



Spring Ridge Community Development District

October 12, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



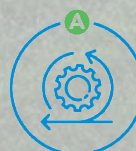
COLLABORATION



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, October 12, 2026, at 1:00 p.m.

The Regular Meeting of the **Spring Ridge Community Development District** will be held on **Monday, October 12, 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](#)

Meeting ID: 246 278 786 027 281

Passcode: Zv2ac7YM

Dial-in by Phone: 1-314-798-1835

Phone Conference ID: 444 328 547#

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

- i. Review of Fiscal Year 2026 Performance Measures/Standards and Annual Reporting Form

D. Onsite Manager

5. BUSINESS ITEMS

- A. Discussion and Possible Board Action to Make a Motion to Approve Opening a New Bank Account for a Better Interest Rate
- B. Consideration of Resolution 2027-01, Budget Amendment

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of September 14, 2026, Regular Meeting
- B. Review of August 2026 Financial Statements and Approval of the Check Register
- C. Financial Snapshot and Cash Flow Projection as of October 5, 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Monday, November 9, 2026, at 1:00 p.m.

Memorandum

To: Board of Supervisors

From: District Management

Date: October 12, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Spring Ridge Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Spring Ridge Community Development District

RESOLUTION 2027-01

**A RESOLUTION AMENDING SPRING RIDGE COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Spring Ridge Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 12th day of October 2026 and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

**Spring Ridge
Community Development District**

By: _____
Chairman

Attest:

By: _____
Secretary/Assistant Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2026

EXHIBIT A					
ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 2,172	\$ -	\$ 2,172	\$ 43,061	\$ 40,889
Room Rentals	-	-	-	186	186
Special Assmnts- Tax Collector	394,034	-	394,034	388,675	(5,359)
Special Assmnts- Discounts	(15,761)	-	(15,761)	(13,889)	1,872
Other Miscellaneous Revenues	-	-	-	1,061	1,061
Gate Bar Code/Remotes	-	-	-	3,553	3,553
Access Cards	-	-	-	268	268
TOTAL REVENUES	380,445	-	380,445	422,915	42,470
EXPENDITURES					
<u>Administration</u>					
P/R-Board of Supervisors	9,600	-	9,600	8,400	1,200
FICA Taxes	734	-	734	520	214
ProfServ-Engineering	5,000	-	5,000	1,635	3,365
ProfServ-Legal Services	4,000	-	4,000	4,116	(116)
ProfServ-Mgmt Consulting	53,853	-	53,853	54,273	(420)
ProfServ-Property Appraiser	13,254	-	13,254	14,483	(1,229)
ProfServ-Trustee Fees	5,000	-	5,000	4,579	421
Auditing Services	5,000	-	5,000	4,000	1,000
Postage and Freight	500	-	500	281	219
Insurance - General Liability	30,112	-	30,112	27,374	2,738
Legal Advertising	1,000	-	1,000	590	410
Misc-Assessment Collection Cost	7,881	-	7,881	7,496	385
Misc-Contingency	1,553	-	1,553	1,811	(258)
Annual District Filing Fee	175	-	175	175	-
Total Administration	137,662	-	137,662	129,733	7,929
<u>Landscape Services</u>					
Utility - Irrigation	5,000	-	5,000	4,819	181
R&M-Renewal and Replacement	15,000	-	15,000	5,818	9,182
R&M-Irrigation	2,000	-	2,000	2,252	(252)
Total Landscape Services	22,000	-	22,000	12,889	9,111
<u>Gatehouse</u>					
Communication - Teleph - Field	1,700	-	1,700	1,700	-
Electricity - General	1,850	-	1,850	2,687	(837)
R&M-General	3,500	6,000	9,500	8,222	1,278
Total Gatehouse	7,050	6,000	13,050	12,609	441
<u>Road and Street Facilities</u>					

