

*Palmetto Ridge
Community Development
District*

May 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE:F7AZ3qT6

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TAMPA, FLORIDA 33607

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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
Brooke (Chapman) Jones, District Manager

Meeting Agenda

The Regular Meeting of Palmetto Ridge Community Development District will be held on **May 19, 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.

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 2026-12 Boundary Amendment Ordinance
- B. Announcing Registered Voter Count
- C. Presentation of FY 2027 Proposed Budget
- D. Consideration of Resolution 2026-13 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing
- E. Consideration of Resolution 2026-14 Redesignating a Qualified Public Depository
- F. Consideration of Resolution 2026-15 Allocation Assessment Area Two Phase 3 Master Improvements
- G. Consideration of Resolution 2026-16 Allocation Assessment Area Two Collector Road West Phase 1
- H. Consideration of Resolution 2026-17 Setting Landowner Election (Under Separate Cover)

4. CONSENT AGENDA

- A. Approval of the Meeting Minutes for March 17, 2026
- B. Consideration of Operation and Maintenance Expenditures April 2026
- C. Acceptance of Financials and Approval of the Check Register for April 2026

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION NO. 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE AMENDMENT OF DISTRICT'S BOUNDARIES 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 petitioned the Pasco County Board of County Commissioners ("**County**") to amend Ordinance No. 22-40, adopted on August 9, 2022, establishing the District, to contract and expand the boundaries of the District ("**Petition**"); and

WHEREAS, on or around April 7 2026, and effective on April 8, 2026, the County adopted Ordinance #26-11, amending the boundaries of the District by contracting a net total of 391.02 acres, more or less, from the boundaries of the District ("**Boundary Amendment**"), attached hereto as **Exhibit A**; and

WHEREAS, the District desires to ratify the Boundary Amendment.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby ratifies the Boundary Amendment as provided for in Ordinance #26-11, attached hereto as **Exhibit A**.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th of May, 2026.

ATTEST:

**PALMETTO RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

EXHIBIT A
ORDINANCE #26-11

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 26-11

AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 22-40 CONTRACTING AND EXPANDING THE BOUNDARIES OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 22-40, adopted on August 9th, 2022, to contract and expand the boundaries of the Palmetto Ridge Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the County, in determining whether to amend the District boundaries, has considered and finds that all statements contained in the Petition to Amend the Boundaries of the Palmetto Ridge Community Development District (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the contraction and expansion to the boundaries of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County, on April 7, 2025, held a duly noticed public hearing on the Petition prior to the adoption of this Ordinance contracting the boundaries of the District.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby amended the boundaries of the District, as depicted in Exhibit E of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers, or terms of Ordinance No. 22-40. Master Planned Unit Development (MPUD) conditions of approval of the Palmetto Ridge MPUD, as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District, regardless of who undertakes the activity. All work

performed by the District is subject to Pasco County's development review and approval process. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code. The District shall take no action which is inconsistent with the Pasco County Comprehensive Plan, the Pasco County Land Development Code, or other applicable Pasco County ordinances and regulations pursuant to Section 190.004(3), Florida Statutes. Enforcement for violations of the Land Development Code shall be through Section 108, Enforcement, of the Code.

SECTION 4. AMENDMENT OF THE DISTRICT'S BOUNDARIES

The District, as amended, shall encompass 1,108.45 acres, and exists within the boundaries of the real property described in Exhibit G of the Petition, incorporated by reference herein.

SECTION 5. SEVERABILITY


To the extent that any portion of this Ordinance is in conflict with Chapter 190, Florida Statutes, or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this Ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

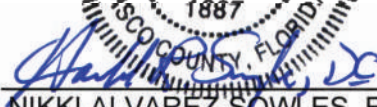

SECTION 6. EFFECTIVE DATE

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board of County Commissioners by electronic email within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt.

DONE AND ADOPTED by the Board of County Commissioners of Pasco County with a quorum present and voting this 7th day of April 2026.

(S E A L)

ATTEST:  BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

BY:  BY: 
NIKKI ALVAREZ-SOWLES, ESQ. JACK MARIANO, CHAIRMAN
CLERK & COMPTROLLER APPROVED IN SESSION

APR 07 2026

PASCO COUNTY BCC

PETITION TO AMEND THE BOUNDARIES OF THE
PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:

**THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA**



PREPARED BY:



JANUARY 31, 2025
REVISED OCTOBER 28, 2025

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BEFORE THE PASCO COUNTY
BOARD OF COUNTY COMMISSIONERS

IN RE: Petition to Amend the Boundaries
Palmetto Ridge Community Development District

FILE NO.:

PETITION STATEMENT

COMES NOW, Petitioner, Palmetto Ridge Community Development District, hereinafter the “District,” by and through its Authorized Agent, INFRAMARK LLC, according to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, hereby petitions the Board of County Commissioners of Pasco County to amend Ordinance 22-40 to amend the boundaries of the Palmetto Ridge Community Development District, and would therefore state the following:

1. **Petitioner** – Palmetto Ridge Community Development District. The resolution by the Board of Supervisors consenting to this Action is attached as **Exhibit B**.
2. **General Location**—The District is located entirely within Pasco County, generally north of State Road 52 and west of Bellamy Brothers Boulevard. **See Exhibit D**.
3. **Metes and Bounds Descriptions** – The District currently covers approximately 1,499.47 acres of land, and the District is petitioning to expand its boundaries by approximately 28.47+/- acres and contract its boundaries by approximately 419.49+/- acres. Upon amending the boundaries, the District’s new boundary will contain approximately 1,108.45+/- acres. **See Exhibit E, F, and G**. Sections 190.005(1)(a)1.; 190.046(1)(a), Florida Statutes.
4. **Landowner Consent** – According to Florida Statutes § 190.005(1)(a)2, the written consent to amend the boundaries of the District by 100% of the landowners of the real property to be included in and served by the District is attached hereto as **Exhibit C**.
5. **Current Board Members** – The five people currently serving as members of the District’s Board of Supervisors are identified in **Exhibit H** attached hereto. All the Supervisors are

residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. Timetable and Construction Cost – The amended parcels have no assigned Operations and Maintenance or Debt Service assessments—section 190.046(1)(a), Florida Statutes.
7. Statement of Estimated Regulatory Costs – According to Florida Statutes § 190.005(1)(a)(8), the statement of estimated regulatory costs of the granting of this petition and the amending of the boundaries of the District, hereinafter “SERC,” is attached hereto as **Exhibit I**.
8. Future General Distribution, Location, And Extent of Public and Private Uses of Land – According to Florida Statutes § 190.005(1)(a)(7), 190.046(1)(a) the future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government's comprehensive plan. A copy of the pertinent portion of the Pasco County Land Use Element is attached hereto as **Exhibit J**.
9. Authorized Agent –The Authorized Agent for Petitioner is INFRAMARK LLC c/o BRIAN LAMB, as reflected in **Exhibit A** attached hereto.
10. The property within the amended boundary of the District is amenable to operation with the original district as an independent special district for the following reasons:
 - a. The Board of Supervisors of the Palmetto Ridge Community Development District approved the execution and filing of the Petition to Amend the Boundaries of the District at its meeting on January 9, 2024.
 - b. According to the future land use element of the Pasco County Comprehensive Plan, the future land use designation for the land area to be amended from the District is Planned Development (PD). The area of land remaining within the District is part of a planned community; it is of sufficient size and is sufficiently compact and contiguous to be

developed as a functional and interrelated community and all land uses and services planned within the amended District are not inconsistent with the applicable elements or portions of the effective Pasco County Comprehensive Plan.

- c. The land to be removed from the District is contiguous to the existing District. The district will still be sufficiently sized and compact to be developed as a functional, interrelated community.
- d. After amending the boundaries, the District remains the best alternative available for delivering community services and facilities to the land within its borders. The County, acting through its Board of County Commissioners, considered the criteria and determined that amending the district's boundaries was appropriate. Amending the district's boundaries will not change the previous analysis undertaken; the District remains the best alternative for delivering community development services and facilities to the area that will be served.
- e. After amending the boundaries, the community development services and facilities will remain compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. After amending the boundaries, the area served by the District will continue to be amenable to a special, separate District government.

(Certification and Signature to follow)

WE HEREBY CERTIFY that a copy of the foregoing, along with any attachments hereto, was filed with the appropriate governing body at Pasco County and delivered to all interested parties on this 28th day of October 2025.

Respectfully submitted,



Brian K. Lamb

Agent for the Petitioner
2005 Pan Am Circle, Suite 300,
Tampa, FL 33607
Tel: (813) 873-7300 ext. 304
E-Mail: brian.lamb@inframark.com

EXHIBIT A

Authorization of Agent

Authorization of Agent

This letter serves as a designation of Brian K. Lamb, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607 to act as agent for Palmetto Ridge Community Development District regarding any and all matters pertaining to the Petition to Contract the boundaries of the Palmetto Ridge CDD in the County of Pasco Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked.

Executed this 29 day of JANUARY, 2024^S

Witnesses:

SHAWN RIORDAN
Printed Name:

By: [Signature]
Shawn Riordan
Chairperson
Palmetto Ridge CDD

Printed Name:

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of January 2024^S by Shawn Riordan, Chairperson Palmetto Ridge CDD. He/She is personally known to me or has produced _____ as identification.

Elizabeth D. Waller
NOTARY PUBLIC, STATE OF FLORIDA

(Printed Name of Notary Public) ELIZABETH D. WALLER
MY COMMISSION # HH605668
EXPIRES: January 26, 2029

EXHIBIT B

Resolution to Amend the District Boundaries

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.


4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 18 day of February, 2025.

ATTEST:

**PALMETTO RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



Assistant Secretary



Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

Description Sketch

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Sections 3, 4, 9 and 10, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, run thence along the West boundary of said Section 3, S.00°20'47"E., a distance of 1441.30 feet to the **POINT OF BEGINNING**; run thence N.90°00'00"E., a distance of 1140.70 feet; thence Easterly, 575.08 feet along the arc of a tangent curve to the left having a radius of 1973.00 feet and a central angle of 16°42'01" (chord bearing N.81°38'59"E., 573.05 feet); thence N.73°17'59"E., a distance of 181.57 feet; thence Easterly, 46.36 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 53°07'48" (chord bearing S.80°08'07"E., 44.72 feet); thence S.16°42'01"E., a distance of 402.90 feet; thence S.04°05'15"E., a distance of 45.93 feet; thence S.12°49'44"E., a distance of 375.25 feet; thence S.00°31'45"E., a distance of 585.38 feet; thence Southerly, 212.75 feet along the arc of a tangent curve to the left having a radius of 350.00 feet and a central angle of 34°49'40" (chord bearing S.17°56'36"E., 209.49 feet); thence S.35°21'26"E., a distance of 90.55 feet; thence S.52°21'03"E., a distance of 125.35 feet; thence S.35°32'46"E., a distance of 89.48 feet; thence S.08°28'00"E., a distance of 98.29 feet; thence S.22°15'43"W., a distance of 42.21 feet; thence S.87°30'53"E., a distance of 47.47 feet; thence Southerly, 1155.46 feet along the arc of a non-tangent curve to the right having a radius of 2928.00 feet and a central angle of 22°36'37" (chord bearing S.06°05'48"W., 1147.98 feet); thence Southwesterly, 83.48 feet along the arc of a compound curve to the right having a radius of 50.00 feet and a central angle of 95°39'46" (chord bearing S.65°14'00"W., 74.12 feet); thence S.23°03'52"W., a distance of 79.00 feet; thence S.66°56'08"E., a distance of 12.13 feet; thence Southeasterly, 76.72 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 87°54'35" (chord bearing S.22°58'50"E., 69.41 feet); thence Southwesterly, 809.67 feet along the arc of a compound curve to the right having a radius of 2928.00 feet and a central angle of 15°50'38" (chord bearing S.28°53'46"W., 807.09 feet); thence S.36°49'05"W., a distance of 128.81 feet; thence Southwesterly, 569.86 feet along the arc of a tangent curve to the right having a radius of 2028.00 feet and a central angle of 16°06'00" (chord bearing S.44°52'05"W., 567.99 feet); thence S.52°55'05"W., a distance of 659.94 feet; thence Southwesterly, 573.24 feet along the arc of a tangent curve to the left having a radius of 2172.00 feet and a central angle of 15°07'18" (chord bearing S.45°21'26"W., 571.58 feet);

continues on Sheet 2

SURVEYOR'S NOTES:


- 1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes
- 2) This Description Sketch is valid only with a Signature and Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.
- 3) Bearings shown hereon are based on the East Boundary of the Northeast 1/4 of Section 4, Township 25 South, Range 19 East, Pasco County, Florida, having a Grid bearing of S.00°20'47"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 4) See Sheet 1-2 for Description
See Sheet 3 for Sketch
See Sheet 4 for Line and Curve Table

John D. Weigle
Digitally signed by John D. Weigle
Date: 2025.10.24 08:50:21 -04'00'

John D. Weigle LS5246

JOB #: PALMETTO RIDGE - DEL WEB		
DRAWN: BLB DATE: 10/22/2025 CHECKED: BC		
Prepared For: PULTE GROUP		
Revisions		
DATE	DESCRIPTION	DRAWN
10/24/25	Edit Acerage Label Sheet 3	JDW
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SHEET: 01 of 04

