

# *Palmetto Ridge Community Development District*

**February 17, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

**MEETING ID: 224 779 961 996 3    PASSCODE:F7AZ3qT6**

[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



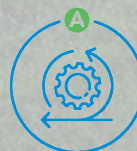
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Palmetto Ridge Community Development District

## Board of Supervisors

Shawn Riordan, Chair  
Carlos de la Ossa, Vice-Chairman  
Troy Simpson, Assistant Secretary  
Candice Bain, Assistant Secretary  
Owen Budorick, Assistant Secretary

## District Staff

Brian Lamb, District Secretary  
Jayna Cooper, District Manager  
Rollamay Turkoane, District Manager  
Jere Earlywine, District Counsel  
Boyan Pargov, District Engineer

## Meeting Agenda

The Regular Meeting of Palmetto Ridge Community Development District will be held on **February 17, 2026 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

**Meeting ID:** 224 779 961 996 3    **Call in (audio only)** +1 646-838-1601

**Passcode:** F7AZ3qT6    **Phone Conference ID:** 200 322 157#

*All cellular phones and pagers must be turned off during the meeting.*

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## REGULAR MEETING OF THE BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

A. Consideration of Resolution 2026-08 Ratifying Sale of Bonds and Levy Assessments, 2026 AA1

### 4. CONSENT AGENDA

A. Approval of the Meeting Minutes for January 2026

B. Consideration of Operation and Maintenance Expenditures December 2025 & January 2026

C. Acceptance of Financials and Approval of the Check Register for December 2025 & January 2026

### 5. STAFF REPORTS

A. District Counsel

B. District Manager

C. District Engineer

### 5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 6. ADJOURNMENT

## **RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA ONE PROJECT); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Palmetto Ridge Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2026 (Assessment Area One Project), in the par amount of \$13,490m000 (“Series 2026 Bonds”); and

**WHEREAS**, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2026 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

**WHEREAS**, the District closed on the sale of the Series 2026 Bonds on January 15, 2026; and

**WHEREAS**, as prerequisites to the issuance of the Series 2026 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2026 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2026 Bonds is in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2026-02 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2026-03 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2026-02 and 2026-03 on file with the District Manager and as included in the transcript for the Series 2026 Bonds are hereby determined to be in final form.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of February, 2026.

ATTEST:

**PALMETTO RIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**MINUTES OF MEETING  
PALMETTO RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palmetto Ridge Community Development District was held on Tuesday, January 20, 2026, and called to order at 11:05 a.m. SpringHill Suites by Marriott located at 16615 Crosspointe Run, Land O Lakes, FL 34648.

Present and constituting a quorum were:

Carlos de la Ossa	Vice Chairperson
Troy Simpson	Assistant Secretary
Owen Budorick	Assistant Secretary

Also, present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services

*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/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Matters regarding Assessment Area Two Bonds**

**i. Consideration of Second Supplemental Engineer Report**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Second Supplemental Engineer Report, in substantial form, was approved. 3-0
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**ii. Consideration of Second Supplemental Assessment Methodology Report**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Second Supplemental Assessment Methodology Report, in substantial form, was approved. 3-0
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**iii. Consideration of Resolution 2026-05 Supplemental Assessment with Delegation Authority**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Resolution 2026-05 - Supplemental Assessment with Delegation Authority, in substantial form, was adopted. 3-0

**iv. Consideration of Issuer's Counsel Documents**

- 1. Collateral Assignment Agreement 2026 Bonds/ Assessment Area Two**
- 2. Completion Agreement 2026 Bonds/ Assessment Area Two**
- 3. Declaration of Consent 2026 Bonds/ Assessment Area Two**
- 4. Disclosure of Public Finance 2026 Bonds/ Assessment Area Two**
- 5. Notice of Special Assessments 2026 Bonds/ Assessment Area Two**
- 6. True-Up Agreement 2026 Bonds/ Assessment Area Two**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Issuer's Counsel Documents, including items 1 – 6, was approved. 3-0