Proposed Budget Amendment
For the Period Ending September 30, 2026

EXHIBIT A					
ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - General	-	-	-	-	-
Electricity - Streetlights	29,171	3,000	32,171	31,765	406
R&M-Street Signs	1,000	-	1,000	-	1,000
R&M-Walls and Signage	1,000	-	1,000	-	1,000
Reserve-Lake Embankm/Drainage	-	10,000	10,000	9,150	850
Total Road and Street Facilities	31,171	13,000	44,171	40,915	3,256
<u>Parks and Recreation</u>					
Payroll-Salaries	120,000	-	120,000	110,679	9,321
FICA Taxes	9,180	-	9,180	8,383	797
Security Service - Sheriff	6,100	3,000	9,100	8,855	245
Communication - Telephone	3,300	-	3,300	3,366	(66)
Electricity - General	6,570	4,000	10,570	10,171	399
Utility - Refuse Removal	2,500	3,000	5,500	4,536	964
Utility - Water & Sewer	1,667	-	1,667	2,389	(722)
R&M-Clubhouse	3,918	12,000	15,918	15,038	880
R&M-Pools	2,500	8,000	10,500	8,942	1,558
Misc-Holiday Lighting	5,000	-	5,000	5,666	(666)
Misc-Property Taxes	1,027	-	1,027	-	1,027
Special Events	5,000	-	5,000	4,049	951
Misc-Contingency	10,000	-	10,000	3,734	6,266
Office Supplies	1,000	-	1,000	987	13
Cleaning Supplies	2,100	4,000	6,100	5,179	921
Op Supplies - General	6,000	-	6,000	2,230	3,770
Op Supplies-Pool Chem.&Equipm.	4,000	-	4,000	4,006	(6)
Capital Outlay	-	9,000	9,000	8,699	301
Total Parks and Recreation	189,862	43,000	232,862	206,909	25,953
TOTAL EXPENDITURES	387,745	62,000	449,745	403,055	46,690
Excess (deficiency) of revenues					
Over (under) expenditures	(7,300)	(62,000)	(69,300)	19,860	89,160
Net change in fund balance	(7,300)	(62,000)	(69,300)	19,860	89,160
FUND BALANCE, BEGINNING (OCT 1, 2025)	875,989	-	875,989	875,989	-
FUND BALANCE, ENDING	\$ 868,689	\$ (62,000)	\$ 806,689	\$ 895,849	\$ 89,160

Proposed Budget Amendment
For the Period Ending September 30, 2026

EXHIBIT A					
ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	78,000	-	78,000	76,939	(1,061)
Special Assmnts- Discounts	(3,120)	-	(3,120)	(2,749)	371
TOTAL REVENUES	74,880	-	74,880	74,190	(690)
EXPENDITURES					
Administration					
ProfServ-Property Appraiser	1,560	-	1,560	1,560	-
Misc-Assessment Collection Cost	1,560	-	1,560	1,484	76
Total Administration	3,120	-	3,120	3,044	76
Landscape Services					
Contracts-Landscape	47,308	-	47,308	40,308	7,000
Total Landscape Services	47,308	-	47,308	40,308	7,000
Parks and Recreation					
Capital Outlay	24,452	20,000	44,452	42,205	2,247
Total Parks and Recreation	24,452	20,000	44,452	42,205	2,247
TOTAL EXPENDITURES	74,880	20,000	94,880	85,557	9,323
Excess (deficiency) of revenues					
Over (under) expenditures	-	(20,000)	(20,000)	(11,367)	8,633
Net change in fund balance	-	(20,000)	(20,000)	(11,367)	8,633
FUND BALANCE, BEGINNING (OCT 1, 2025)	318,867	-	318,867	318,867	-
FUND BALANCE, ENDING	\$ 318,867	\$ (20,000)	\$ 298,867	\$ 307,500	\$ 8,633

**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, September 14, 2026, and called to order at 1:00 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
Sandra Manuele	Onsite Manager

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**

Resident Mr. Joseph Ballen, expressed concerns regarding ongoing street parking issues and inquired when towing would begin.

FOURTH 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 provided a high-level overview of the District's accomplishments, including the adoption of the Fiscal Year 2027 Budget and the identification of the Goals and Objectives. Additional information is available on the District's website.

D. Onsite Manager

Ms. Manuele presented a high-level overview of the month's activities.

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the Jellyfish Lighting Proposal # 154528 to install lighting system in the amount of \$9,200 was approved. 5-0

Ms. Manuele will secure the W9 and the Certificate of Insurance (COI), naming the District as a co-insurer prior to the commencement of any work.

FIFTH ORDER OF BUSINESS

Business Items

None.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of August 10, 2026, Regular Meeting

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the Minutes from the Meeting held on August 10, 2026, were approved as presented. 5-0

B. Review of July 2026 Financial Statements and Approval of the Check Register

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the July 2026 Financial Statements were accepted, and the Check Register were approved. 5-0

C. Financial Snapshot and Cash Flow Analysis as of September 3, 2026

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the Financial Snapshot and Cash Flow Analysis as of September 3, 2026, was accepted. 5-0

SEVENTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comments**

Ms. Brekka requested that the Onsite Manager coordinate with the landscaper to clean out the grates.