FILE PATH: P:\PALMETTO RIDGE (FORT KING RANCH)\DESCRIPTIONS\FORT KING DEL WEBB-DS.DWG LAST SAVED BY: BARTB

Description Sketch

(Not A Survey)

continued from sheet 1

thence Southwesterly, 262.23 feet along the arc of a compound curve to the left having a radius of 1061.00 feet and a central angle of 14°09'40" (chord bearing S.30°42'57"W., 261.57 feet); thence Southwesterly, 44.71 feet along the arc of a reverse curve to the right having a radius of 62.00 feet and a central angle of 41°19'05" (chord bearing S.44°17'40"W., 43.75 feet); thence Westerly, 75.03 feet along the arc of a compound curve to the right having a radius of 115.00 feet and a central angle of 37°23'00" (chord bearing S.83°38'42"W., 73.71 feet); thence S.23°27'30"W., a distance of 119.16 feet; thence Southeasterly, 27.98 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet and a central angle of 51°42'25" (chord bearing S.29°18'18"E., 27.04 feet); thence Southerly, 77.63 feet along the arc of a compound curve to the right having a radius of 189.00 feet and a central angle of 23°32'02" (chord bearing S.08°18'55"W., 77.09 feet); thence S.20°04'56"W., a distance of 119.06 feet; thence Southerly, 358.57 feet along the arc of a tangent curve to the left having a radius of 2172.00 feet and a central angle of 09°27'32" (chord bearing S.15°21'10"W., 358.17 feet); thence N.90°00'00"W., a distance of 801.32 feet; thence S.36°20'25"W., a distance of 61.90 feet; thence S.08°38'54"W., a distance of 64.71 feet; thence S.23°07'07"W., a distance of 80.81 feet; thence S.78°43'00"W., a distance of 62.68 feet; thence N.72°47'24"W., a distance of 12.54 feet; thence S.15°49'53"W., a distance of 59.91 feet; thence N.89°49'47"W., a distance of 371.64 feet to the West boundary of the East 1/2 of the Northeast 1/4 of said Section 9; thence along said West boundary of the East 1/2 of the Northeast 1/4 of said section 9, N.00°15'35"E., a distance of 2432.44 feet to Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 4; thence along said West boundary of the East 1/2 of the Southeast 1/4, N.00°30'48"W., a distance of 2670.65 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 4; thence along the West boundary of said East 1/2 of the Northeast 1/4 of said Section 4, N.00°31'38"W., a distance of 1032.58 feet; thence Easterly, 681.34 feet along the arc of a non-tangent curve to the right having a radius of 1187.00 feet and a central angle of 32°53'16" (chord bearing N.73°33'22"E., 672.02 feet); thence N.90°00'00"E., a distance of 672.66 feet to the **POINT OF BEGINNING**.

Containing 419.490 acres, more or less.

www.GeoPoint.org

Licensed Business
No.: LB 7768


GeoPoint

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

SHEET: 02 of 04

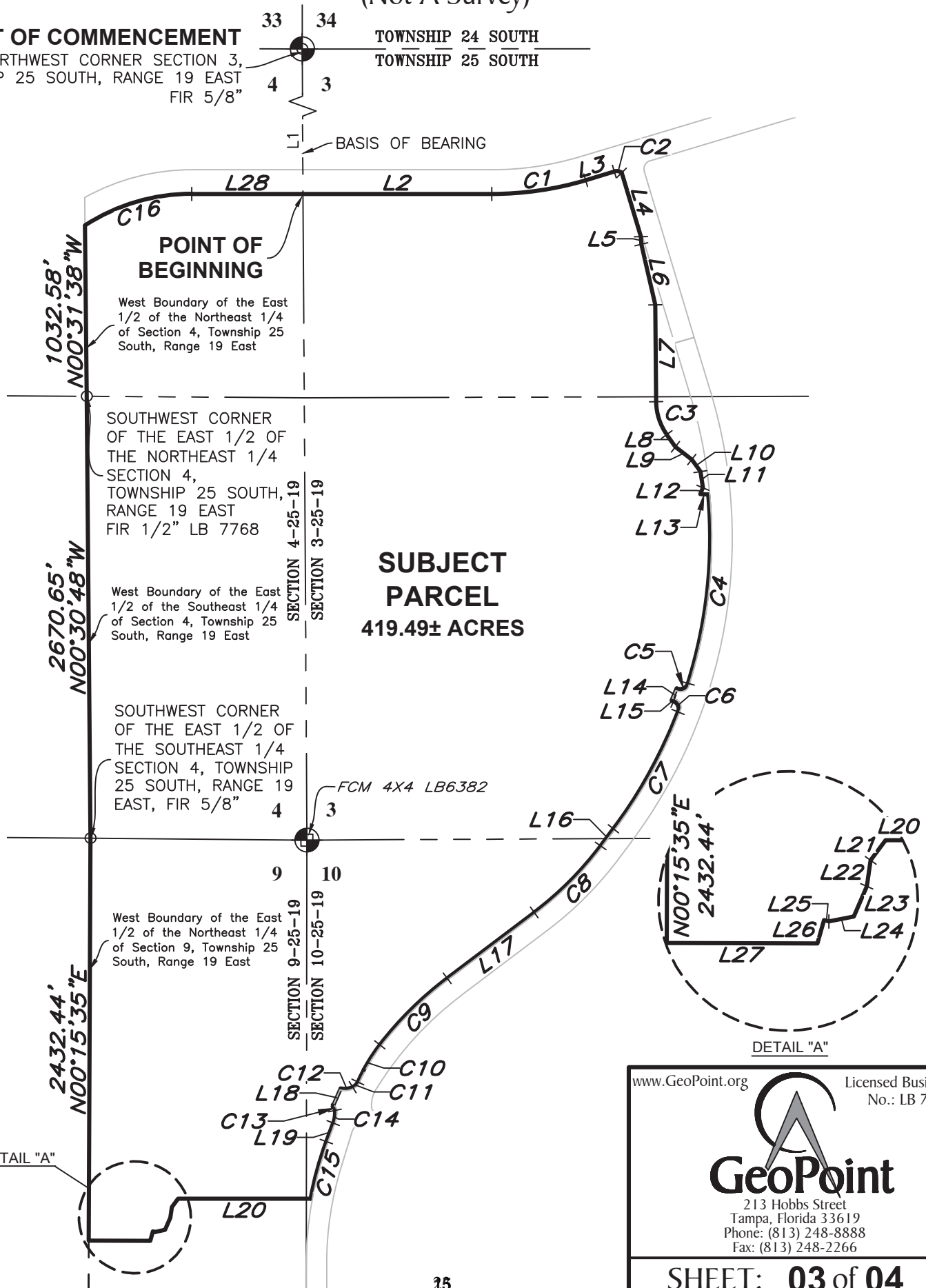
Description Sketch

(Not A Survey)

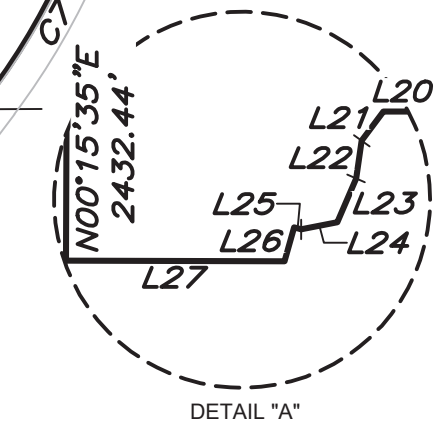
POINT OF COMMENCEMENT

NORTHWEST CORNER SECTION 3,
TOWNSHIP 25 SOUTH, RANGE 19 EAST
FIR 5/8"

TOWNSHIP 24 SOUTH
TOWNSHIP 25 SOUTH



**SUBJECT
PARCEL**
419.49± ACRES



www.GeoPoint.org Licensed Business
No.: LB 7768



GeoPoint
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

SHEET: **03** of **04**

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°20'47"E	1441.30'
L2	N90°00'00"E	1140.70'
L3	N73°17'59"E	181.57'
L4	S16°42'01"E	402.90'
L5	S04°05'15"E	45.93'
L6	S12°49'44"E	375.25'
L7	S00°31'45"E	585.38'
L8	S35°21'26"E	90.55'
L9	S52°21'03"E	125.35'
L10	S35°32'46"E	89.48'
L11	S08°28'00"E	98.29'
L12	S22°15'43"W	42.21'
L13	S87°30'53"E	47.47'
L14	S23°03'52"W	79.00'
L15	S66°56'08"E	12.13'
L16	S36°49'05"W	128.81'
L17	S52°55'05"W	659.94'
L18	S23°27'30"W	119.16'
L19	S20°04'56"W	119.06'
L20	N90°00'00"W	801.32'
L21	S36°20'25"W	61.90'
L22	S08°38'54"W	64.71'
L23	S23°07'07"W	80.81'
L24	S78°43'00"W	62.68'
L25	N72°47'24"W	12.54'
L26	S15°49'53"W	59.91'
L27	N89°49'47"W	371.64'
L28	N90°00'00"E	672.66'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	1973.00'	575.08'	16°42'01"	N81°38'59"E	573.05'
C2	50.00'	46.36'	53°07'48"	S80°08'07"E	44.72'
C3	350.00'	212.75'	34°49'40"	S17°56'36"E	209.49'
C4	2928.00'	1155.46'	22°36'37"	S06°05'48"W	1147.98'
C5	50.00'	83.48'	95°39'46"	S65°14'00"W	74.12'
C6	50.00'	76.72'	87°54'35"	S22°58'50"E	69.41'
C7	2928.00'	809.67'	15°50'38"	S28°53'46"W	807.09'
C8	2028.00'	569.86'	16°06'00"	S44°52'05"W	567.99'
C9	2172.00'	573.24'	15°07'18"	S45°21'26"W	571.58'
C10	1061.00'	262.23'	14°09'40"	S30°42'57"W	261.57'
C11	62.00'	44.71'	41°19'05"	S44°17'40"W	43.75'
C12	115.00'	75.03'	37°23'00"	S83°38'42"W	73.71'
C13	31.00'	27.98'	51°42'25"	S29°18'18"E	27.04'
C14	189.00'	77.63'	23°32'02"	S08°18'55"W	77.09'
C15	2172.00'	358.57'	9°27'32"	S15°21'10"W	358.17'
C16	1187.00'	681.34'	32°53'16"	N73°33'22"E	672.02'

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No.: LB 7768

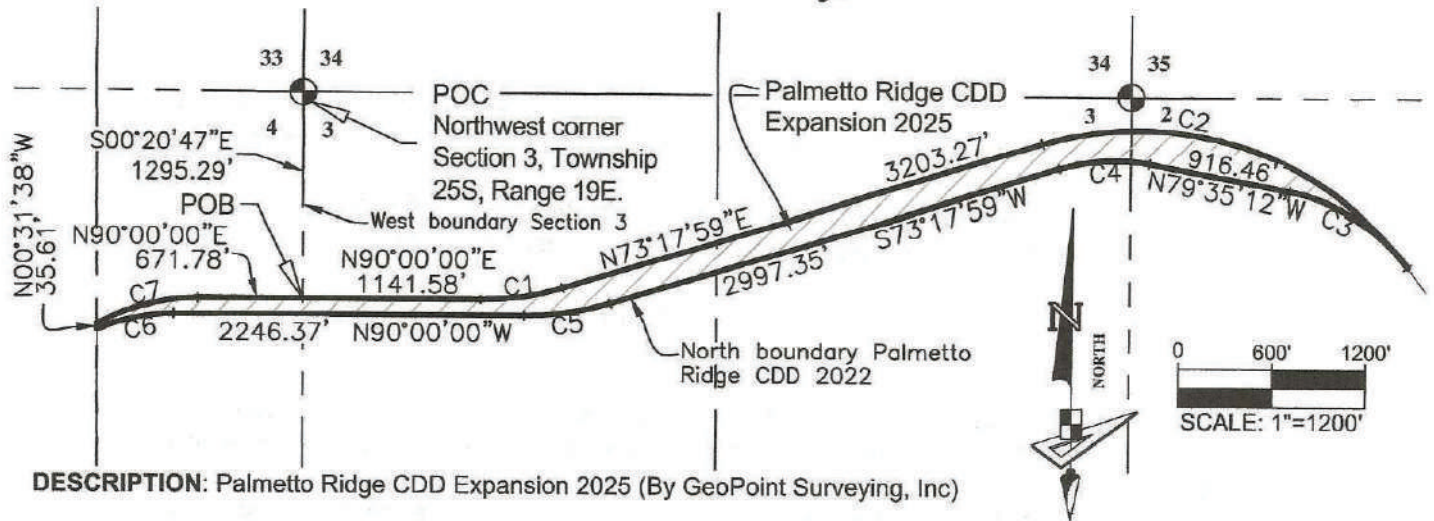


GeoPoint

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

SHEET: 04 of 04

Description Sketch (Not A Survey)



DESCRIPTION: Palmetto Ridge CDD Expansion 2025 (By GeoPoint Surveying, Inc)

A parcel of land lying in Sections 2, 3 and 4, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, thence along the West boundary of said Section 3, S.00°20'47"E., a distance of 1295.29 feet to the **POINT OF BEGINNING**; thence N 90°00'00" E, a distance of 1141.58 feet; thence easterly, 532.52 feet along the arc of a tangent curve to the left having a radius of 1827.00 feet and a central angle of 16°42'01" (chord bearing N 81°38'59" E, 530.64 feet); thence N 73°17'59" E, a distance of 3203.27 feet; thence easterly, 2621.51 feet along the arc of a tangent curve to the right having a radius of 2173.07 feet and a central angle of 69°07'10" (chord bearing S 72°08'25" E, 2465.41 feet); thence northwesterly, 911.85 feet along the arc of a non-tangent curve to the left having a radius of 1234.00 feet and a central angle of 42°20'16" (chord bearing N 58°25'03" W, 891.24 feet); thence N 79°35'12" W, a distance of 916.46 feet; thence westerly, 583.96 feet along the arc of a tangent curve to the left having a radius of 1234.00 feet and a central angle of 27°06'49" (chord bearing S 86°51'24" W, 578.52 feet); thence S 73°17'59" W, a distance of 2997.35 feet; thence westerly, 558.47 feet along the arc of a tangent curve to the right having a radius of 1916.00 feet and a central angle of 16°42'01" (chord bearing S 81°38'59" W, 556.49 feet); thence N 90°00'00" W, a distance of 2246.37 feet; thence westerly, 506.90 feet along the arc of a tangent curve to the left having a radius of 1234.00 feet and a central angle of 23°32'09" (chord bearing S 78°13'56" W, 503.34 feet); thence N 00°31'38" W, a distance of 35.61 feet; thence easterly, 674.51 feet along the arc of a non-tangent curve to the right having a radius of 1333.00 feet and a central angle of 28°59'32" (chord bearing N 75°30'14" E, 667.34 feet); thence N 90°00'00" E, a distance of 671.78 feet; to the **POINT OF BEGINNING**.

