearing clogged drains, noting the importance of maintaining proper drainage during the rainy season.

Mr. Velez requested that Trooper Nottingham provide an overview of his inspections and identify any property with repeated towing violations. Trooper Nottingham reported that he continues to contact property owners regarding violations and stated that most have been compliant.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Velez, seconded by Ms. Brekka, with all in favor, the meeting was adjourned at 6:46 p.m. 5-0

____
Alba Sanchez
District Manager

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Spring Ridge Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Spring Ridge

Community Development District

Table of Contents

FINANCIAL STATEMENTS

SUPPORTING SCHEDULES

Spring Ridge

Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RECREATIONAL SPECIAL REVENUE FUND	SERIES 2015 A1 DEBT SERVICE FUND	SERIES 2015 A2 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 1,270,711	$ 542	$ 1,235	$ 739	$ 1,273,227
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	-	312,311	4,906	3,549	320,766
Investments:					
Reserve Fund (A-1)	-	-	63,617	-	63,617
Reserve Fund (A-2)	-	-	-	37,464	37,464
Revenue Fund (A-1)	-	-	34,822	-	34,822
Revenue Fund (A-2)	-	-	-	72,103	72,103
Prepaid Items	1,294	-	-	-	1,294
TOTAL ASSETS	**$ 1,272,305**	**$ 312,853**	**$ 104,580**	**$ 113,855**	**$ 1,803,593**
LIABILITIES					
Accounts Payable	$ 12,969	$ -	$ -	$ -	$ 12,969
Sales Tax Payable	82	-	-	-	82
Due To Other Funds	320,766	-	-	-	320,766
TOTAL LIABILITIES	**333,817**	**-**	**-**	**-**	**333,817**
FUND BALANCES					
Nonspendable:					
Prepaid Items	1,294	-	-	-	1,294
Restricted for:					
Debt Service	-	-	104,580	113,855	218,435
Special Revenue	-	312,853	-	-	312,853
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:	462,330	-	-	-	462,330
TOTAL FUND BALANCES	**$ 938,488**	**$ 312,853**	**$ 104,580**	**$ 113,855**	**$ 1,469,776**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,272,305**	**$ 312,853**	**$ 104,580**	**$ 113,855**	**$ 1,803,593**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

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	$ 2,172	$ 1,810	$ 39,288	$ 37,478	1808.84%
Room Rentals	-	-	186	186	0.00%
Special Assmnts- Tax Collector	394,034	394,034	381,846	(12,188)	96.91%
Special Assmnts- Discounts	(15,761)	(15,761)	(14,094)	1,667	89.42%
Other Miscellaneous Revenues	-	-	1,061	1,061	0.00%
Gate Bar Code/Remotes	-	-	3,068	3,068	0.00%
Access Cards	-	-	218	218	0.00%
TOTAL REVENUES	**380,445**	**380,083**	**411,573**	**31,490**	**108.18%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	9,600	8,000	6,400	1,600	66.67%
FICA Taxes	734	612	367	245	50.00%
ProfServ-Engineering	5,000	4,160	1,635	2,525	32.70%
ProfServ-Legal Services	4,000	3,330	3,619	(289)	90.48%
ProfServ-Mgmt Consulting	53,853	44,878	45,178	(300)	83.89%
ProfServ-Property Appraiser	13,254	13,254	14,483	(1,229)	109.27%
ProfServ-Trustee Fees	5,000	5,000	4,579	421	91.58%
Auditing Services	5,000	5,000	4,000	1,000	80.00%
Postage and Freight	500	410	223	187	44.60%
Insurance - General Liability	30,112	30,112	27,374	2,738	90.91%
Legal Advertising	1,000	833	502	331	50.20%
Misc-Assessment Collection Cost	7,881	7,881	7,355	526	93.33%
Misc-Contingency	1,553	1,294	1,811	(517)	116.61%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	137,662	124,939	117,701	7,238	85.50%
Landscape Services					
Utility - Irrigation	5,000	4,168	4,407	(239)	88.14%
R&M-Renewal and Replacement	15,000	12,500	5,818	6,682	38.79%
R&M-Irrigation	2,000	1,660	751	909	37.55%
Total Landscape Services	22,000	18,328	10,976	7,352	49.89%
Gatehouse					
Communication - Teleph - Field	1,700	1,410	1,555	(145)	91.47%
Electricity - General	1,850	1,540	2,449	(909)	132.38%
R&M-General	3,500	2,910	7,442	(4,532)	212.63%
Total Gatehouse	7,050	5,860	11,446	(5,586)	162.35%