**B. Consideration of Resolution 2026-06 Budget Amendment**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Resolution 2026-06 - Budget Amendment, was adopted. 3-0

**C. Consideration of Resolution 2026-07 Amended Assessment**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Resolution 2026-07 - Amended Assessment, was adopted. 3-0

**D. Consideration of Interlocal Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Interlocal Agreement, in substantial form, was approved. 3-0

**FORTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Meeting Minutes for October & September 2025**
- B. Consideration of O&M Expenditures September, October & November 2025**
- C. Acceptance of Financials/Approval of the Check Register for September October & November 2025**

On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, Consent Agenda, was approved. 3-0

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**FIFTH ORDER OF BUSINESS**

**A. District Counsel**

**B. District Manager**

**C. District Engineer**

**Staff Reports**

86       There being no reports, the next order of business followed.

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**SIXTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests & Comments**

90       There being none, the next order of business followed.

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**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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On MOTION by Mr. de la Ossa seconded by Mr. Simpson, with all in favor, the meeting was adjourned at 11:14 .am. 3-0

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Jayna Cooper/Rollamay Turkoane

District Manager

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Shawn Riordan

Chairperson

<p style="text-align: center;"><b>Palmetto Ridge CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	1/2/2026	167843	\$1,750.00			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167843	\$1,600.00			ACCOUNTING SVCS
INFRAMARK LLC	1/2/2026	167843	\$300.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167843	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167843	\$416.67	\$4,191.67	\$4,191.67	ASSESSMENT ROLL
KUTAK ROCK LLP	1/23/2026	3688879	\$475.00			PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$4,666.67</b>			
<b>Regular Services</b>						
BUSINESS OBSERVER	9/19/2025	25-02016P	\$61.25			LEGAL ADVERTISING
BUSINESS OBSERVER	9/26/2025	25-02070P	\$1,168.12		\$1,229.37	LEGAL ADVERTISING
CARLOS DE LA OSSA	1/20/2026	CO-012026	\$200.00			BOARD 01/20/26
IPFS CORPORATION	1/6/2026	010626-GAA-D81320	\$584.06			INSURANCE MONTHLY PAYMENT
KUTAK ROCK LLP	10/3/2025	36378413-6223-1	\$206.50			LEGAL COUNSEL
<b>Regular Services Subtotal</b>			<b>\$2,219.93</b>			
<b>TOTAL</b>			<b>\$6,886.60</b>			





Inframark LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 167843  
Invoice Date: 1/2/2026  
Due Date: 1/2/2026  
Terms: Due On Receipt  
Project ID:  
PO #:

Bill To:  
Palmetto Ridge Community Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**Services provided for the Month of: January 2026**

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Accounting Services	1	Ea	\$1,600.00	\$1,600.00
Assessment Roll	1	Ea	\$416.67	\$416.67
District Management	1	Ea	\$1,750.00	\$1,750.00
Financial & Revenue Collection	1	Ea	\$300.00	\$300.00
Website Maintenance / Admin	1	Ea	\$125.00	\$125.00
Subtotal				\$4,191.67
Tax Total (0%)				\$0.00
Total Due				\$4,191.67

**Remit To : Inframark LLC, PO BOX 733778, Dallas,  
Texas, 75373-3778**

*To pay by Credit Card, please contact us at  
281-578-4299, 9:00am - 5:30pm EST, Monday –  
Friday. A surcharge fee may  
apply.*

*To pay via ACH or Wire, please refer to our banking  
information below:*

*Account Name: INFRAMARK, LLC  
ACH - Bank Routing Number: 111000614 / Account  
Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT  
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice  
Number on your form of payment.*

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 23, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3688879