Containing 28.472 acres

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 3, having a Grid bearing of South 00°20'47" East. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Radius	Arc	Δ	Bearing	Chord
C1	1827.00'	532.52'	16°42'01"	N81°38'59"E	530.64'
C2	2173.07'	2621.51'	69°07'10"	S72°08'25"E	2465.41'
C3	1234.00'	911.85'	42°20'16"	N58°25'03"W	891.24'
C4	1234.00'	583.96'	27°06'49"	S86°51'24"W	578.52'
C5	1916.00'	558.47'	16°42'01"	S81°38'59"W	556.49'
C6	1234.00'	506.90'	23°32'09"	S78°13'56"W	503.34'
C7	1333.00'	674.51'	28°59'32"	N75°30'14"E	667.34'

John D. Weigle
Digitally signed by John D. Weigle
Date: 2025.06.09 10:18:06 -04'00'
John D. Weigle
Professional Surveyor and Mapper
State of Florida LS5246

JOB #: 617-EPG 011		
DRAWN: JDW	DATE: 06/09/2025	CHECKED: BC
Prepared For: EISENHOWER PROPERTY GROUP		
Revisions		
DATE	DESCRIPTION	DRAWN
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---	---	---
---	---	---
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

EXHIBIT C

LANDOWNER CONSENT

**CONSENT AND JOINDER OF LANDOWNER
TO CONTRACT THE BOUNDARIES OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Palmetto Ridge Community Development District ("Petitioner") intends to submit a petition to contract the boundaries of the Palmetto Ridge Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that according to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the contraction of the Palmetto Ridge Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to contract the Palmetto Ridge Community Development District, which will include the Property within the lands as part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the contraction and expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is contracted or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to contract the Palmetto Ridge Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 29 day of JANUARY, 2024^S.

Witnessed:

R. Blanton

Print Name: Raylee Blanton

Elizbeth Waller

Print Name: Elizbeth Waller

Palmetto Ridge Community Development
District

Shawn Ruzan

By: Shawn Ruzan
Its: Chairperson

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2024⁵, by Shawn Riordan, as Chairman of Palmetto Ridge Community Development District, a _____ corporation. He/she is personally known to me or has produced _____ as identification.

Elizabeth D. Waller

NOTARY PUBLIC, STATE OF FLORIDA



(Print, Type or Stamp Commissioned Name of Notary Public)

Re

PREPARED BY AND RETURN TO:
H. William Perry, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500
West Palm Beach, Florida 33401

Parcel Identification Nos.: 32-24-19-0000-00200-0000; 33-24-19-0000-00100-0000; 33-24-19-0000-00100-0010
33-24-19-0000-00100-0020; 34-24-19-0000-00100-0000; 34-24-19-0000-00100-0010
35-24-19-0000-00200-0000; 02-25-19-0000-00300-0000; 03-25-19-0000-00100-0000
03-25-19-0000-00100-0010; 04-25-19-0000-00100-0000; 04-25-19-0000-00100-0010
09-25-19-0000-00100-0000; 09-25-19-0000-00100-0010; 10-25-19-0000-00100-0000
10-25-19-0000-00100-0010; 11-25-19-0000-00200-0000; 11-25-19-0000-00300-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed the 13th day of September, 2019, by SECRET PROMISE, LTD., a Florida limited partnership ("Grantor"), having an address of 259 Third Street North, St. Petersburg, Florida 33701, in favor of PALMETTO RIDGE CATTLE CO, LLC, a Florida limited liability company ("Grantee"), having an address of P.O. Box 658, Floral City, Florida 34436.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Pasco County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2019 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the undersigned has set her hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

SECRET PROMISE, LTD., a Florida limited partnership

By: Atlantis Investment Holdings, Inc., a Florida corporation, its general partner

Lori J. Emerson
Print Name: Lori J. Emerson

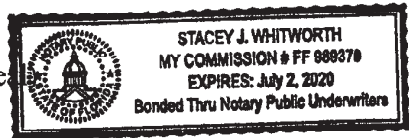
By: Helen Pruitt Wallace
Helen Pruitt Wallace, President

Stacey J. Whitworth
Print Name: Stacey J. Whitworth

STATE OF FLORIDA)
)ss.
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 13th day of September, 2019, by Helen Pruitt Wallace, as President of Atlantis Investment Holdings, Inc., a Florida corporation, the general partner of SECRET PROMISE, LTD., a Florida limited partnership, on behalf of the corporation and partnership, who is personally known to me or has produced as identification.

(Notary Seal)



Stacey J. Whitworth
Notary Public - State of Florida
Print Name: Stacey J. Whitworth
My Commission No: FF 989370
My Commission expires: July 2, 2020

EXHIBIT "A"**PROPERTY****Parcel One:**

Begin at the NW corner of the NE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida, run thence North 89° 39' 02" East, 1324.63 feet along the North line of said NE 1/4 of SE 1/4 of Section 33 to the NW corner of the SW 1/4 of Section 34, Township 24 South, Range 19 East; thence South 89° 55' 59" East, 1658.20 feet along the North line of SW 1/4 of said Section 34 to a point, thence South 0° 09' 31" East, 4472.75 feet to a point; thence North 89° 50' 29" East, 502.60 feet, to a point; thence South 05° 55' 05" West, 3223.13 feet to a point; thence South 89° 50' 29" West, 821.40 feet to a point; thence South 0° 09' 31" East, 3311.57 feet to a point on the Northerly R/W line of State Road No. 52; thence South 88° 50' 11" West, 1232.80 feet along said Northerly R/W line of State Road No. 52, thence South 88° 47' 41" West, 1082.38 feet along said Northerly R/W line of State Road No. 52 to a point; thence North 0° 00' 27" West, 397.46 feet to the SW corner of SE 1/4 of NE 1/4 of Section 9, Township 25 South, Range 19 East; continue thence North 0° 00' 27" West, 2655.41 feet along the West line of the East 1/2 of the NE 1/4 of said Section 9, to the SW corner of the SE 1/4 of SE 1/4 of Section 4, Township 25 South, Range 19 East; thence North 0° 18' 27" West, 2662.09 feet along the West line of the East 1/2 of the SE 1/4 of said Section 4, to the SW corner of the SE 1/4 of NE 1/4 of Section 4; thence North 0° 14' 27" West, 2662.08 feet along the West line of the East 1/2 of the NE 1/4 of said Section 4, to SW corner of the SE 1/4 of SE 1/4 of Section 33, Township 24 South, Range 19 East; thence North 0° 16' 27" West, 2655.81 feet along the West line of the East 1/2 of SE 1/4 of said Section 33 to the Point of Beginning, Pasco County, Florida.

Parcel Two:

The East 1/2 of Section 33, LESS AND EXCEPT the East 1/2 of the SE 1/4; and the North 1/2 of Section 34, all in Twp. 24 South, Rge. 19 E., Pasco County, Florida.

LESS THE FOLLOWING PARCEL OF LAND:

The West 50 feet of the East 1/2 of the NE 1/4 of Section 9, Township 25 South, Range 19 East and the West 50 feet of the East 1/2 of the SE 1/4 of Section 4, Township 25 South, Range 19 East, and the West 50 feet of the East 1/2 of the NE 1/4 of said Section 4, and the South 50 feet of the West 50 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East and the South 50 feet of the SW 1/4 of the SE 1/4 of said Section 33, Township 24 South, Range 19 East, Pasco County, Florida.

Parcel Three:

Begin at the Southeast corner of the NW 1/4 of Section 11, Township 25 South, Range 19 East, Pasco County, Florida; run thence North 89° 43' 36" West, 2662.72 feet along the South line of said NW 1/4 of Section 11 to the Northeast corner of the SE 1/4 of Section 10, Township 25

South, Range 19 East, thence South 0° 19' 08" East, 287.25 feet along the East line of said SE 1/4 of Section 10 to a point on the Northerly R/W line of State Road No. 52, thence South 88° 50' 11" West, 4284.09 feet along said Northerly R/W of State Road No. 52 to a point, thence North 0° 06' 11" West, 3263.30 feet to a point, thence North 89° 51' 53" East, 821.20 feet to a point, thence North 5° 58' 41" East, 3225.40 feet to a point, thence South 89° 58' 12" West, 501.96 feet to a point, thence North 0° 07' 05" West, 4518.62 feet to a point on the North line of the S 1/2 of Section 34, Township 24 South, Range 19 East, thence South 89° 49' 57" East, 3656.18 feet along the North line of the South 1/2 of said Section 34 to the Northwest corner of the SW 1/4 of Section 35, Township 24 South, Range 19 East, thence North 89° 52' 34" East, 2649.53 feet along the North line of the SW 1/4 of said Section 35, thence South 0° 01' 49" East, 2646.09 feet along the East line of the SW 1/4 of said Section 35 to the Northeast corner of the NW 1/4 of Section 2, Township 25 South, Range 19 East; thence South 0° 01' 08" West, 2669.08 feet along the East line of the NW 1/4 of said Section 2 to the Northeast corner of the SW 1/4 of said Section 2, thence South 0° 04' 40" West, 2665.40 feet along the East line of the SW 1/4 of said Section 2 to the Northeast corner of the NW 1/4 of Section 11, Township 25 South, Range 19 East, thence South 0° 02' 14" East, 2644.37 feet along the East line of the NW 1/4 of said Section 11 to the Point of Beginning.

Parcel Four:

The East 30.09 feet of the NE 1/4 of the SW 1/4 of Section 11, Township 25 South, Range 19 East, insofar as this strip of land lies North of the road R/W line of State Highway 52 in Pasco County, Florida.

Parcel Identification Numbers:

02-25-19-0000-00300-0000,
 03-25-19-0000-00100-0010,
 04-25-19-0000-00100-0010,
 09-25-19-0000-00100-0010,
 10-25-19-0000-00100-0000,
 11-25-19-0000-00200-0000,
 33-24-19-0000-00100-0020,
 34-24-19-0000-00100-0000,
 34-24-19-0000-00100-0010 and
 35-24-19-0000-00200-0000

AND ALSO

The East 1/2 of Section 32 and the West 1/2 of Section 33, Township 24 South, Range 19 East Pasco County, Florida.

Parcel Identification Numbers: 33-24-19-0000-00100-0000 and 32-24-19-0000-00200-0000

That portion of the Southwest 1/4, less the East 30 feet thereof, in Section 11, Township 25 South, Range 19 East, Pasco County, Florida, lying North of State Road No 52.