SPRING RIDGE
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities					
Electricity - Streetlights	29,171	24,309	26,403	(2,094)	90.51%
R&M-Street Signs	1,000	833	-	833	0.00%
R&M-Walls and Signage	1,000	833	-	833	0.00%
Reserve-Lake Embankm/Drainage	-	-	9,150	(9,150)	0.00%
Total Road and Street Facilities	31,171	25,975	35,553	(9,578)	114.06%
Parks and Recreation					
Payroll-Salaries	120,000	100,000	94,117	5,883	78.43%
FICA Taxes	9,180	7,650	7,116	534	77.52%
Security Service - Sheriff	6,100	5,083	8,355	(3,272)	136.97%
Communication - Telephone	3,300	2,750	3,101	(351)	93.97%
Electricity - General	6,570	5,417	7,720	(2,303)	117.50%
Utility - Refuse Removal	2,500	2,080	4,084	(2,004)	163.36%
Utility - Water & Sewer	1,667	1,380	2,111	(731)	126.63%
R&M-Clubhouse	3,918	3,265	13,984	(10,719)	356.92%
R&M-Pools	2,500	2,083	8,942	(6,859)	357.68%
Misc-Holiday Lighting	5,000	4,160	5,666	(1,506)	113.32%
Misc-Property Taxes	1,027	1,027	-	1,027	0.00%
Special Events	5,000	4,160	4,049	111	80.98%
Misc-Contingency	10,000	8,330	2,392	5,938	23.92%
Office Supplies	1,000	830	987	(157)	98.70%
Cleaning Supplies	2,100	1,750	4,538	(2,788)	216.10%
Op Supplies - General	6,000	5,000	2,230	2,770	37.17%
Op Supplies-Pool Chem.&Equipm.	4,000	3,330	4,006	(676)	100.15%
Total Parks and Recreation	189,862	158,295	173,398	(15,103)	91.33%
TOTAL EXPENDITURES	**387,745**	**333,397**	**349,074**	**(15,677)**	**90.03%**
Excess (deficiency) of revenues Over (under) expenditures	(7,300)	46,686	62,499	15,813	-856.15%
OTHER FINANCING SOURCES (USES)					
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)	$ 46,686	$ 62,499	$ 15,813	-856.15%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**875,989**	**875,989**	**875,989**		
FUND BALANCE, ENDING	**$ 868,689**	**$ 922,675**	**$ 938,488**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Special Assmnts- Tax Collector	78,000	78,000	75,587	(2,413)	96.91%
Special Assmnts- Discounts	(3,120)	(3,120)	(2,790)	330	89.42%
TOTAL REVENUES	**74,880**	**74,880**	**72,797**	**(2,083)**	**97.22%**
EXPENDITURES					
Administration					
ProfServ-Property Appraiser	1,560	1,560	1,560	-	100.00%
Misc-Assessment Collection Cost	1,560	1,560	1,456	104	93.33%
Total Administration	3,120	3,120	3,016	104	96.67%
Landscape Services					
Contracts-Landscape	47,308	39,423	33,590	5,833	71.00%
Total Landscape Services	47,308	39,423	33,590	5,833	71.00%
Parks and Recreation					
Capital Outlay	24,452	20,377	42,205	(21,828)	172.60%
Total Parks and Recreation	24,452	20,377	42,205	(21,828)	172.60%
TOTAL EXPENDITURES	**74,880**	**62,920**	**78,811**	**(15,891)**	**105.25%**
Excess (deficiency) of revenues Over (under) expenditures	-	11,960	(6,014)	(17,974)	0.00%
Net change in fund balance	$ -	$ 11,960	$ (6,014)	$ (17,974)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**318,867**	**318,867**	**318,867**		
FUND BALANCE, ENDING	**$ 318,867**	**$ 330,827**	**$ 312,853**		