Client Matter No. 36223-1

Notification Email: eftgroup@kutakrock.com

Palmetto Ridge CDD

Inframark

Unit 101

2654 Cypress Ridge Blvd.

West Chapel, FL 33544

Invoice No. 3688879

36223-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	59.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	J. Earlywine	0.80	256.00	Prepare form of interlocal agreement; follow-up email
11/11/25	J. Earlywine	0.50	160.00	Prepare interlocal agreement for roadway maintenance and cost share; email regarding same

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$475.00

TOTAL CURRENT AMOUNT DUE \$475.00

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-02016P

Date 09/19/2025

**Attn:**  
Palmetto Ridge Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-02016P <b>Public Board Meetings</b> <b>RE:</b> Palmetto Ridge Board of Supervisors Meeting on September 30, 2025 <b>Published:</b> 9/19/2025	\$61.25
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### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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**Total**

**\$61.25**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF SPECIAL MEETING PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Palmetto Ridge Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Tuesday, September 30, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper  
District Manager  
September 19, 2025

25-02016P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-02070P

Date 09/26/2025

**Attn:**  
Palmetto Ridge Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-02070P

\$1,168.12

### Public Board Meetings

**RE:** Palmetto Riddge Board of Supervisors Meeting on October 21, 2025

**Published:** 9/26/2025, 10/3/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$1,168.12**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Palmetto Ridge CDD

Board Meeting Date: January 20, 2026

Name	In Attendance Please X	Paid
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Carlos de la Ossa	x	\$200.00
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

REVISED 1/21/2026 9:34

**IPFS CORPORATION**  
 (IPFS)  
 P.O. BOX 412086  
 KANSAS CITY, MO 64141-2086  
 PHONE: (800)584-9969 - FAX: (770)225-2866

**NOTICE OF INTENT TO CANCEL**

DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
01/06/26	<b>GAA-D81320</b>	3

IF ANY QUESTIONS, PLEASE CALL: (800)584-9969

AMOUNT OF CURRENT PAYMENT	LATE CHARGE	PREVIOUS FEES NOT PAID	OTHER AMOUNTS	PLEASE PAY THIS AMOUNT
\$556.25	\$27.81	\$0.00	\$0.00	\$584.06

346464 0.8000 0106 1409 7013 1/3 BIN:0



**INSURED**

PALMETTO RIDGE CDD  
 C/O INFRAMARK MANAGEMENT SERVICES  
 2654 CYPRESS RIDGE BLVD STE  
 101  
 WESLEY CHAPEL, FL 33544-6322

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
 150 E PALMETTO PARK RD  
 SUITE 705  
 BOCA RATON, FL 33432-4827

Your payment is now due. If IPFS does not receive the amount due on or before 01/24/26, 5:00 PM Central Time your financed insurance policies will be cancelled. (KINDLY DISREGARD THIS NOTICE IF YOU HAVE ALREADY MAILED YOUR PAYMENT) MAKE YOUR PAYMENT NOW TO KEEP YOUR INSURANCE IN FORCE. THIS IS THE ONLY NOTICE YOU WILL RECEIVE BEFORE CANCELLATION IS MADE.

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

**Make online payments or view account information at [ipfs.com](http://ipfs.com).**  
**Please use access code L99JFGFCD to register (first time users).**

**NY, SC, FL & MD INSURED: SEE LAST PAGE**

DETACH HERE

**INSURED**

PALMETTO RIDGE CDD  
 C/O INFRAMARK MANAGEMENT SERVICES  
 2654 CYPRESS RIDGE BLVD STE  
 101  
 WESLEY CHAPEL, FL 33544-6322

Written notations on this coupon will NOT be received.  
 To ensure proper credit, include coupon with payment.

INTENT (07/16) Copyright 2016 IPFS Corporation

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	<b>GAA-D81320</b>	01/01/26

PAYMENT DUE	\$556.25
LATE FEE	\$27.81
OTHER FEES DUE	\$0.00
OTHER AMOUNTS DUE	\$0.00

**For any overnight or priority delivery, please mail to:**  
 IPFS CORPORATION  
 1055 BROADWAY  
 11TH FLOOR  
 KANSAS CITY, MO 64105  
 For questions, please call (800)584-9969

**Make online payments or view  
 account information at [www.ipfs.com](http://www.ipfs.com).**  
 Please use access code L99JFGFCD to  
 register (first time users).