Parcel Identification Number: 11-25-19-0000-00300-0000

AND

Parcel Identification Number: 33-24-19-0000-00100-0010

Parcel A:

The South 50 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida and the South 50 feet of the West 50 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida;

AND

Parcel Identification Number: 04-25-19-0000-00100-0000

Parcel B:

The West 50 feet of the East 1/4 of Section 4, Township 25 South, Range 19 East, Pasco County, Florida;

AND

Parcel Identification Number: 09-25-19-0000-00100-0000

Parcel C:

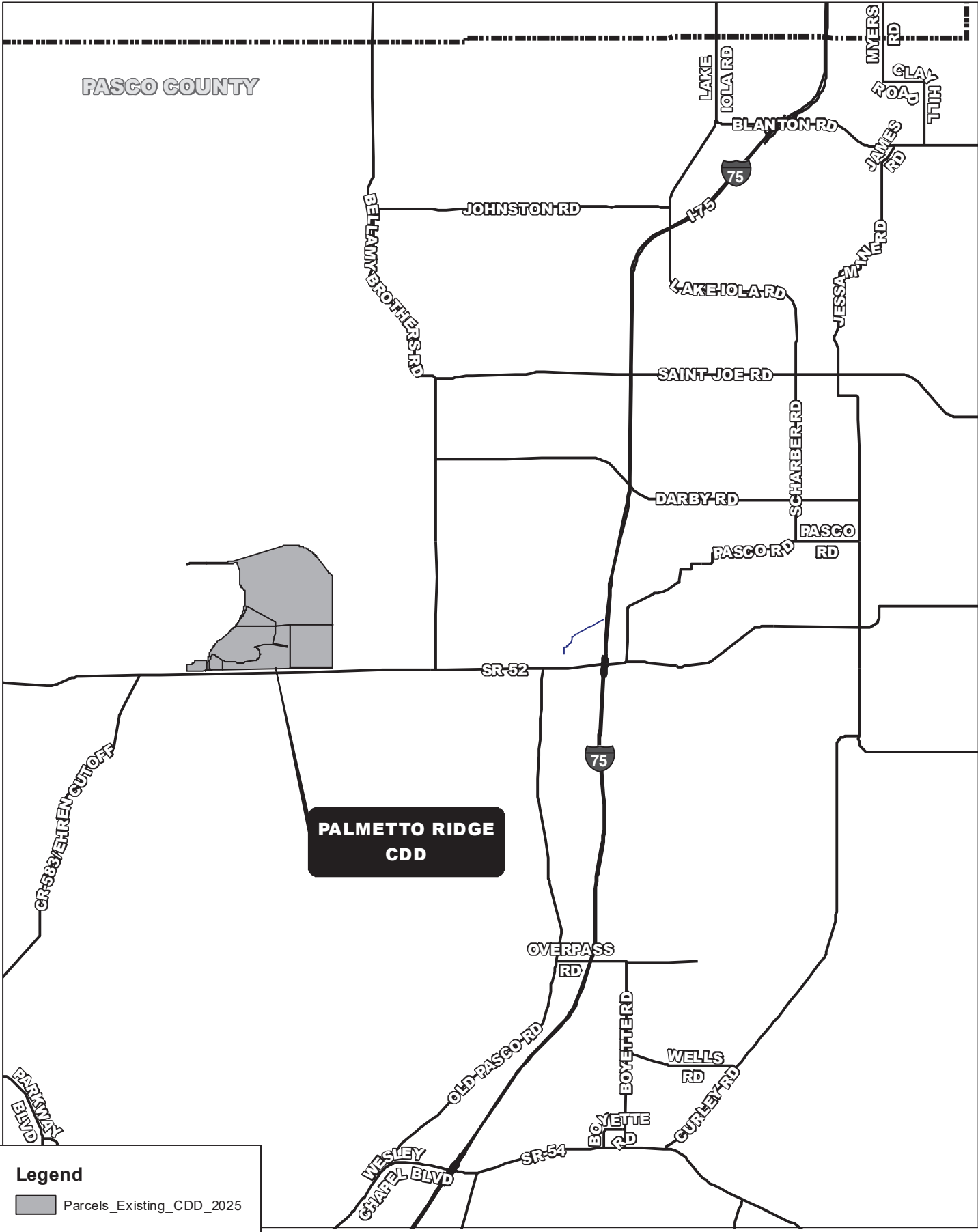
The West 50 feet of the East 1/2 of the NE 1/4 of Section 9, Township 25 South, Range 19 East, Pasco County, Florida.

(NOTE: Parcel Identification Numbers as provided for informational purposes)

EXHIBIT D

GENERAL LOCATION AND AERIAL MAP

PALMETTO RIDGE CDD LOCATION MAP



PASCO COUNTY

**PALMETTO RIDGE
CDD**

Legend

- Parcels_Existing_CDD_2025



Palmetto Ridge CDD

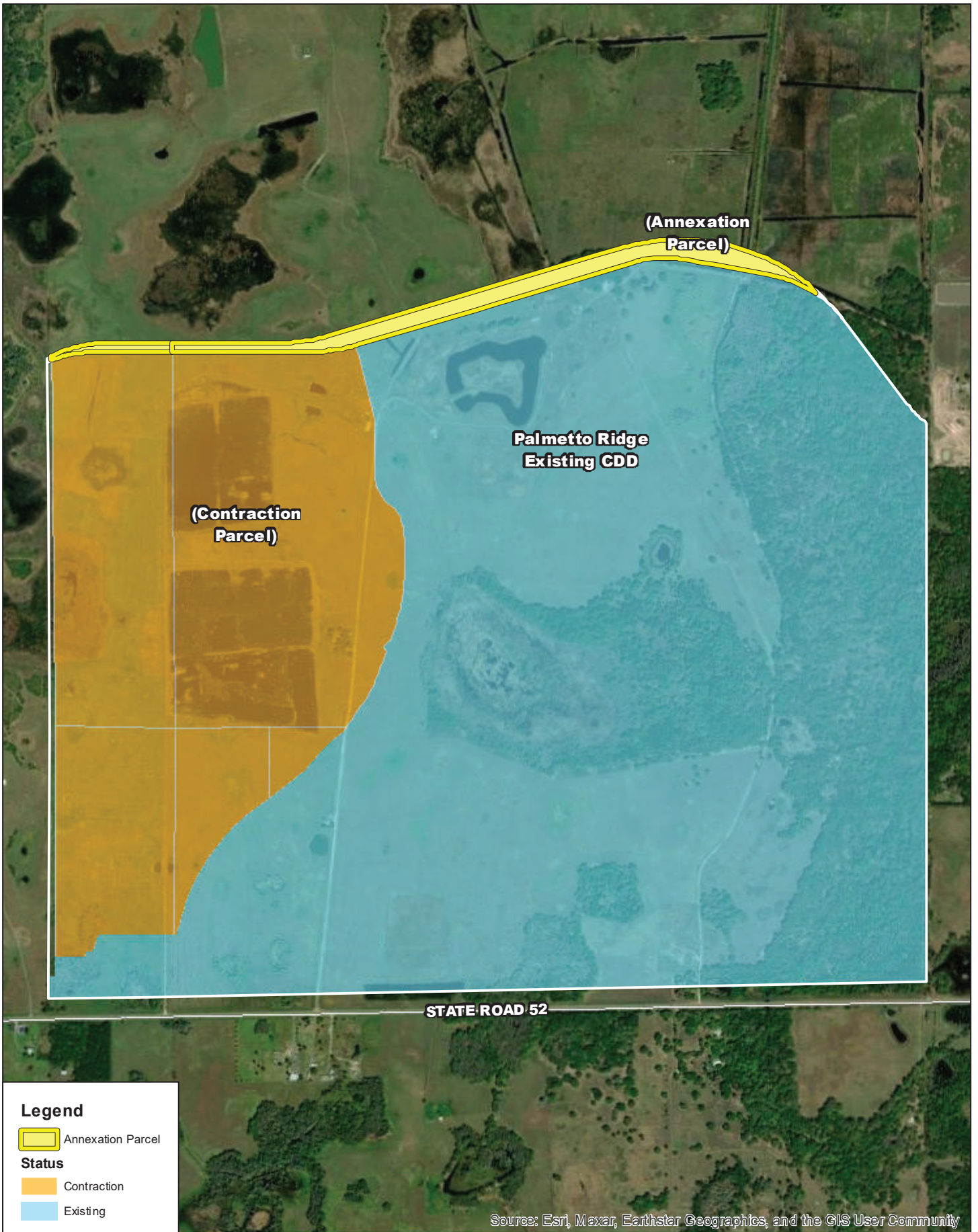


EXHIBIT E
CURRENT LEGAL DESCRIPTION

Description Sketch

(Not A Survey)



DESCRIPTION: A parcel of land lying in Sections 2, 3, 4, 9, 10 & 11, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, thence along the West boundary of said Section 3, S.00°20'47"E., a distance of 1395.29 feet to the **POINT OF BEGINNING**; thence N.90°00'00"E., a distance of 1420.98 feet; thence Easterly, 558.47 feet along the arc of a tangent curve to the left having a radius of 1916.00 feet and a central angle of 16°42'01" (chord bearing N.81°38'59"E., 556.49 feet); thence N.73°17'59"E., a distance of 2997.35 feet; thence Easterly, 583.96 feet along the arc of a tangent curve to the right having a radius of 1234.00 feet and a central angle of 27°06'49" (chord bearing N.86°51'24"E., 578.52 feet); thence S.79°35'12"E., a distance of 916.46 feet; thence Southeasterly, 911.85 feet along the arc of a tangent curve to the right having a radius of 1234.00 feet and a central angle of 42°20'16" (chord bearing S.58°25'03"E., 891.24 feet); thence S.37°14'55"E., a distance of 1112.20 feet; thence Southeasterly, 289.31 feet along the arc of a tangent curve to the left having a radius of 1077.00 feet and a central angle of 15°23'27" (chord bearing S.44°56'39"E., 288.44 feet) to the East boundary of the Northwest 1/4 of Section 2; thence S.00°03'49"W. along said Northwest 1/4, a distance of 516.01 feet to the Southeast corner of NW 1/4 of Section 2; thence S.00°06'24"W. along the east boundary of the Southwest 1/4 of Section 2, a distance of 2663.79 feet to the Southeast corner of the Southwest 1/4 of Section 2; thence S.00°00'15"E. along the east boundary of the Northwest 1/4 of Section 11, a distance of 2644.52 feet to the Southeast corner of the Northwest 1/4 of Section 11; thence S.00°03'41"W. along the East boundary of the Southwest 1/4 of Section 11, a distance of 60.11 feet to the North Right-of-Way line of State Road 52; thence S.88°52'25"W., a distance of 8181.45 feet; thence S.88°49'59"W., a distance of 1068.07 feet; thence N.00°00'46"W., a distance of 237.11 feet to the Southwest corner of East 1/2 of the Northeast 1/4 of Section 9; thence N.00°15'35"E., a distance of 2638.63 feet to the Northwest corner of East 1/2 of the Northeast 1/4 of Section 9; thence N.00°30'48"W., a distance of 2670.65 feet to the Northwest corner of East 1/2 of the Southeast 1/4 of Section 4; thence N.00°31'38"W., a distance of 1166.16 feet; thence Easterly, 506.90 feet along the arc of a non-tangent curve to the right having a radius of 1234.00 feet and a central angle of 23°32'09" (chord bearing N.78°13'56"E., 503.34 feet); thence N.90°00'00"E., a distance of 825.39 feet to the **POINT OF BEGINNING**.

Contains 1,499.475 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary line of Section 3, Township 25 South, Range 19 East, Pasco County, Florida, having a Grid bearing of S.00°20'47"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- See Sheet 2 for Sketch, See Sheet 3 for Line & Curve Table.

PROJECT: FORT KING RANCH		Prepared For: KPL MANAGEMENT LLC	
PHASE: PALMETTO RIDGE / DESCRIPTION AND SKETCH OF CDD			
DRAWN: LAT	DATE: 03/21/22	CHECKED BY: MHC	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
		<p>(Not A Survey) Digitally signed by David Williams Date: 2022.03.23 14:37:19 -04'00'</p>	
<p>David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423</p>		<p>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>	
FILE PATH: P:\PALMETTO RIDGE (FORT KING RANCH)\DESCRIPTION\FORT-KING-CDD BOUNDARY-DS.DWG LAST SAVED BY: LUISL			01 of 03

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°20'47" E	1395.29'
L2	N 90°00'00" E	1420.98'
L3	N 73°17'59" E	2997.35'
L4	S 79°35'12" E	916.46'
L5	S 37°14'55" E	1112.20'
L6	S 00°03'49" W	516.01'
L7	S 00°06'24" W	2663.79'
L8	S 00°00'15" E	2644.52'
L9	S 00°03'41" W	60.11'
L12	N 00°00'46" W	237.11'
L13	N 00°15'35" E	2638.63'
L14	N 00°30'48" W	2670.65'
L15	N 00°31'38" W	1166.16'
L16	N 90°00'00" E	825.39'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1916.00'	16°42'01"	558.47'	556.49'	N 81°38'59" E
C2	1234.00'	27°06'49"	583.96'	578.52'	N 86°51'24" E
C3	1234.00'	42°20'16"	911.85'	891.24'	S 58°25'03" E
C4	1077.00'	15°23'27"	289.31'	288.44'	S 44°56'39" E
C5	1234.00'	23°32'09"	506.90'	503.34'	N 78°13'56" E