SPRING RIDGE
Community Development District

Series 2015 A1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

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	$ 1,667	$ 3,402	$ 1,735	170.10%
Special Assmnts- Tax Collector	118,194	118,194	114,537	(3,657)	96.91%
Special Assmnts- Discounts	(4,728)	(4,728)	(4,227)	501	89.40%
TOTAL REVENUES	**115,466**	**115,133**	**113,712**	**(1,421)**	**98.48%**
EXPENDITURES					
Administration					
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Property Appraiser	2,364	2,364	2,364	-	100.00%
Misc-Assessment Collection Cost	2,364	2,364	2,206	158	93.32%
Total Administration	6,328	6,328	4,570	1,758	72.22%
Debt Service					
Principal Debt Retirement	70,000	70,000	70,000	-	100.00%
Interest Expense	40,560	40,560	40,560	-	100.00%
Total Debt Service	110,560	110,560	110,560	-	100.00%
TOTAL EXPENDITURES	**116,888**	**116,888**	**115,130**	**1,758**	**98.50%**
Excess (deficiency) of revenues Over (under) expenditures	(1,422)	(1,755)	(1,418)	337	99.72%
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)	$ (1,755)	$ (1,418)	$ 337	99.72%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**105,998**	**105,998**	**105,998**		
FUND BALANCE, ENDING	**$ 104,576**	**$ 104,243**	**$ 104,580**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

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	$ 1,708	$ 3,355	$ 1,647	163.66%
Special Assmnts- Tax Collector	70,999	70,999	68,803	(2,196)	96.91%
Special Assmnts- Discounts	(2,840)	(2,840)	(2,539)	301	89.40%
TOTAL REVENUES	**70,209**	**69,867**	**69,619**	**(248)**	**99.16%**
EXPENDITURES					
Administration					
ProfServ-Property Appraiser	1,420	1,420	1,420	-	100.00%
Misc-Assessment Collection Cost	1,420	1,420	1,324	96	93.24%
Total Administration	2,840	2,840	2,744	96	96.62%
Debt Service					
Principal Debt Retirement	35,000	35,000	35,000	-	100.00%
Interest Expense	28,500	28,500	28,500	-	100.00%
Total Debt Service	63,500	63,500	63,500	-	100.00%
TOTAL EXPENDITURES	**66,340**	**66,340**	**66,244**	**96**	**99.86%**
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,527	3,375	(152)	87.23%
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	$ 3,527	$ 3,375	$ (152)	87.23%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**110,480**	**110,480**	**110,480**		
FUND BALANCE, ENDING	**$ 114,349**	**$ 114,007**	**$ 113,855**		

Spring Ridge

Community Development District

Notes to the Financial Statements
July 31, 2026

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 July.
- ▶ Accrued Expenses represents invoices for the month of July to be paid in August.
- ▶ 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 July 2026, total revenues are at 108.18% of the annual budget. The special assessment tax collector is at 96.91%.
- ▶ Total expenditures are at 90.03% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
General Fund Expenditures				
Administrative				
ProfServ-Property Appraiser	$14,483	$13,254	109%	Non Ad Valorem Assessment Roll Fee FY 2025-2026
Insurance-General Liability	$27,374	$30,112	91%	Insurance payment for FY 2025-2026.
Landscape Services				
R&M-Renewal & Replacement	$5,818	$15,000	39%	Panzner's Tree Service - pruning service at entrance and clubhouse $1,300; RSMR Land Services - tree trimming and removal $3,065; other miscellaneous maintenance.
Gatehouse				
R&M-General	$7,442	$3,500	213%	All payments to Southern Automated Access Svcs - includes gate repairs and maintenance.
Parks and Recreation				
R&M-Clubhouse	$13,984	$3,918	357%	All payments for maintenance, and other clubhouse repairs.
R&M-Pools	$8,942	$2,500	358%	Just Incredible Pool Services - install 5hp pump, replace pump breaker.
Misc-Holiday Lighting	$5,666	$5,000	113%	All payments made for holiday lighting.
Special Events	$4,049	$5,000	81%	All payments made for special events.
Office Supplies	$987	$1,000	99%	All payments made for office supplies.