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

IF RECEIVED AFTER 01/06/26  
 5:00 PM CENTRAL TIME  
 PLEASE PAY THIS AMOUNT

\$584.06

GAA0D813207 00000584063



**IPFS CORPORATION**  
(IPFS)  
P.O. BOX 412086  
KANSAS CITY, MO 64141-2086  
PHONE: (800)584-9969 - FAX: (770)225-2866

**NOTICE OF INTENT TO CANCEL**

REFER TO THIS  
ACCOUNT NO. IN ALL  
CORRESPONDENCE

ACCOUNT NUMBER

**GAA-D81320**

**SCHEDULE A**

**INSURED**

PALMETTO RIDGE CDD  
C/O INFRAMARK MANAGEMENT SERVICES  
2654 CYPRESS RIDGE BLVD STE  
101  
WESLEY CHAPEL, FL 33544-6322

**AGENT**

EGIS INSURANCE & RISK ADVISORS  
150 E PALMETTO PARK RD  
SUITE 705  
BOCA RATON, FL 33432-4827

**SCHEDULE OF POLICIES**

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
100125931	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$6,232.00

316 881029 346464 7015 2/3



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 3, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3637841

Client Matter No. 36223-1

Notification Email: eftgroup@kutakrock.com

Palmetto Ridge CDD

Inframark

Unit 101

2654 Cypress Ridge Blvd.

West Chapel, FL 33544

Invoice No. 3637841

36223-1

Re: General Counsel

## For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	29.50	Review applicability of worker's compensation statute to supervisors
08/18/25	B. Davenport	0.40	118.00	Review and analysis of agenda for August meeting; call with Earlywine regarding the same
08/19/25	B. Davenport	0.20	59.00	Call into Board meeting
TOTAL HOURS		0.70		
TOTAL FOR SERVICES RENDERED				\$206.50
TOTAL CURRENT AMOUNT DUE				<u>\$206.50</u>

Palmetto Ridge CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	11/25/2025	164604	\$24.15			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165720	\$1,750.00			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165720	\$1,600.00			ACCOUNTING SVCS
INFRAMARK LLC	12/1/2025	165720	\$300.00			FINANCE/REV COLL
INFRAMARK LLC	12/1/2025	165720	\$125.00			WEBSITE MAINTENANCE
INFRAMARK LLC	12/1/2025	165720	\$416.67			DISSEMINATION SERV
INFRAMARK LLC	12/1/2025	165720	\$416.67	\$4,608.34	\$4,632.49	ASSESSMENT ROLL
KUTAK ROCK LLP	11/24/2025	3657948	\$398.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$5,030.99			
Regular Services						
IPFS CORPORATION	11/11/2025	111125-D81320	\$584.06			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	12/12/2025	121225-GAA-D81320 3	\$556.25		\$1,140.31	INSURANCE MONTHLY PAYMENT
Regular Services Subtotal			\$1,140.31			
TOTAL						
			\$6,171.30			



Inframark LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 164604  
Invoice Date: 11/25/2025  
Due Date: 11/25/2025  
Terms: Due On Receipt  
Project ID:  
PO #:

Bill To:  
Palmetto Ridge Community Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**Services provided for the Month of: October 2025**

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Jana M Cooper-9-22-25 THE UPS STORE 5519 : Mailed Notice: \$24.15	1	Ea	\$24.15	\$24.15
Subtotal				\$24.15
Tax Total (0%)				\$0.00
Total Due				\$24.15

**Remit To : Inframark LLC, PO BOX 733778, Dallas,  
Texas, 75373-3778**

*To pay by Credit Card, please contact us at  
281-578-4299, 9:00am - 5:30pm EST, Monday –  
Friday. A surcharge fee may  
apply.*