SEE PAGE 1 FOR DESCRIPTION AND NOTES
SEE PAGE 2 FOR SKETCH

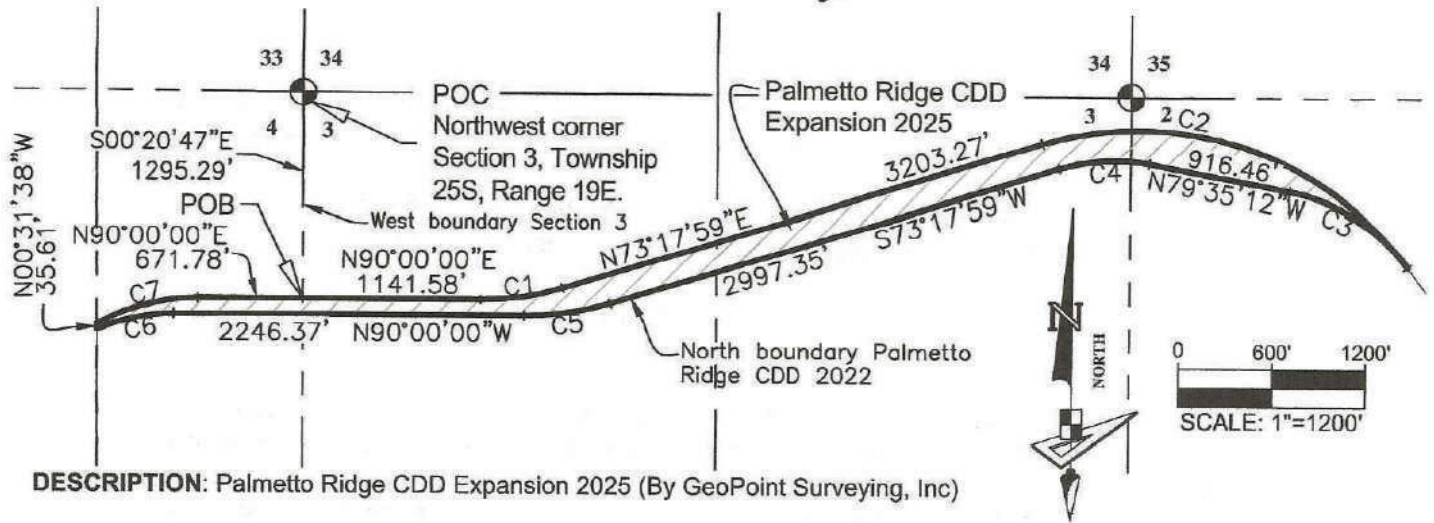
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



EXHIBIT F

AREAS TO BE AMENDED SKETCHS & LEGAL DESCRIPTIONS

Description Sketch (Not A Survey)



DESCRIPTION: Palmetto Ridge CDD Expansion 2025 (By GeoPoint Surveying, Inc)

A parcel of land lying in Sections 2, 3 and 4, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, thence along the West boundary of said Section 3, S.00°20'47"E., a distance of 1295.29 feet to the **POINT OF BEGINNING**; thence N 90°00'00" E, a distance of 1141.58 feet; thence easterly, 532.52 feet along the arc of a tangent curve to the left having a radius of 1827.00 feet and a central angle of 16°42'01" (chord bearing N 81°38'59" E, 530.64 feet); thence N 73°17'59" E, a distance of 3203.27 feet; thence easterly, 2621.51 feet along the arc of a tangent curve to the right having a radius of 2173.07 feet and a central angle of 69°07'10" (chord bearing S 72°08'25" E, 2465.41 feet); thence northwesterly, 911.85 feet along the arc of a non-tangent curve to the left having a radius of 1234.00 feet and a central angle of 42°20'16" (chord bearing N 58°25'03" W, 891.24 feet); thence N 79°35'12" W, a distance of 916.46 feet; thence westerly, 583.96 feet along the arc of a tangent curve to the left having a radius of 1234.00 feet and a central angle of 27°06'49" (chord bearing S 86°51'24" W, 578.52 feet); thence S 73°17'59" W, a distance of 2997.35 feet; thence westerly, 558.47 feet along the arc of a tangent curve to the right having a radius of 1916.00 feet and a central angle of 16°42'01" (chord bearing S 81°38'59" W, 556.49 feet); thence N 90°00'00" W, a distance of 2246.37 feet; thence westerly, 506.90 feet along the arc of a tangent curve to the left having a radius of 1234.00 feet and a central angle of 23°32'09" (chord bearing S 78°13'56" W, 503.34 feet); thence N 00°31'38" W, a distance of 35.61 feet; thence easterly, 674.51 feet along the arc of a non-tangent curve to the right having a radius of 1333.00 feet and a central angle of 28°59'32" (chord bearing N 75°30'14" E, 667.34 feet); thence N 90°00'00" E, a distance of 671.78 feet; to the **POINT OF BEGINNING**.

Containing 28.472 acres

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 3, having a Grid bearing of South 00°20'47" East. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Radius	Arc	Δ	Bearing	Chord
C1	1827.00'	532.52'	16°42'01"	N81°38'59"E	530.64'
C2	2173.07'	2621.51'	69°07'10"	S72°08'25"E	2465.41'
C3	1234.00'	911.85'	42°20'16"	N58°25'03"W	891.24'
C4	1234.00'	583.96'	27°06'49"	S86°51'24"W	578.52'
C5	1916.00'	558.47'	16°42'01"	S81°38'59"W	556.49'
C6	1234.00'	506.90'	23°32'09"	S78°13'56"W	503.34'
C7	1333.00'	674.51'	28°59'32"	N75°30'14"E	667.34'

John D. Weigle
Digitally signed by John D. Weigle
Date: 2025.06.09 10:18:06 -04'00'
John D. Weigle
Professional Surveyor and Mapper
State of Florida LS5246

JOB #: 617-EPG 011		
DRAWN: JDW	DATE: 06/09/2025	CHECKED: BC
Prepared For: EISENHOWER PROPERTY GROUP		
Revisions		
DATE	DESCRIPTION	DRAWN
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Sections 3, 4, 9 and 10, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3, run thence along the West boundary of said Section 3, S.00°20'47"E., a distance of 1441.30 feet to the **POINT OF BEGINNING**; run thence N.90°00'00"E., a distance of 1140.70 feet; thence Easterly, 575.08 feet along the arc of a tangent curve to the left having a radius of 1973.00 feet and a central angle of 16°42'01" (chord bearing N.81°38'59"E., 573.05 feet); thence N.73°17'59"E., a distance of 181.57 feet; thence Easterly, 46.36 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 53°07'48" (chord bearing S.80°08'07"E., 44.72 feet); thence S.16°42'01"E., a distance of 402.90 feet; thence S.04°05'15"E., a distance of 45.93 feet; thence S.12°49'44"E., a distance of 375.25 feet; thence S.00°31'45"E., a distance of 585.38 feet; thence Southerly, 212.75 feet along the arc of a tangent curve to the left having a radius of 350.00 feet and a central angle of 34°49'40" (chord bearing S.17°56'36"E., 209.49 feet); thence S.35°21'26"E., a distance of 90.55 feet; thence S.52°21'03"E., a distance of 125.35 feet; thence S.35°32'46"E., a distance of 89.48 feet; thence S.08°28'00"E., a distance of 98.29 feet; thence S.22°15'43"W., a distance of 42.21 feet; thence S.87°30'53"E., a distance of 47.47 feet; thence Southerly, 1155.46 feet along the arc of a non-tangent curve to the right having a radius of 2928.00 feet and a central angle of 22°36'37" (chord bearing S.06°05'48"W., 1147.98 feet); thence Southwesterly, 83.48 feet along the arc of a compound curve to the right having a radius of 50.00 feet and a central angle of 95°39'46" (chord bearing S.65°14'00"W., 74.12 feet); thence S.23°03'52"W., a distance of 79.00 feet; thence S.66°56'08"E., a distance of 12.13 feet; thence Southeasterly, 76.72 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 87°54'35" (chord bearing S.22°58'50"E., 69.41 feet); thence Southwesterly, 809.67 feet along the arc of a compound curve to the right having a radius of 2928.00 feet and a central angle of 15°50'38" (chord bearing S.28°53'46"W., 807.09 feet); thence S.36°49'05"W., a distance of 128.81 feet; thence Southwesterly, 569.86 feet along the arc of a tangent curve to the right having a radius of 2028.00 feet and a central angle of 16°06'00" (chord bearing S.44°52'05"W., 567.99 feet); thence S.52°55'05"W., a distance of 659.94 feet; thence Southwesterly, 573.24 feet along the arc of a tangent curve to the left having a radius of 2172.00 feet and a central angle of 15°07'18" (chord bearing S.45°21'26"W., 571.58 feet);

continues on Sheet 2

SURVEYOR'S NOTES:

- 1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes
- 2) This Description Sketch is valid only with a Signature and Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.
- 3) Bearings shown hereon are based on the East Boundary of the Northeast 1/4 of Section 4, Township 25 South, Range 19 East, Pasco County, Florida, having a Grid bearing of S.00°20'47"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 4) See Sheet 1-2 for Description
See Sheet 3 for Sketch
See Sheet 4 for Line and Curve Table

John D. Weigle
Digitally signed by John D. Weigle
Date: 2025.10.24 08:50:21 -04'00'

John D. Weigle LS5246

JOB #: PALMETTO RIDGE - DEL WEB		
DRAWN: BLB	DATE: 10/22/2025	CHECKED: BC
Prepared For: PULTE GROUP		
Revisions		
DATE	DESCRIPTION	DRAWN
10/24/25	Edit Acerage Label Sheet 3	JDW
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Fax: (813) 248-2266

SHEET: 01 of 04

FILE PATH: P:\PALMETTO RIDGE (FORT KING RANCH)\DESCRIPTIONS\FORT KING DEL WEBB-DS.DWG LAST SAVED BY: BARTB

Description Sketch

(Not A Survey)

continued from sheet 1

thence Southwesterly, 262.23 feet along the arc of a compound curve to the left having a radius of 1061.00 feet and a central angle of 14°09'40" (chord bearing S.30°42'57"W., 261.57 feet); thence Southwesterly, 44.71 feet along the arc of a reverse curve to the right having a radius of 62.00 feet and a central angle of 41°19'05" (chord bearing S.44°17'40"W., 43.75 feet); thence Westerly, 75.03 feet along the arc of a compound curve to the right having a radius of 115.00 feet and a central angle of 37°23'00" (chord bearing S.83°38'42"W., 73.71 feet); thence S.23°27'30"W., a distance of 119.16 feet; thence Southeasterly, 27.98 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet and a central angle of 51°42'25" (chord bearing S.29°18'18"E., 27.04 feet); thence Southerly, 77.63 feet along the arc of a compound curve to the right having a radius of 189.00 feet and a central angle of 23°32'02" (chord bearing S.08°18'55"W., 77.09 feet); thence S.20°04'56"W., a distance of 119.06 feet; thence Southerly, 358.57 feet along the arc of a tangent curve to the left having a radius of 2172.00 feet and a central angle of 09°27'32" (chord bearing S.15°21'10"W., 358.17 feet); thence N.90°00'00"W., a distance of 801.32 feet; thence S.36°20'25"W., a distance of 61.90 feet; thence S.08°38'54"W., a distance of 64.71 feet; thence S.23°07'07"W., a distance of 80.81 feet; thence S.78°43'00"W., a distance of 62.68 feet; thence N.72°47'24"W., a distance of 12.54 feet; thence S.15°49'53"W., a distance of 59.91 feet; thence N.89°49'47"W., a distance of 371.64 feet to the West boundary of the East 1/2 of the Northeast 1/4 of said Section 9; thence along said West boundary of the East 1/2 of the Northeast 1/4 of said section 9, N.00°15'35"E., a distance of 2432.44 feet to Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 4; thence along said West boundary of the East 1/2 of the Southeast 1/4, N.00°30'48"W., a distance of 2670.65 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 4; thence along the West boundary of said East 1/2 of the Northeast 1/4 of said Section 4, N.00°31'38"W., a distance of 1032.58 feet; thence Easterly, 681.34 feet along the arc of a non-tangent curve to the right having a radius of 1187.00 feet and a central angle of 32°53'16" (chord bearing N.73°33'22"E., 672.02 feet); thence N.90°00'00"E., a distance of 672.66 feet to the **POINT OF BEGINNING**.

Containing 419.490 acres, more or less.