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

Spring Ridge
Community Development District

Notes to the Financial Statements
July 31, 2026

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Cleaning Supplies	$4,538	$2,100	216%	All payments made for cleaning supplies.
Recreational Special Revenue Fund Expenditures				
Parks and Recreation		***20205***		
Capital Outlay	$42,205	$24,452	173%	Jorge Ivan Carreras - grind and repair sidewalks $20,205; Southern Automated Access Svcs - replace four swing gate operators $22,000.

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

Spring Ridge
Community Development District

Supporting Schedules

July 31, 2026

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
01/06/26	392,825	16,707	8,019	417,668	248,894	49,269	74,658	44,847
02/09/26	46,183	1,860	943	48,985	29,191	5,778	8,756	5,260
02/26/26	12,178	257	249	12,684	7,559	1,496	2,267	1,362
05/08/26	19,389	42	396	19,826	11,815	2,339	3,544	2,129
06/05/26	5,366	(149)	110	5,327	3,174	628	952	572
06/24/26	8,126	(166)	166	8,051	4,797	950	1,439	864
TOTAL	**$ 604,666**	**$ 23,726**	**$ 12,343**	**$ 640,776**	**$ 381,846**	**$ 75,587**	**$ 114,538**	**$ 68,803**
% Collected				96.91%	96.91%	96.91%	96.91%	96.91%
TOTAL OUTSTANDING				$ 20,453	$ 12,188	$ 2,413	$ 3,656	$ 2,196

Bank Account Statement

Spring Ridge CDD

Bank Account No.	8391		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101004 Balance	257,258.37	**Statement Balance**	264,806.18
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	264,806.18
Subtotal	257,258.37	**Outstanding Checks**	-7,547.81
Negative Adjustments	0.00	**Ending Balance**	257,258.37
Ending G/L Balance	257,258.37		

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
07/27/2026	Payment	300109	ADT SECURITY SERVICES	Inv: 071326-4562			-158.70
07/27/2026	Payment	300110	CHARTER COMMUNICATION S	Inv: 1194130071326			-262.01
07/29/2026	Payment	6095	COASTAL FITNESS SERVICES INC	Check for Vendor V00356			-135.00
07/29/2026	Payment	6096	DORIS I BOLAÑOS DE TORRES	Check for Vendor V00422			-795.00
07/29/2026	Payment	6097	JOSE R. DEL TORO	Check for Vendor V00073			-511.73
07/29/2026	Payment	6098	MILO MANUELE	Check for Vendor V00432			-550.00
07/29/2026	Payment	6099	NDL LLC	Check for Vendor V00078			-125.15
07/29/2026	Payment	6100	SOUTHERN AUTOMATED ACCESS SVCS LLC	Check for Vendor V00134			-2,191.20
07/29/2026	Payment	6101	STRALEY ROBIN VERICKER	Check for Vendor V00004			-410.00
07/29/2026	Payment	6102	TIMES PUBLISHING COMPANY	Check for Vendor 6			-165.20
07/30/2026	Payment	300116	VALLEY NATIONAL BANK	Inv: 071326-9099-ACH			-2,188.82
Total Outstanding Checks							-7,547.81

Spring Ridge
Community Development District

Cash and Investment Report
July 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
GENERAL FUND				
High Yield Checking Accounts	Valley	3.56%	n/a	257,258
High Yield Checking Accounts	Valley	3.56%	n/a	1,015,968
Petty Cash			n/a	300
			Subtotal	$ 1,273,527
DEBT SERVICE FUND				
Series 2015 A1 Reserve Acct	US Bank	3.28%	n/a	63,617
Series 2015 A2 Reserve Acct	US Bank	3.28%	n/a	37,464
Series 2015 A1 Revenue Acct	US Bank	3.28%	n/a	34,822
Series 2015 A2 Revenue Acct	US Bank	3.28%	n/a	72,103
			Subtotal	$ 208,006
			Total	$ 1,481,532