*To pay via ACH or Wire, please refer to our banking  
information below:*

*Account Name: INFRAMARK, LLC  
ACH - Bank Routing Number: 111000614 / Account  
Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT  
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice  
Number on your form of payment.*



Inframark LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice:	165720
Invoice Date:	12/1/2025
Due Date:	12/1/2025
Terms:	Due On Receipt
Project ID:	
PO #:	

Bill To:  
Palmetto Ridge Community Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: December 2025

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Accounting Services	1	Ea	\$1,600.00	\$1,600.00
Assessment Roll	1	Ea	\$416.67	\$416.67
Dissemination Services	1	Ea	\$416.67	\$416.67
District Management	1	Ea	\$1,750.00	\$1,750.00
Financial & Revenue Collection	1	Ea	\$300.00	\$300.00
Website Maintenance / Admin	1	Ea	\$125.00	\$125.00
Subtotal				\$4,608.34
Tax Total (0%)				\$0.00
Total Due				\$4,608.34



Inframark LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice:	165720
Invoice Date:	12/1/2025
Due Date:	12/1/2025
Terms:	Due On Receipt
Project ID:	
PO #:	

**Remit To : Inframark LLC, PO BOX 733778, Dallas,  
Texas, 75373-3778**

*To pay by Credit Card, please contact us at  
281-578-4299, 9:00am - 5:30pm EST, Monday –  
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ACH - Bank Routing Number: 111000614 / Account  
Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT  
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice  
Number on your form of payment.*

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 24, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3657948

Client Matter No. 36223-1

Notification Email: eftgroup@kutakrock.com

Palmetto Ridge CDD

Inframark

Unit 101

2654 Cypress Ridge Blvd.

West Chapel, FL 33544

Invoice No. 3657948

36223-1

Re: General Counsel

For Professional Legal Services Rendered

10/08/25	K. Ibarra	0.10	22.00	Review special district information form; correspondence with district manager
10/18/25	J. Earlywine	0.20	64.00	Email regarding agenda items
10/21/25	A. Ligas	0.40	106.00	Prepare for and attend board meeting by phone

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$192.00

TOTAL CURRENT AMOUNT DUE \$192.00

## UNPAID INVOICES:

October 3, 2025 Invoice No. 3637841 206.50

TOTAL DUE \$398.50

**IPFS CORPORATION**  
P.O. BOX 412086  
KANSAS CITY, MO 64141-2086  
PHONE: (800)584-9989 - FAX: (770)225-2866  
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/11/25	GAA-D81320	12/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

### IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

### Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

337271 0.4800 1112 11274 34453 1/1 BIN:0



PALMETTO RIDGE CDD  
C/O INFRAMARK MANAGEMENT SERVICES  
2654 CYPRESS RIDGE BLVD STE  
101  
WESLEY CHAPEL, FL 33544-6322

CURRENT BALANCE	PAYMENT DUE
\$5,562.50	\$556.25

## PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

**Make payments, view account information or register for eForms at ipfs.com.**  
First time users please use access code **L99JFGFCD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.  
To ensure proper credit, include coupon with payment.

PALMETTO RIDGE CDD  
C/O INFRAMARK MANAGEMENT SERVICES  
2654 CYPRESS RIDGE BLVD STE  
101  
WESLEY CHAPEL, FL 33544-6322

For any overnight or priority delivery,  
please mail to:  
IPFS CORPORATION  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D81320	12/01/25

PAYMENT DUE: \$556.25  
OUTSTANDING FEES DUE: \$27.81  
PAST DUE AMOUNT: \$0.00

**PAYMENT DUE:** **\$584.06**

IF RECEIVED AFTER 12/06/25  
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$27.81  
PLEASE PAY THIS AMOUNT **\$611.87**