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SHEET: 02 of 04

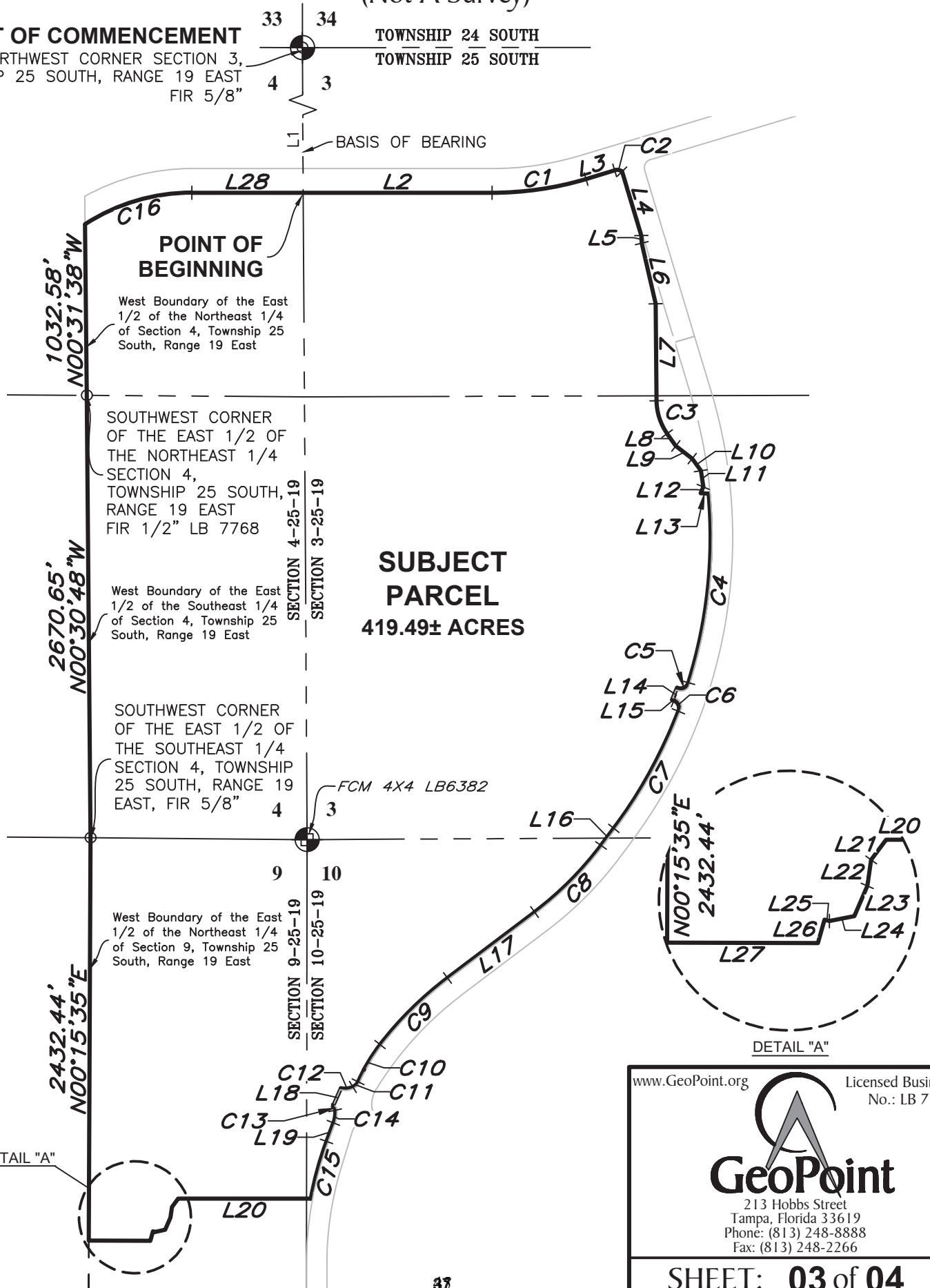
Description Sketch

(Not A Survey)

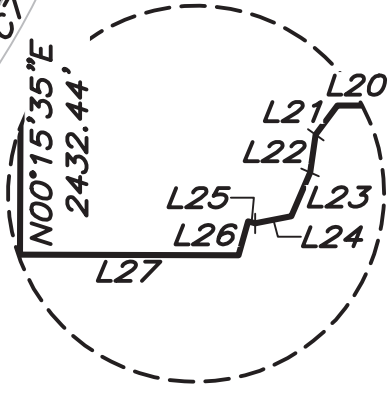
POINT OF COMMENCEMENT

NORTHWEST CORNER SECTION 3,
TOWNSHIP 25 SOUTH, RANGE 19 EAST
FIR 5/8"

TOWNSHIP 24 SOUTH
TOWNSHIP 25 SOUTH



**SUBJECT
PARCEL**
419.49± ACRES



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SHEET: **03** of **04**

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°20'47"E	1441.30'
L2	N90°00'00"E	1140.70'
L3	N73°17'59"E	181.57'
L4	S16°42'01"E	402.90'
L5	S04°05'15"E	45.93'
L6	S12°49'44"E	375.25'
L7	S00°31'45"E	585.38'
L8	S35°21'26"E	90.55'
L9	S52°21'03"E	125.35'
L10	S35°32'46"E	89.48'
L11	S08°28'00"E	98.29'
L12	S22°15'43"W	42.21'
L13	S87°30'53"E	47.47'
L14	S23°03'52"W	79.00'
L15	S66°56'08"E	12.13'
L16	S36°49'05"W	128.81'
L17	S52°55'05"W	659.94'
L18	S23°27'30"W	119.16'
L19	S20°04'56"W	119.06'
L20	N90°00'00"W	801.32'
L21	S36°20'25"W	61.90'
L22	S08°38'54"W	64.71'
L23	S23°07'07"W	80.81'
L24	S78°43'00"W	62.68'
L25	N72°47'24"W	12.54'
L26	S15°49'53"W	59.91'
L27	N89°49'47"W	371.64'
L28	N90°00'00"E	672.66'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	1973.00'	575.08'	16°42'01"	N81°38'59"E	573.05'
C2	50.00'	46.36'	53°07'48"	S80°08'07"E	44.72'
C3	350.00'	212.75'	34°49'40"	S17°56'36"E	209.49'
C4	2928.00'	1155.46'	22°36'37"	S06°05'48"W	1147.98'
C5	50.00'	83.48'	95°39'46"	S65°14'00"W	74.12'
C6	50.00'	76.72'	87°54'35"	S22°58'50"E	69.41'
C7	2928.00'	809.67'	15°50'38"	S28°53'46"W	807.09'
C8	2028.00'	569.86'	16°06'00"	S44°52'05"W	567.99'
C9	2172.00'	573.24'	15°07'18"	S45°21'26"W	571.58'
C10	1061.00'	262.23'	14°09'40"	S30°42'57"W	261.57'
C11	62.00'	44.71'	41°19'05"	S44°17'40"W	43.75'
C12	115.00'	75.03'	37°23'00"	S83°38'42"W	73.71'
C13	31.00'	27.98'	51°42'25"	S29°18'18"E	27.04'
C14	189.00'	77.63'	23°32'02"	S08°18'55"W	77.09'
C15	2172.00'	358.57'	9°27'32"	S15°21'10"W	358.17'
C16	1187.00'	681.34'	32°53'16"	N73°33'22"E	672.02'

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SHEET: 04 of 04

EXHIBIT G

**AMENDED BOUNDARY SKETCH
& LEGAL DESCRIPTION**

Description Sketch

(Not A Survey)

DESCRIPTION: Palmetto Ridge CDD 2025 (by GeoPoint Surveying, Inc.)

A parcel of land being portions of Sections 2, 3, 4, 9, 10 & 11, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest 1/4 of said Section 11, thence along the East boundary of the Northwest 1/4 of said Section 11, S 00°00'15" E, a distance of 2644.52 feet to the Southeast corner of the Northwest 1/4 of said Section 11; thence along the East boundary of the Southwest 1/4 of said Section 11, S 00°03'41" W, a distance of 60.11 feet; thence along a line being 160 feet North of and parallel to the North right-of-way line of State road 52 as per Florida Department of Transportation Right Of Way Control Survey State Road 52 (Schrader Hwy.) W.P. Item/Seg.: 256334 1, State Project No. 14120-XXXX, S 88°52'25" W, a distance of 8181.45 feet; thence S 88°49'59" W, a distance of 1068.07 feet; thence N 00°00'46" W, a distance of 237.11 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Northeast 1/4 of said Section 9, N 00°15'35" E, a distance of 206.19 feet; thence leaving said West boundary S 89°49'47" E, a distance of 371.64 feet; thence N 15°49'53" E, a distance of 59.91 feet; thence S 72°47'24" E, a distance of 12.54 feet; thence N 78°43'00" E, a distance of 62.68 feet; thence N 23°07'07" E, a distance of 80.81 feet; thence N 08°38'54" E, a distance of 64.71 feet; thence N 36°20'25" E, a distance of 61.90 feet; thence N 90°00'00" E, a distance of 801.32 feet; thence northerly, 358.57 feet along the arc of a non-tangent curve to the right having a radius of 2172.00 feet and a central angle of 09°27'32" (chord bearing N 15°21'10" E, 358.17 feet); thence N 20°04'56" E, a distance of 119.06 feet; thence northerly, 77.63 feet along the arc of a tangent curve to the left having a radius of 189.00 feet and a central angle of 23°32'02" (chord bearing N 08°18'55" E, 77.09 feet); thence northwesterly, 27.98 feet along the arc of a compound curve to the left having a radius of 31.00 feet and a central angle of 51°42'25" (chord bearing N 29°18'18" W, 27.04 feet); thence N 23°27'30" E, a distance of 119.16 feet; thence easterly, 75.03 feet along the arc of a non-tangent curve to the left having a radius of 115.00 feet and a central angle of 37°23'00" (chord bearing N 83°38'42" E, 73.71 feet); thence northeasterly, 44.71 feet along the arc of a compound curve to the left having a radius of 62.00 feet and a central angle of 41°19'05" (chord bearing N 44°17'40" E, 43.75 feet); thence northeasterly, 262.23 feet along the arc of a reverse curve to the right having a radius of 1061.00 feet and a central angle of 14°09'40" (chord bearing N 30°42'57" E, 261.57 feet); thence northeasterly, 573.24 feet along the arc of a compound curve to the right having a radius of 2172.00 feet and a central angle of 15°07'18" (chord bearing N 45°21'26" E, 571.58 feet); thence N 52°55'05" E, a distance of 659.94 feet; thence northeasterly, 569.86 feet along the arc of a tangent curve to the left having a radius of 2028.00 feet and a central angle of 16°06'00" (chord bearing N 44°52'05" E, 567.99 feet); thence N 36°49'05" E, a distance of 128.81 feet; thence northeasterly, 809.67 feet along the arc of a tangent curve to the left having a radius of 2928.00 feet and a central angle of 15°50'38" (chord bearing N 28°53'46" E, 807.09 feet); thence northwesterly, 76.72 feet along the arc of a compound curve to the left having a radius of 50.00 feet and a central angle of 87°54'35" (chord bearing N 22°58'50" W, 69.41 feet); thence N 66°56'08" W, a distance of 12.13 feet; thence N 23°03'52" E, a distance of 79.00 feet; thence northeasterly, 83.48 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 95°39'46" (chord bearing N 65°14'00" E, 74.12 feet); thence northerly, 1155.46 feet along the arc of a compound curve to the left having a radius of 2928.00 feet and a central angle of 22°36'37" (chord bearing N 06°05'48" E, 1147.98 feet); thence N 87°30'53" W, a distance of 47.47 feet; thence N 22°15'43" E, a distance of 42.21 feet; thence N 08°28'00" W, a distance of 98.29 feet; thence N 35°32'46" W, a distance of 89.48 feet; thence N 52°21'03" W, a distance of 125.35 feet; thence N 35°21'26" W, a distance of 90.55 feet; thence northerly, 212.75 feet along the arc of a tangent curve to the right having a radius of 350.00 feet and a central angle of 34°49'40" (chord bearing N 17°56'36" W, 209.49 feet); thence N 00°31'45" W, a distance of 585.38 feet; thence N 12°49'44" W, a distance of 375.25 feet; thence N 04°05'15" W, a distance of 45.93 feet; thence N 16°42'01" W, a distance of 402.90 feet; thence westerly, 46.36 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 53°07'48" (chord bearing N 80°08'07" W, 44.72 feet); thence S 73°17'59" W, a distance of 181.57 feet; thence westerly, 575.08 feet along the arc of a tangent curve to the right having a radius of 1973.00 feet and a central angle of 16°42'01" (chord bearing S 81°38'59" W, 573.05 feet); thence S 90°00'00" W, a distance of 1813.36 feet; thence westerly, 681.34 feet along the arc of a tangent curve to the left having a radius of 1187.00 feet and a central angle of 32°53'16" (chord bearing S 73°33'22" W, 672.02 feet) to the West boundary of the East 1/2 of the Northeast 1/4 of said Section 4; thence along said West boundary, N 00°31'38" W, a distance of 169.20 feet; thence leaving said West boundary, easterly, 674.51 feet along the arc of a non-tangent curve to the right having a radius of 1333.00 feet and a central angle of 28°59'32" (chord bearing N 75°30'14" E, 667.34 feet); thence N 90°00'00" E, a distance of 1813.36 feet; thence easterly, 532.52 feet along the arc of a tangent curve to the left having a radius of 1827.00 feet and a central angle of 16°42'01" (chord bearing N 81°38'59" E, 530.64 feet); thence N 73°17'59" E, a distance of 3203.27 feet; thence easterly, 2621.51 feet along the arc of a tangent curve to the right having a radius of 2173.07 feet and a central angle of 69°07'10" (chord bearing S 72°08'25" E, 2465.41 feet); thence S 37°14'55" E, a distance of 1112.20 feet; thence southeasterly, 289.31 feet along the arc of a tangent curve to the left having a radius of 1077.00 feet and a central angle of 15°23'27" (chord bearing S 44°56'39" E, 288.44 feet) to the East boundary of the Northwest 1/4 of said Section 2; thence along said East boundary S 00°03'49" W, a distance of 516.01 feet to the Northeast corner of the Southwest 1/4 of said Section 2; thence along the East boundary of the Southwest 1/4 of said Section 2, thence S 00°06'24" W, a distance of 2663.79 feet to the **POINT OF BEGINNING.**

containing 1,108.457 acres, more or less.