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	9	FHP June 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	7	FHP May 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	6	FHP May 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	8	FHP June 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	2	FHP April 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	4	FHP May 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	10	FHP patrol June 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	1	FHP April 2026	fhp	534365-57201	$500.00
001	100211	07/01/26	CHRISTOPHER R. NOTTINGHAM	5	FHP May 2026	fhp	534365-57201	$500.00
001	100212	07/09/26	MCDIRMIT DAVIS & COMPANY LLC	64102	Audited Financial Statement Sept 2025	auditing	532002-51301	$4,000.00
001	100213	07/09/26	NDL LLC	5189	landscape invoice June 2026	irrigation	546041-53902	$135.60
001	100214	07/09/26	FEDEX	9-356-28676	fedex charges June 2026	SHIPPING 7/2	541006-51301	$12.75
001	100215	07/09/26	INNERSYNC STUDIO,LTD	INV-SN-1524	SCHOOL NOW ADA PDF Compliance	ada	549900-51301	$1,552.50
001	100216	07/09/26	INFRAMARK LLC	183701	July 2026 Management FEE	ADMIN FEES	531027-51201	$4,547.75
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	SCP POOL CHEM	552032-57201	$292.30
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	SAMS-OP SUPPLIES	552001-57201	$84.10
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	SAMS-CLEANING	551003-57201	$117.30
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	SCP POOL CHEM	552032-57201	$292.30
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	LOWES-MISC SUPPLIES	546015-57201	$95.53
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	REFUND TAX	546015-57201	($5.83)
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	DD/BR -SPEC EVENT	552001-57201	$44.13
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	AMAZON-CLEANING	551003-57201	$23.96
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	AMAZON-CLEANING	551003-57201	$89.99
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	AMAZON-CLEANING	551003-57201	$109.99
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	COZY CLIMATE-AC SYSTEMS	546015-57201	$525.00
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	AMAZON-CLEANING	551003-57201	$57.50
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	SAMS -RENEWAL	552001-57201	$60.00
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	AMAZON-OFFICE SUPPLIES	552001-57201	$59.39
001	300106	07/08/26	VALLEY NATIONAL BANK	062726-9099-ACH	District Card expenses June 2026	DOLLAR GENERAL-OFFICE SUPPLIES	552001-57201	$3.47
001	300107	07/15/26	HERNANDO COUNTY UTILITIES	062526-0300-ACH	water sewage June 2026	water	543014-53902	$380.04
001	300108	07/15/26	HERNANDO COUNTY UTILITIES	062526-0100-ACH	water usage June 2026	utilities	543021-57201	$193.35
001	300109	07/27/26	ADT SECURITY SERVICES	071326-4562	ADT Service July 2026	SVC PRD 8/1-10/31/24	546015-57201	$158.70
001	300110	07/27/26	CHARTER COMMUNICATIONS	1194130071326	Spectrum services July 2026	SVC 6/13-7/12	541003-57201	$262.01
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	SUNRUNNER AUTOMOTIVE	549900-57201	$724.20
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	WAWA-FUEL	552001-57201	$84.61
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	SAMS CLUB-TISSUES/TOWELS	552001-57201	$60.96
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	TST CRACKER BAR-SPEC EVENT	549052-57201	$91.56
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	DOLLAR TREE-BLEACH	552001-57201	$11.18
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	LOWES-DEADBOLT/HANDLES	546015-57201	$130.96
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	TRI-COUNTY LOCKSMITH	546015-57201	$108.85
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	TRI COUNTY LOCKSMITH	546015-57201	$35.00
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	AUTOZONE-FUEL TANK-RADIATOR REPAIR KIT	552001-57201	$11.70
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	LOWES-ASPHALT-CONCRETE	546015-57201	$94.83
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	SCP POOL CHEM	552032-57201	$632.59
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	DICKS SPORTING GOODS-MISC ITEMS	552001-57201	$82.97
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	SAMES-FUEL	552001-57201	$75.44
001	300116	07/30/26	VALLEY NATIONAL BANK	071326-9099-ACH	District Card Expenses July 2026	AMAZON- MISC ITEMS	552001-57201	$43.97
001	6091	07/15/26	NDL LLC	5458	landscape contract July 2026	JUL24 SVC	534050-53902	$3,359.00
001	6092	07/15/26	SOUTHERN AUTOMATED ACCESS SVCS LLC	18352	Gate maint July 2026	AWID CLAMSHELL PROXIMITY CARDS	546001-53904	$145.00
001	6093	07/17/26	KELLY PEST CONTROL	70783	Pest Control July 2026	01/16 PEST CONTROL	546015-57201	$70.00
001	6094	07/17/26	NDL LLC	2776	landscape contract repair June 2026	land	546002-53902	$83.45
001	6095	07/29/26	COASTAL FITNESS SERVICES INC	34952	Fitness Monthly PM Services July 2026	SVC GYM EQUIPMENT	546015-57201	$135.00