Mr. Velez recognized Raul Torres for his outstanding service to the District, noting that his cost saving measures are a testament to his commitment and dedication. Mr. Velez thanked Mr. Torres for his continued efforts.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Brekka, seconded by Mr. Velez, with all in favor, the meeting was adjourned at 2:01 p.m. 5-0

Alba Sanchez
District Manager

Spring Ridge Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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**Spring Ridge
Community Development District**

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 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	\$ 1,262,038	\$ 542	\$ 1,235	\$ 739	\$ 1,264,554
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	-	313,676	6,974	4,791	325,441
Investments:					
Reserve Fund (A-1)	-	-	63,793	-	63,793
Reserve Fund (A-2)	-	-	-	37,567	37,567
Revenue Fund (A-1)	-	-	37,352	-	37,352
Revenue Fund (A-2)	-	-	-	72,302	72,302
Prepaid Items	1,294	-	-	-	1,294
TOTAL ASSETS	\$ 1,263,632	\$ 314,218	\$ 109,354	\$ 115,399	\$ 1,802,603
LIABILITIES					
Accounts Payable	\$ 10,133	\$ 3,359	\$ -	\$ -	\$ 13,492
Sales Tax Payable	33	-	-	-	33
Due To Other Funds	325,441	-	-	-	325,441
TOTAL LIABILITIES	335,607	3,359	-	-	338,966
FUND BALANCES					
Nonspendable:					
Prepaid Items	1,294	-	-	-	1,294
Restricted for:					
Debt Service	-	-	109,354	115,399	224,753
Special Revenue	-	310,859	-	-	310,859
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:	451,867	-	-	-	451,867
TOTAL FUND BALANCES	\$ 928,025	\$ 310,859	\$ 109,354	\$ 115,399	\$ 1,463,637
TOTAL LIABILITIES & FUND BALANCES	\$ 1,263,632	\$ 314,218	\$ 109,354	\$ 115,399	\$ 1,802,603