See sheet 2 for Surveyors notes and Overall Map
See sheet 3-8 for Detailed Mapping
See sheet 9 for Line and Curve Tables

John D. Weigle
Digitally signed by John D. Weigle
Date: 2025.10.28 14:39:43 -04'00'
John D. Weigle LS 5246

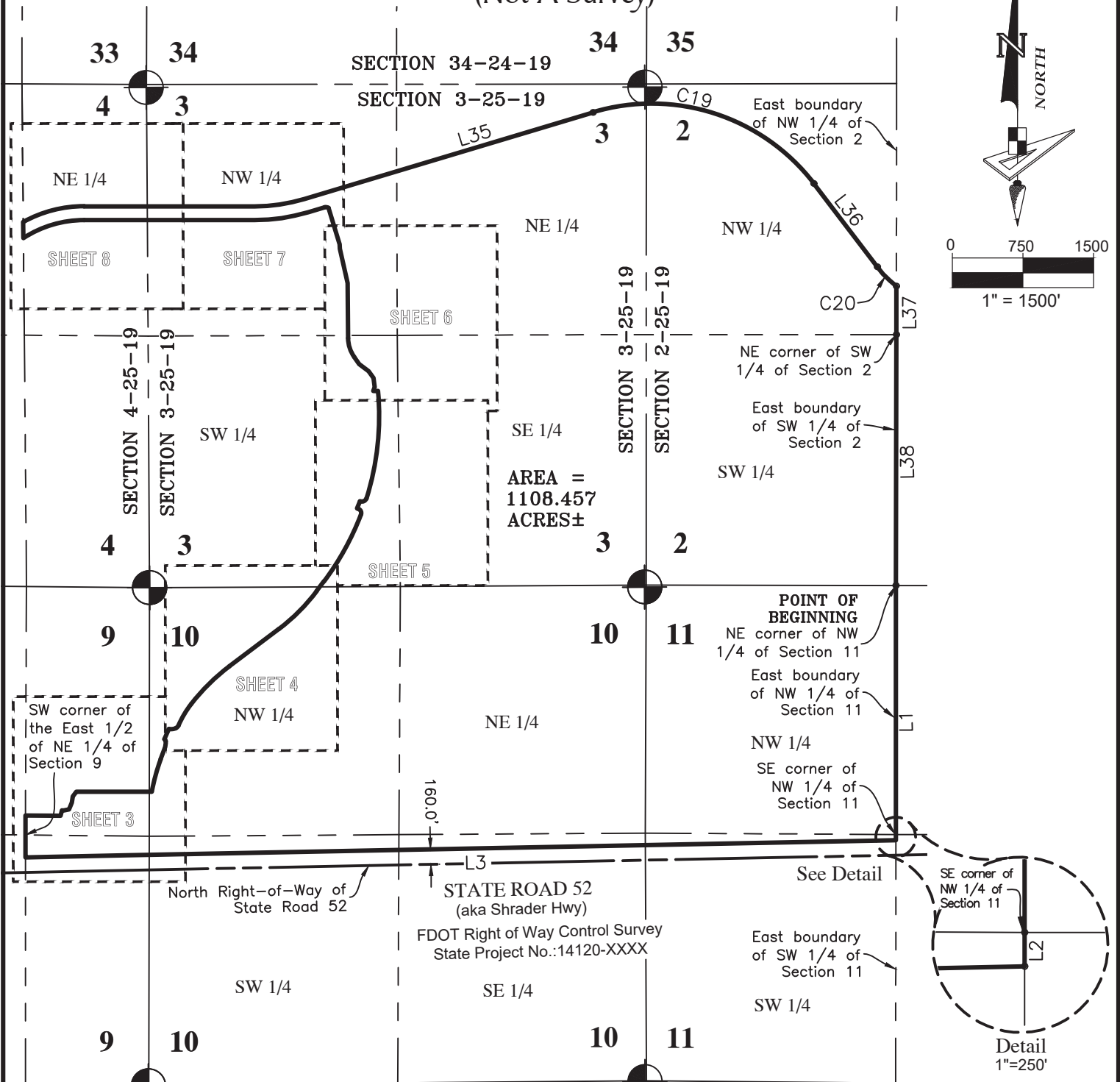
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DRAWN: JDW	DATE: 01/30/2025	CHECKED: BC
Prepared For: Eisenhower Property Group		
Revisions		
DATE	DESCRIPTION	DRAWN
2/28/25	Boundary change, directed by client	DMM
3/28/25	Boundary change, directed by client	DMM
10/21/25	Boundary and description revision	JDW
10/28/25	Edit Acreage label sheet 2	JDW

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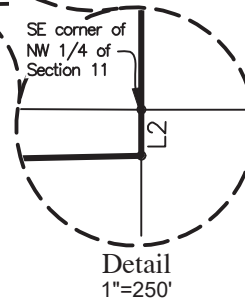
Description Sketch

(Not A Survey)



AREA =
1108.457
ACRES±

POINT OF BEGINNING
NE corner of NW 1/4 of Section 11
East boundary of NW 1/4 of Section 11
NW 1/4
SE corner of NW 1/4 of Section 11



SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of the Northwest 1/4 of Section 11, having a Grid bearing of S 00°00'15" East. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

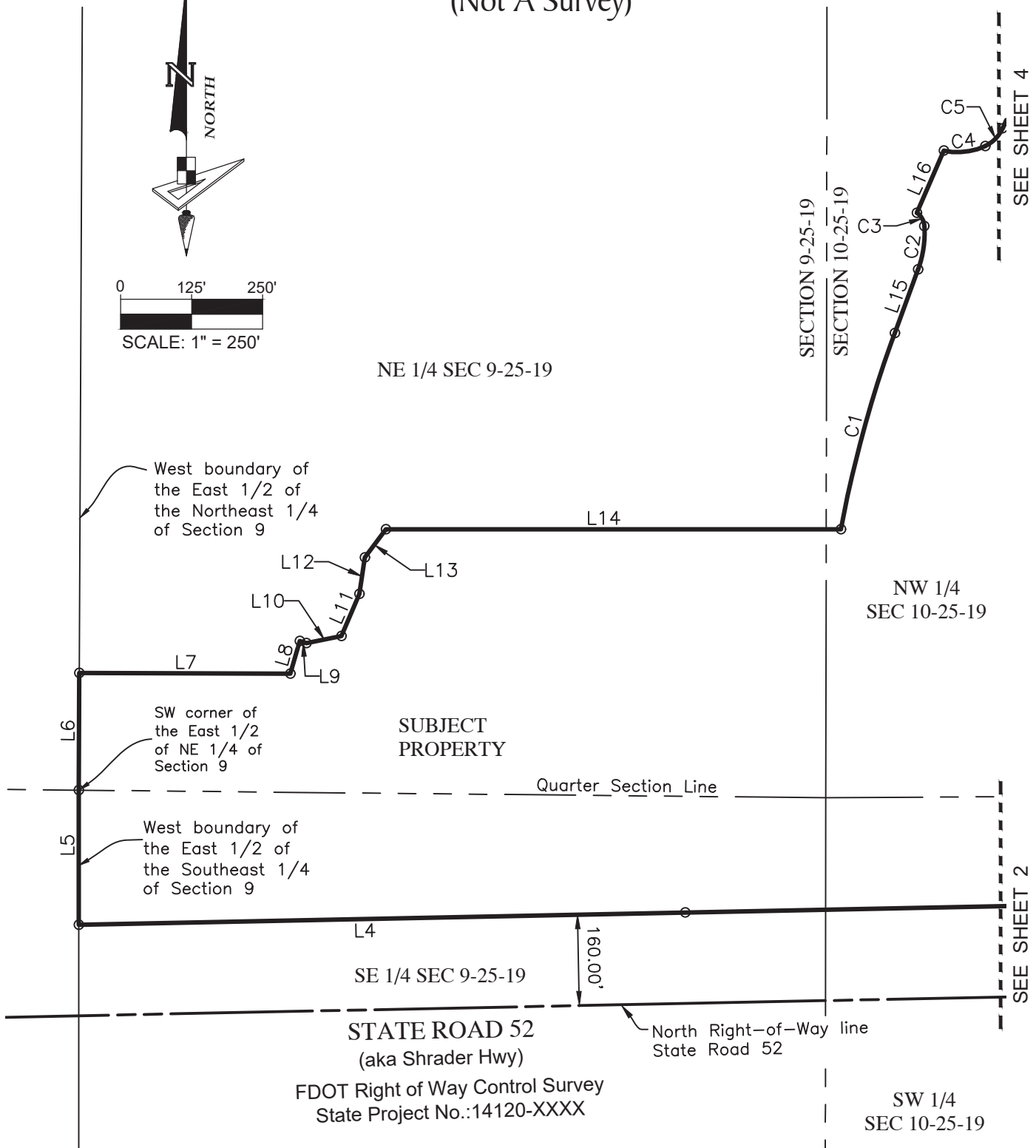
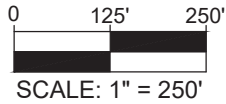
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Description Sketch

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LEGEND

FDOT	----	Florida Department of Transportation
HWY	----	Highway
LB	----	Licensed Business
PC	----	Point of Curvature
SEC	----	Section of land

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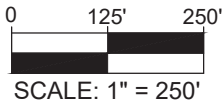
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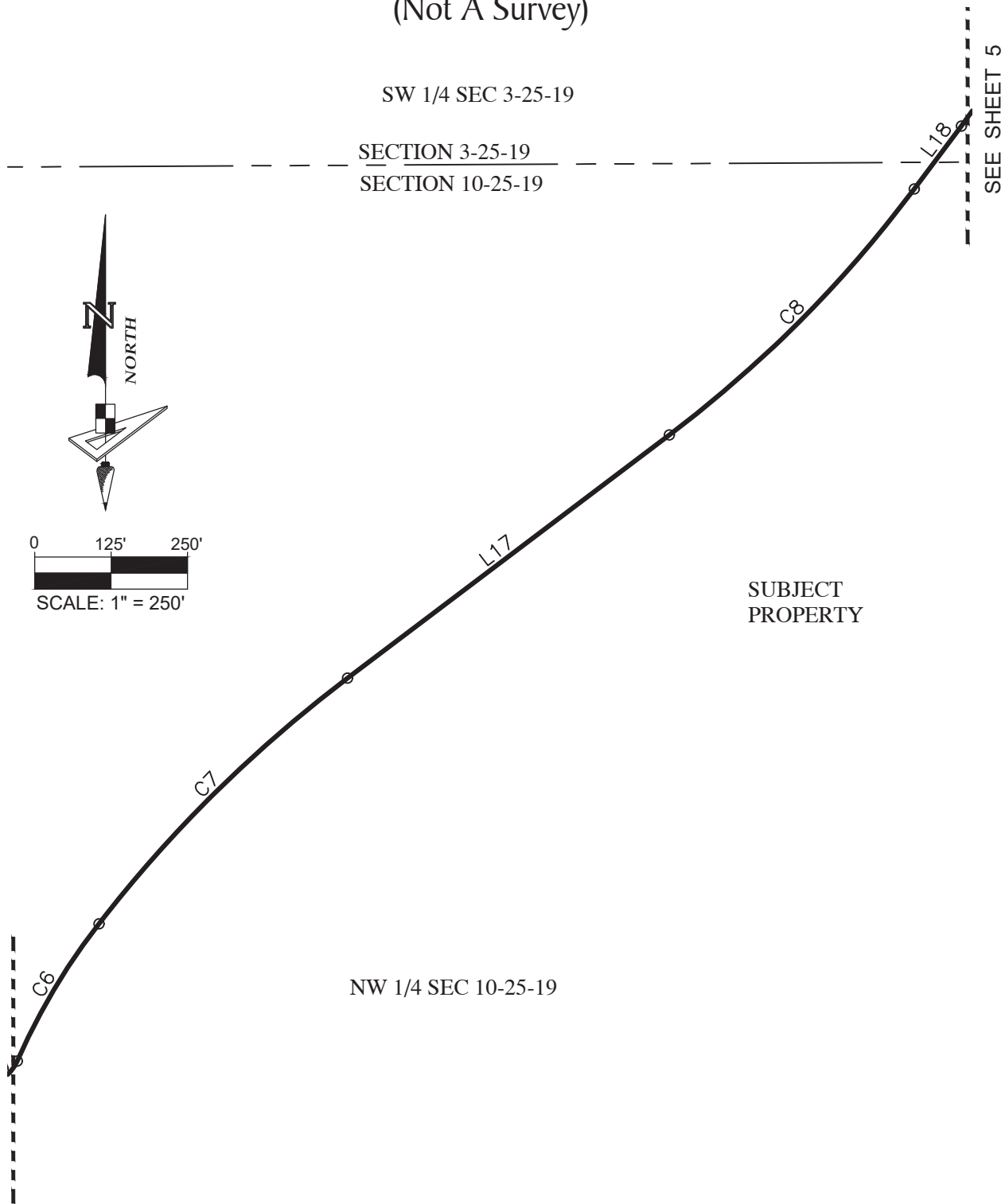
SW 1/4 SEC 3-25-19