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	6096	07/29/26	DORIS I BOLAÑOS DE TORRES	006	Janitorial Services July/Aug and Sept 2026	cleaning	546015-57201	$795.00
001	6097	07/29/26	JOSE R. DEL TORO	072226-	reimbursement for materials July 2026	reimbursement	552032-57201	$511.73
001	6098	07/29/26	MILO MANUELE	071526-1	Maintenance Assistant July 2026	maint	546015-57201	$550.00
001	6099	07/29/26	NDL LLC	5947	IRRIGATION Repairs	irrigation	546041-53902	$125.15
001	6100	07/29/26	SOUTHERN AUTOMATED ACCESS SVCS LLC	18449	AUTOMATED GATE SERVICE jULY 2026	AWID CLAMSHELL PROXIMITY CARDS	546001-53904	$2,191.20
001	6101	07/29/26	STRALEY ROBIN VERICKER	28730	legal counsel July 2026	legal	531023-51401	$410.00
001	6102	07/29/26	TIMES PUBLISHING COMPANY	96398-071526	legal advertising July 2026	LEGAL ADVERTISING	548002-51301	$165.20
							Fund Total	**$28,321.38**

Total Checks Paid	**$28,321.38**

SPRING RIDGE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 03, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $248,645.81
  - Valley Bank HY Checking: $1,018,988.39
  - US Bank 2015 A1 Revenue: $34,821.75
  - US Bank 2015 A1 Reserve: $63,617.05
  - US Bank 2015 A2 Revenue: $72,102.67
  - US Bank 2015 A2 Reserve: $37,464.01
- **Assessment collections:**
  - We are 97% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit was completed on June 30, 2026.
- **Expenses:**
  - Current expenses make up 90% of the annual budget through the end of July 2026.
  - Total expenses for the first 10 months are approximately $349,074. This figure may change as we finalize August financials. This puts your average monthly burn rate of approximately $34,907 per month.

Spring Ridge CDD

Cash Flow Projection

9/3/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	248,645.81	3.56%
High Yield Checking - Valley National Bank	1,018,988.39	3.56%
Less: Current Outstanding AP	(8,950.70)	
Estimated Cash Available To Date	1,258,683.50	
Outstanding FY26 Tax Roll	20,453.00	
Estimated Total Cash Available with Tax Roll	1,279,136.50	
Projections:		
Monthly Average Spend (10 Months October-July)	*35,000.00*	
Total Monthly Average Spend	35,000.00	
Average Spend to YE (2 months August-September)	70,000.00	
Expected Cash Flow at YE (9/30/26)	**1,209,136.50**	
Average Spend 1st QTR FY27 (2 mos avg spend)	70,000.00	
Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	**1,139,136.50**	

**tax roll revenue cash inflow for the new FY will begin in December*