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ 2,172	\$ 1,991	\$ 43,062	\$ 41,071	1982.60%
Room Rentals	-	-	186	186	0.00%
Special Assmnts- Tax Collector	394,034	394,034	388,675	(5,359)	98.64%
Special Assmnts- Discounts	(15,761)	(15,761)	(13,889)	1,872	88.12%
Other Miscellaneous Revenues	-	-	1,061	1,061	0.00%
Gate Bar Code/Remotes	-	-	3,553	3,553	0.00%
Access Cards	-	-	268	268	0.00%
TOTAL REVENUES	380,445	380,264	422,916	42,652	111.16%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	9,600	8,800	7,400	1,400	77.08%
FICA Taxes	734	673	444	229	60.49%
ProfServ-Engineering	5,000	4,580	1,635	2,945	32.70%
ProfServ-Legal Services	4,000	3,663	3,933	(270)	98.33%
ProfServ-Mgmt Consulting	53,853	49,365	49,725	(360)	92.33%
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	451	247	204	49.40%
Insurance - General Liability	30,112	30,112	27,374	2,738	90.91%
Legal Advertising	1,000	917	502	415	50.20%
Misc-Assessment Collection Cost	7,881	7,881	7,496	385	95.11%
Misc-Contingency	1,553	1,424	1,811	(387)	116.61%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	137,662	131,295	123,804	7,491	89.93%
<u>Landscape Services</u>					
Utility - Irrigation	5,000	4,584	4,819	(235)	96.38%
R&M-Renewal and Replacement	15,000	13,750	5,818	7,932	38.79%
R&M-Irrigation	2,000	1,826	751	1,075	37.55%
Total Landscape Services	22,000	20,160	11,388	8,772	51.76%
<u>Gatehouse</u>					
Communication - Teleph - Field	1,700	1,551	1,700	(149)	100.00%
Electricity - General	1,850	1,694	2,420	(726)	130.81%
R&M-General	3,500	3,201	8,222	(5,021)	234.91%
Total Gatehouse	7,050	6,446	12,342	(5,896)	175.06%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
<u>Road and Street Facilities</u>					
Electricity - Streetlights	29,171	26,740	29,084	(2,344)	99.70%
R&M-Street Signs	1,000	917	-	917	0.00%
R&M-Walls and Signage	1,000	917	-	917	0.00%
Reserve-Lake Embankm/Drainage	-	-	9,150	(9,150)	0.00%
Total Road and Street Facilities	31,171	28,574	38,234	(9,660)	122.66%
<u>Parks and Recreation</u>					
Payroll-Salaries	120,000	110,000	102,360	7,640	85.30%
FICA Taxes	9,180	8,415	7,746	669	84.38%
Security Service - Sheriff	6,100	5,592	8,855	(3,263)	145.16%
Communication - Telephone	3,300	3,025	3,363	(338)	101.91%
Electricity - General	6,570	5,958	9,029	(3,071)	137.43%
Utility - Refuse Removal	2,500	2,288	4,536	(2,248)	181.44%
Utility - Water & Sewer	1,667	1,518	2,389	(871)	143.31%
R&M-Clubhouse	3,918	3,592	13,984	(10,392)	356.92%
R&M-Pools	2,500	2,292	8,942	(6,650)	357.68%
Misc-Holiday Lighting	5,000	4,576	5,666	(1,090)	113.32%
Misc-Property Taxes	1,027	1,027	-	1,027	0.00%
Special Events	5,000	4,576	4,049	527	80.98%
Misc-Contingency	10,000	9,163	2,432	6,731	24.32%
Office Supplies	1,000	913	987	(74)	98.70%
Cleaning Supplies	2,100	1,925	4,538	(2,613)	216.10%
Op Supplies - General	6,000	5,500	2,230	3,270	37.17%
Op Supplies-Pool Chem.&Equipm.	4,000	3,663	4,006	(343)	100.15%
Total Parks and Recreation	189,862	174,023	185,112	(11,089)	97.50%
TOTAL EXPENDITURES	387,745	360,498	370,880	(10,382)	95.65%
Excess (deficiency) of revenues					
Over (under) expenditures	(7,300)	19,766	52,036	32,270	-712.82%
<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)	\$ 19,766	\$ 52,036	\$ 32,270	-712.82%
FUND BALANCE, BEGINNING (OCT 1, 2025)	875,989	875,989	875,989		
FUND BALANCE, ENDING	\$ 868,689	\$ 895,755	\$ 928,025		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	78,000	78,000	76,939	(1,061)	98.64%
Special Assmnts- Discounts	(3,120)	(3,120)	(2,749)	371	88.11%
TOTAL REVENUES	74,880	74,880	74,190	(690)	99.08%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Property Appraiser	1,560	1,560	1,560	-	100.00%
Misc-Assessment Collection Cost	1,560	1,560	1,484	76	95.13%
Total Administration	3,120	3,120	3,044	76	97.56%
<u>Landscape Services</u>					
Contracts-Landscape	47,308	43,366	36,949	6,417	78.10%
Total Landscape Services	47,308	43,366	36,949	6,417	78.10%
<u>Parks and Recreation</u>					
Capital Outlay	24,452	22,414	42,205	(19,791)	172.60%
Total Parks and Recreation	24,452	22,414	42,205	(19,791)	172.60%
TOTAL EXPENDITURES	74,880	68,900	82,198	(13,298)	109.77%
Excess (deficiency) of revenues					
Over (under) expenditures	-	5,980	(8,008)	(13,988)	0.00%
Net change in fund balance	\$ -	\$ 5,980	\$ (8,008)	\$ (13,988)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	318,867	318,867	318,867		
FUND BALANCE, ENDING	\$ 318,867	\$ 324,847	\$ 310,859		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ 2,000	\$ 1,833	\$ 3,674	\$ 1,841	183.70%
Special Assmnts- Tax Collector	118,194	118,194	116,586	(1,608)	98.64%
Special Assmnts- Discounts	(4,728)	(4,728)	(4,166)	562	88.11%
Other Miscellaneous Revenues	-	-	2,434	2,434	0.00%
TOTAL REVENUES	115,466	115,299	118,528	3,229	102.65%
<u>EXPENDITURES</u>					
<u>Administration</u>					
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	2,248	116	95.09%
Total Administration	6,328	6,328	4,612	1,716	72.88%
<u>Debt Service</u>					
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	115,172	1,716	98.53%
Excess (deficiency) of revenues Over (under) expenditures	(1,422)	(1,589)	3,356	4,945	-236.01%
<u>OTHER FINANCING SOURCES (USES)</u>					
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)	\$ (1,589)	\$ 3,356	\$ 4,945	-236.01%
FUND BALANCE, BEGINNING (OCT 1, 2025)	105,998	105,998	105,998		
FUND BALANCE, ENDING	\$ 104,576	\$ 104,409	\$ 109,354		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ 2,050	\$ 1,879	\$ 3,657	\$ 1,778	178.39%
Special Assmnts- Tax Collector	70,999	70,999	70,034	(965)	98.64%
Special Assmnts- Discounts	(2,840)	(2,840)	(2,503)	337	88.13%
TOTAL REVENUES	70,209	70,038	71,188	1,150	101.39%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Property Appraiser	1,420	1,420	1,420	-	100.00%
Misc-Assessment Collection Cost	1,420	1,420	1,349	71	95.00%
Total Administration	2,840	2,840	2,769	71	97.50%
<u>Debt Service</u>					
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	66,269	71	99.89%
Excess (deficiency) of revenues					
Over (under) expenditures	3,869	3,698	4,919	1,221	127.14%
<u>OTHER FINANCING SOURCES (USES)</u>					
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	\$ 3,698	\$ 4,919	\$ 1,221	127.14%
FUND BALANCE, BEGINNING (OCT 1, 2025)	110,480	110,480	110,480		
FUND BALANCE, ENDING	\$ 114,349	\$ 114,178	\$ 115,399		