GAA0D813207 00000611873



***Palmetto Ridge  
Community  
Development  
District***

***Financial Report***

***January 31, 2026***

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2026	SERIES 2026	GENERAL	TOTAL
	FUND	DEBT SERVICE	CAPITAL	LONG-TERM	
		FUND	PROJECTS	DEBT	
				ACCOUNT	
				GROUP FUND	
<b>ASSETS</b>					
Cash In Bank	\$ 997	\$ -	\$ -	\$ -	\$ 997
Accounts Receivable	30,595	-	-	-	30,595
Due From Developer	9,946	-	-	-	9,946
Investments:					
Acquisition & Construction Account	-	-	978,622	-	978,622
Construction Fund	-	-	11,100,000	-	11,100,000
Reserve Fund	-	911,265	-	-	911,265
Amount To Be Provided	-	-	-	13,490,000	13,490,000
<b>TOTAL ASSETS</b>	<b>\$ 41,538</b>	<b>\$ 911,265</b>	<b>\$ 12,078,622</b>	<b>\$ 13,490,000</b>	<b>\$ 26,521,425</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 14,802	\$ -	\$ -	\$ -	\$ 14,802
Bonds Payable - Series 2026	-	-	-	13,490,000	13,490,000
<b>TOTAL LIABILITIES</b>	<b>14,802</b>	<b>-</b>	<b>-</b>	<b>13,490,000</b>	<b>13,504,802</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	911,265	-	-	911,265
Capital Projects	-	-	12,078,622	-	12,078,622
Unassigned:	26,736	-	-	-	26,736
<b>TOTAL FUND BALANCES</b>	<b>26,736</b>	<b>911,265</b>	<b>12,078,622</b>	<b>-</b>	<b>13,016,623</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 41,538</b>	<b>\$ 911,265</b>	<b>\$ 12,078,622</b>	<b>\$ 13,490,000</b>	<b>\$ 26,521,425</b>

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 48	\$ 48	0.00%
Developer Estimated Contribution	226,683	25,000	(201,683)	11.03%
<b>TOTAL REVENUES</b>	<b>226,683</b>	<b>25,048</b>	<b>(201,635)</b>	<b>11.05%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	400	11,600	3.33%
Arbitrage Rebate	500	-	500	0.00%
ProfServ - Dissemination Agent	5,000	-	5,000	0.00%
ProfServ - Trustee Fees	5,000	-	5,000	0.00%
Assessment Roll	5,000	1,667	3,333	33.34%
District Counsel	30,000	1,208	28,792	4.03%
District Engineer	7,500	-	7,500	0.00%
District Manager	21,000	7,000	14,000	33.33%
Accounting Services	19,200	6,400	12,800	33.33%
Auditing Services	3,100	-	3,100	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Insurance - General Liability	3,346	2,804	542	83.80%
Public Officials Insurance	2,738	-	2,738	0.00%
Crime	500	-	500	0.00%
Legal Advertising	5,000	1,229	3,771	24.58%
Miscellaneous Services	300	608	(308)	202.67%
Tax Collector Fees	150	-	150	0.00%
Financial and Revenue Collections	3,600	1,200	2,400	33.33%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>127,209</b>	<b>23,191</b>	<b>104,018</b>	<b>18.23%</b>

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Contracts - Aquatic Control	35,000	-	35,000	0.00%
Reserves - Stormwater & Roads	16,500	-	16,500	0.00%
<b>Total Other Physical Environment</b>	<b>51,500</b>	<b>-</b>	<b>51,500</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	47,974	-	47,974	0.00%
<b>Total Contingency</b>	<b>47,974</b>	<b>-</b>	<b>47,974</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>226,683</b>	<b>23,191</b>	<b>203,492</b>	<b>10.23%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,857	1,857	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>24,879</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 26,736</b>		

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2026 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	911,265	911,265	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	<b>911,265</b>	<b>911,265</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 911,265</u>	<u>\$ 911,265</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 911,265</b></u>		