Spring Ridge

Community Development District

Notes to the Financial Statements
August 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 August.
- ▶ Accrued Expenses represents invoices for the month of August to be paid in September.
- ▶ 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 August 2026, total revenues are at 111.16% of the annual budget. The special assessment tax collector is at 98.64%.
- ▶ Total expenditures are at 95.65% 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	\$27,374	\$30,112	91%	Insurance payment for FY 2025-2026.
<u>Landscape Services</u>				
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.
<u>Gatehouse</u>				
R&M-General	\$8,222	\$3,500	235%	All payments to Southern Automated Access Svcs - includes gate repairs and maintenance.
<u>Parks and Recreation</u>				
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
August 31, 2026**

<u>Account Name</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>% of Budget</u>	<u>Explanation</u>
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.
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The notes are intended to provide additional information helpful when reviewing the financial statements.

**Spring Ridge
Community Development District**

Supporting Schedules

August 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
08/14/26	11,567	(344)	236	11,460	6,829	1,352	2,048	1,230
TOTAL	\$ 616,233	\$ 23,382	\$ 12,579	\$ 652,235	\$ 388,675	\$ 76,939	\$ 116,586	\$ 70,034
% Collected				98.64%	98.64%	98.64%	98.64%	98.64%
TOTAL OUTSTANDING				\$ 8,993	\$ 5,359	\$ 1,061	\$ 1,607	\$ 966

Bank Account Statement

Spring Ridge CDD

Bank Account No. 8391
Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101004 Balance	245,565.27	Statement Balance	248,897.17
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	245,565.27	Subtotal	248,897.17
Negative Adjustments	0.00	Outstanding Checks	-3,331.90
Ending G/L Balance	245,565.27	Ending Balance	245,565.27

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
08/06/2026	Payment	6104	CHRISTOPHER R. NOTTINGHAM	Check for Vendor V00430			-3,000.00
08/26/2026	Payment	6111	FEDEX	Check for Vendor 4			-14.89
08/28/2026	Payment	300119	CHARTER COMMUNICATION S	Inv: 1194130081326-ACH			-262.01
Total Outstanding Checks							-3,331.90

Spring Ridge

Community Development District

Cash and Investment Report August 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
High Yield Checking Accounts	Valley	3.56%	n/a	245,565
High Yield Checking Accounts	Valley	3.56%	n/a	1,018,988
Petty Cash			n/a	300
			Subtotal	\$ 1,264,854
DEBT SERVICE FUND				
Series 2015 A1 Reserve Acct	US Bank	3.28%	n/a	63,793
Series 2015 A2 Reserve Acct	US Bank	3.28%	n/a	37,567
Series 2015 A1 Revenue Acct	US Bank	3.28%	n/a	37,352
Series 2015 A2 Revenue Acct	US Bank	3.28%	n/a	72,302
			Subtotal	\$ 211,014
			Total	\$ 1,475,867