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2026 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ - Trustee Fees	-	13,250	(13,250)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	53,000	(53,000)	0.00%
District Engineer	-	665	(665)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
<b>Total Administration</b>	-	191,915	(191,915)	0.00%
<b>TOTAL EXPENDITURES</b>	-	<b>191,915</b>	<b>(191,915)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(191,915)	(191,915)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	12,270,537	12,270,537	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	<b>12,270,537</b>	<b>12,270,537</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 12,078,622	\$ 12,078,622	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,078,622</b>		

# Bank Account Statement

Palmetto Ridge CDD

**Bank Account No.** 9768

**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	996.52	<b>Statement Balance</b>	2,225.89
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	996.52	<b>Subtotal</b>	2,225.89
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,229.37
<b>Ending G/L Balance</b>	996.52	<b>Ending Balance</b>	996.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/30/2026		JE000163	Interest - Investments	Interest Income	3.60	3.60	0.00
<b>Total Deposits</b>					3.60	3.60	0.00
<b>Checks</b>							
							0.00
01/07/2026	Payment	1055	IPFS CORPORATION	Check for Vendor V00015	-556.25	-556.25	0.00
01/21/2026	Payment	1056	CARLOS DE LA OSSA	Check for Vendor V00009	-200.00	-200.00	0.00
01/21/2026		JE000162	Miscellaneous Services	Bank fees (Service Charges)	-150.80	-150.80	0.00
<b>Total Checks</b>					-907.05	-907.05	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
01/26/2026	Payment	1057	BUSINESS OBSERVER	Check for Vendor V00003			-1,229.37
<b>Total Outstanding Checks</b>							-1,229.37
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

***Palmetto Ridge  
Community  
Development  
District***

***Financial Report***

***December 31, 2025***

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 3,129
Accounts Receivable	30,595
Due From Developer	9,946
<b>TOTAL ASSETS</b>	<b>\$ 43,670</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 9,773
<b>TOTAL LIABILITIES</b>	<b>9,773</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	33,897
<b>TOTAL FUND BALANCES</b>	<b>33,897</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 43,670</b>

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 45	\$ 45	0.00%
Developer Estimated Contribution	226,683	25,000	(201,683)	11.03%
<b>TOTAL REVENUES</b>	<b>226,683</b>	<b>25,045</b>	<b>(201,638)</b>	<b>11.05%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	200	11,800	1.67%
Arbitrage Rebate	500	-	500	0.00%
ProfServ - Dissemination Agent	5,000	-	5,000	0.00%
ProfServ - Trustee Fees	5,000	-	5,000	0.00%
Assessment Roll	5,000	1,250	3,750	25.00%
District Counsel	30,000	399	29,601	1.33%
District Engineer	7,500	-	7,500	0.00%
District Manager	21,000	5,250	15,750	25.00%
Accounting Services	19,200	4,800	14,400	25.00%
Auditing Services	3,100	-	3,100	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Insurance - General Liability	3,346	2,220	1,126	66.35%
Public Officials Insurance	2,738	-	2,738	0.00%
Crime	500	-	500	0.00%
Legal Advertising	5,000	-	5,000	0.00%
Miscellaneous Services	300	458	(158)	152.67%
Tax Collector Fees	150	-	150	0.00%
Financial and Revenue Collections	3,600	900	2,700	25.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>127,209</b>	<b>16,027</b>	<b>111,182</b>	<b>12.60%</b>

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Contracts - Aquatic Control	35,000	-	35,000	0.00%
Reserves - Stormwater & Roads	16,500	-	16,500	0.00%
<b>Total Other Physical Environment</b>	<b>51,500</b>	<b>-</b>	<b>51,500</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	47,974	-	47,974	0.00%
<b>Total Contingency</b>	<b>47,974</b>	<b>-</b>	<b>47,974</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>226,683</b>	<b>16,027</b>	<b>210,656</b>	<b>7.07%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,018	9,018	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>24,879</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 33,897</b>		

# Bank Account Statement

Palmetto Ridge CDD

**Bank Account No.** 9768

**Statement No.** 12-25

**Statement Date**

12/31/2025

<b>G/L Account No. 101002 Balance</b>	3,129.34	<b>Statement Balance</b>	3,129.34
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	3,129.34	<b>Subtotal</b>	3,129.34
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	3,129.34	<b>Ending Balance</b>	3,129.34

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/09/2025	Payment	BD00010	Accounts Receivable	Deposit No. BD00010 - EPG Developer Funding Request	3,350.00	3,350.00	0.00
12/31/2025		JE000159	Interest - Investments	Interest Income	6.33	6.33	0.00
<b>Total Deposits</b>					3,356.33	3,356.33	0.00
<b>Checks</b>							
							0.00
12/03/2025	Payment	1050	INFRAMARK LLC	Check for Vendor V00011	-4,608.32	-4,608.32	0.00
12/03/2025	Payment	1051	IPFS CORPORATION	Check for Vendor V00015	-584.06	-584.06	0.00
12/11/2025	Payment	1052	KUTAK ROCK LLP	Check for Vendor V00006	-398.50	-398.50	0.00
12/11/2025	Payment	1053	INFRAMARK LLC	Check for Vendor V00011	-4,632.49	-4,632.49	0.00
12/22/2025		JE000160	Miscellaneous Services	Bank fees (Service Charges)	-138.66	-138.66	0.00
<b>Total Checks</b>					-10,362.03	-10,362.03	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1055	01/07/26	IPFS CORPORATION	121225-GAA-D81320 3	MONTHLY PAYMENT INSURANCE	INSURANCE MONTHLY PAYMENT	545002-51325	\$556.25
001	1056	01/21/26	CARLOS DE LA OSSA	CO-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1057	01/26/26	BUSINESS OBSERVER	25-02016P	LEGAL ADVERTISING 09/19/25	LEGAL ADVERTISING	548002-51301	\$61.25
001	1057	01/26/26	BUSINESS OBSERVER	25-02070P	LEGAL ADVERTISING 09/26/25	LEGAL ADVERTISING	548002-51301	\$1,168.12
<b>Fund Total</b>								<b>\$1,985.62</b>

<b>Total Checks Paid</b>	<b>\$1,985.62</b>
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**PALMETTO 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
<b>GENERAL FUND - 001</b>								
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$1,600.00
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	DISSEMINATION SERVICES	531012-51301	\$416.66
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$1,750.00
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	ASSESSMENT ROLL	531141-51301	\$416.66
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE / ADMIN	549936-51301	\$125.00
001	1050	12/03/25	INFRAMARK LLC	158207	DISTRICT MANAGEMENT SEPTEMBER 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$300.00
001	1051	12/03/25	IPFS CORPORATION	111125-D81320	INSURANCE MONTHLY PAYMENT	Insurance - General Liability	545002-51325	\$584.06
001	1052	12/11/25	KUTAK ROCK LLP	3657948	OCT 25-LEGAL COUNSEL	PROFESSIONAL SERVICES	531146-51301	\$398.50
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$1,750.00
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SVCS	532001-51301	\$1,600.00
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	FINANCE/REV COLL	549150-51301	\$300.00
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	WEBSITE MAINTENANCE	549936-51301	\$125.00
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	DISSEMINATION SERV	531012-51301	\$416.67
001	1053	12/11/25	INFRAMARK LLC	160752	OCT 25-DISTRICT MANAGEMENT	ASSESSMENT ROLL	531141-51301	\$416.67
001	1053	12/11/25	INFRAMARK LLC	164604	OCT 25-INFRAMARK Postage	MANAGEMENT FEE	549001-51301	\$24.15
<b>Fund Total</b>								<b>\$10,223.37</b>
<b>Total Checks Paid</b>								<b>\$10,223.37</b>