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	300111	08/06/26	REPUBLIC SERVICES #762	0762-004046176-ACH	republic waste service July 2026	Utility - Refuse Removal	543020-57201	\$440.01
001	300112	08/07/26	WITHLACOOCHEE RIVER ELECTRIC	072426-1227-ACH	Electrical July 2026	Electricity - General	543006-57201	\$217.60
001	300113	08/07/26	WITHLACOOCHEE RIVER ELECTRIC	072426-7476-ACH	electrical July 2026	Electricity - General	543006-57201	\$2,680.52
001	300114	08/07/26	WITHLACOOCHEE RIVER ELECTRIC	072426-7477-ACH	electric July 2026	Electricity - General	543006-57201	\$1,233.32
001	300115	08/07/26	WITHLACOOCHEE RIVER ELECTRIC	072426-7478-ACH	Electric July 2026	Electricity - General	543006-57201	\$73.49
001	300117	08/19/26	HERNANDO COUNTY UTILITIES	073026-0300-ACH	water utility August 2026	Utility - Water & Sewer	543021-57201	\$411.40
001	300118	08/19/26	HERNANDO COUNTY UTILITIES	073026-0100-ACH	water utility July 2026	Utility - Water & Sewer	543021-57201	\$277.66
001	300119	08/28/26	CHARTER COMMUNICATIONS	1194130081326-ACH	Spectrum August 2026	Communication - Telephone	541003-57201	\$262.01
001	6103	08/06/26	INFRAMARK LLC	184729	postage July 2026	Postage and Freight	541006-51301	\$3.12
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	12	FHP August 2 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	16	FHP July 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	13	FHP July 8 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	15	FHP July 23 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	14	FHP Patrol July 16 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6104	08/06/26	CHRISTOPHER R. NOTTINGHAM	11	FHP June 2026	Security Service - Sheriff	534365-57201	\$500.00
001	6105	08/06/26	COASTAL FITNESS SERVICES INC	35027	PM Service for fitness July 2026	R&M-Clubhouse	546015-57201	\$135.00
001	6106	08/06/26	JAYLIAH MADISON	JM-071526	Pool monitor July 2026	Payroll-Salaries	512001-57201	\$658.00
001	6107	08/06/26	SOUTHERN AUTOMATED ACCESS SVCS LLC	18458	gate repair service July 2026	R&M-General	546001-57201	\$200.00
001	6108	08/06/26	US BANK	8271030	Trustee payment July 2026	ProfServ-Trustee Fees	531045-51301	\$4,579.38
001	6109	08/21/26	INFRAMARK LLC	187205	Postage August 2026	Postage and Freight	541006-51301	\$9.36
001	6111	08/26/26	FEDEX	9-412-72514	FEDEX August 2026	Postage and Freight	541006-51301	\$14.89
001	6112	08/26/26	STRALEY ROBIN VERICKER	28926	Legal Services August 2026	ProfServ-Legal Services	531023-51401	\$314.50
Fund Total								\$14,510.26

Total Checks Paid	\$14,510.26
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SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot October 5, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$208,240.32
 - Valley Bank HY Checking: \$1,021,919.73
 - US Bank 2015 A1 Revenue: \$37,351.78
 - US Bank 2015 A1 Reserve: \$63,792.71
 - US Bank 2015 A2 Revenue: \$72,301.76
 - US Bank 2015 A2 Reserve: \$37,567.46
- **Assessment collections:**
 - We received a tax distribution of \$11,567.29 on August 14, 2026.
 - We are 98.64% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit was completed on June 30, 2026.
- **Expenses:**
 - Current expenses make up 96% of the annual budget through the end of August 2026.
 - Total expenses for the first 11 months are approximately \$370,880. This figure may change as we finalize September financials. This puts your average monthly burn rate of approximately \$33,716 per month.

Spring Ridge CDD
Cash Flow Projection
10/5/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	208,240.32	3.56%
High Yield Checking - Valley National Bank	1,021,919.73	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available To Date	<u>1,230,160.05</u>	
 Outstanding FY26 Tax Roll	 8,993.00	
 Estimated Total Cash Available with Tax Roll	 <u>1,239,153.05</u>	
 <u>Projections:</u>		
Monthly Average Spend (11 months October-August)	34,000.00	
 Total Monthly Average Spend	 <u>34,000.00</u>	
 Average Spend to YE (1 month September)	 34,000.00	
 Expected Cash Flow at YE (9/30/26)	 <u>1,205,153.05</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 68,000.00	
 Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	 <u>1,137,153.05</u>	
<i>*tax roll revenue cash inflow for the new FY will begin in December</i>		