SECTION 3-25-19

SECTION 10-25-19



SEE SHEET 3



SUBJECT
PROPERTY

NW 1/4 SEC 10-25-19

See sheet 1 for Description
See sheet 2 for Surveyors notes and Overall Map
See sheet 3-8 for Detailed Mapping
See sheet 9 for Line and Curve Tables

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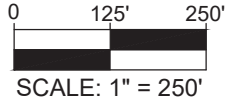
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Description Sketch

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SEE SHEET 6



Quarter Section Line

SW 1/4 SEC 3-25-19

SE 1/4 SEC 3-25-19

SUBJECT
PROPERTY

C11
L20
L19
C10

C9

SEE SHEET 4



SECTION 3-25-19
SECTION 10-25-19

See sheet 1 for Description
See sheet 2 for Surveyors notes and Overall Map
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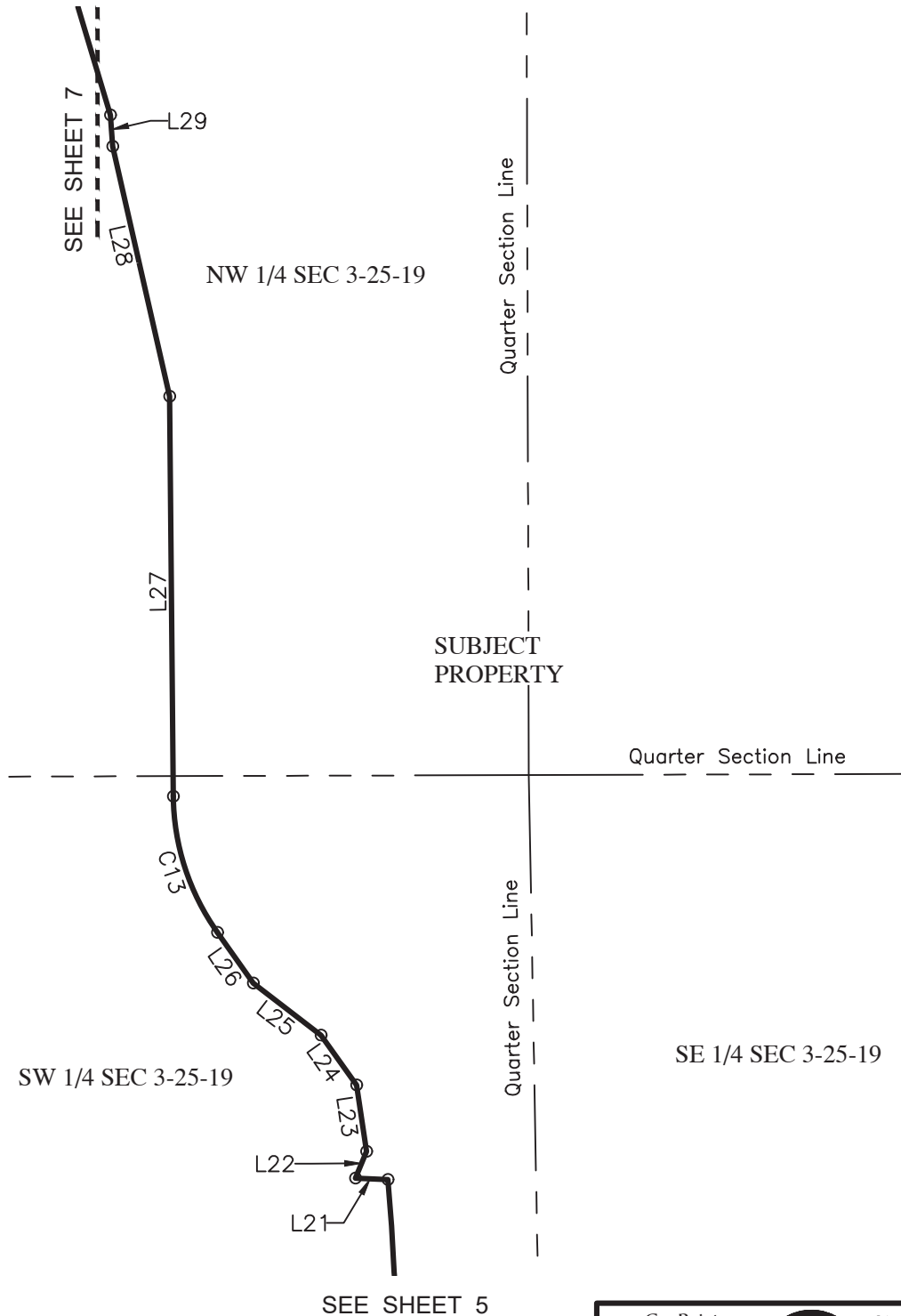
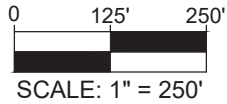
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Description Sketch

(Not A Survey)



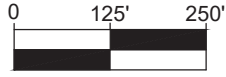
See sheet 1 for Description
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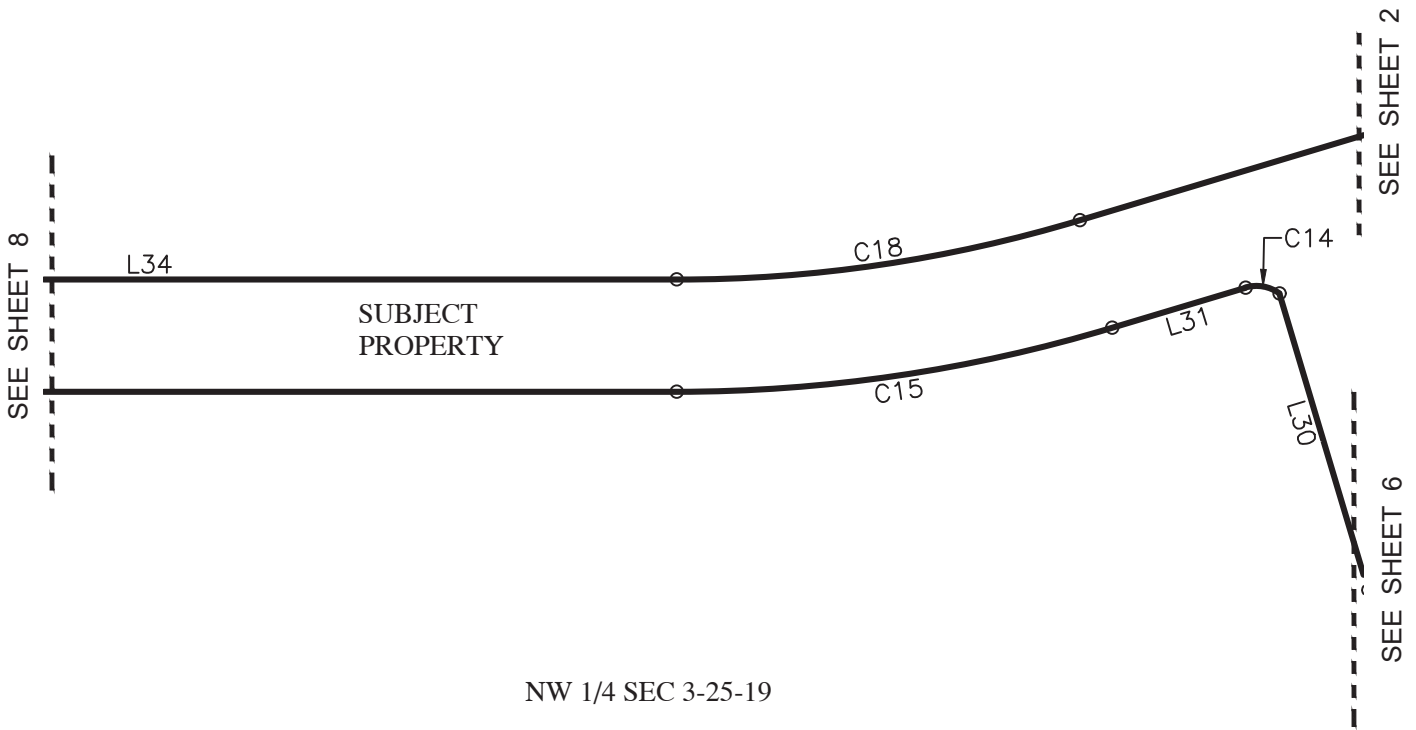
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SCALE: 1" = 250'



NW 1/4 SEC 3-25-19

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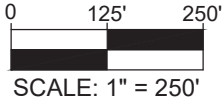
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Description Sketch

(Not A Survey)



West boundary of the East 1/2 of the
Northeast 1/4 of Section 4

L33

C17

SUBJECT
PROPERTY

C16

L32

SEE SHEET 7

NE 1/4 SEC 4-25-19

SECTION 4-25-19

SECTION 3-25-19

NW 1/4
SEC
3-25-19

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Description Sketch

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Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	2172.00'	358.57'	9°27'32"	N15°21'10"E	358.17'
C2	189.00'	77.63'	23°32'02"	N08°18'55"E	77.09'
C3	31.00'	27.98'	51°42'25"	N29°18'18"W	27.04'
C4	115.00'	75.03'	37°23'00"	N83°38'42"E	73.71'
C5	62.00'	44.71'	41°19'05"	N44°17'40"E	43.75'
C6	1061.00'	262.23'	14°09'40"	N30°42'57"E	261.57'
C7	2172.00'	573.24'	15°07'18"	N45°21'26"E	571.58'
C8	2028.00'	569.86'	16°06'00"	N44°52'05"E	567.99'
C9	2928.00'	809.67'	15°50'38"	N28°53'46"E	807.09'
C10	50.00'	76.72'	87°54'35"	N22°58'50"W	69.41'
C11	50.00'	83.48'	95°39'46"	N65°14'00"E	74.12'
C12	2928.00'	1155.46'	22°36'37"	N06°05'48"E	1147.98'
C13	350.00'	212.75'	34°49'40"	N17°56'36"W	209.49'
C14	50.00'	46.36'	53°07'48"	N80°08'07"W	44.72'
C15	1973.00'	575.08'	16°42'01"	S81°38'59"W	573.05'
C16	1187.00'	681.34'	32°53'16"	S73°33'22"W	672.02'
C17	1333.00'	674.51'	28°59'32"	N75°30'14"E	667.34'
C18	1827.00'	532.52'	16°42'01"	N81°38'59"E	530.64'
C19	2173.07'	2621.51'	69°07'10"	S72°08'25"E	2465.41'
C20	1077.00'	289.31'	15°23'27"	S44°56'39"E	288.44'

Line Data Table		
No.	Bearing	Length
L1	S00°00'15"E	2644.52'
L2	S00°03'41"W	60.11'
L3	S88°52'25"W	8181.45'
L4	S88°49'59"W	1068.07'
L5	N00°00'46"W	237.11'
L6	N00°15'35"E	206.19'
L7	S89°49'47"E	371.64'
L8	N15°49'53"E	59.91'
L9	S72°47'24"E	12.54'
L10	N78°43'00"E	62.68'
L11	N23°07'07"E	80.81'
L12	N08°38'54"E	64.71'
L13	N36°20'25"E	61.90'
L14	N90°00'00"E	801.32'
L15	N20°04'56"E	119.06'
L16	N23°27'30"E	119.16'
L17	N52°55'05"E	659.94'
L18	N36°49'05"E	128.81'
L19	N66°56'08"W	12.13'

Line Data Table		
No.	Bearing	Length
L20	N23°03'52"E	79.00'
L21	N87°30'53"W	47.47'
L22	N22°15'43"E	42.21'
L23	N08°28'00"W	98.29'
L24	N35°32'46"W	89.48'
L25	N52°21'03"W	125.35'
L26	N35°21'26"W	90.55'
L27	N00°31'45"W	585.38'
L28	N12°49'44"W	375.25'
L29	N04°05'15"W	45.93'
L30	N16°42'01"W	402.90'
L31	S73°17'59"W	181.57'
L32	S90°00'00"W	1813.36'
L33	N00°31'38"W	169.20'
L34	N90°00'00"E	1813.36'
L35	N73°17'59"E	3203.27'
L36	S37°14'55"E	1112.20'
L37	S00°03'49"W	516.01'
L38	S00°06'24"W	2663.79'

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EXHIBIT H

BOARD OF SUPERVISORS

BOARD OF SUPERVISORS

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

1. SHAWN RIORDAN
2. CARLOS DE LA OSSA
3. CANDICE BAIN
4. OWEN BUDORICK
5. TROY SIMPSON

EXHIBIT I

STATEMENT OF REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS

PETITION TO AMEND THE BOUNDARIES

PALMETTO RIDGE

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300
www.inframark.com

JANUARY 31, 2025

REVISED OCTOBER 21, 2025

STATEMENT OF ESTIMATED REGULATORY COSTS
FOR AMENDING THE BOUNDARIES OF THE
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
INFRAMARK LLC
JANUARY 31, 2025
REVISED OCTOBER 21, 2025

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b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or	
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly subject to this act by general or special law or existing judicial decisions.

“Amended Boundaries” means the approximately 419.49 +/- acres of non-assessable and non-benefitting land consenting for exclusion from within the existing boundaries of the District and the 28.472 +/- acres being added to the District.

“County” means Pasco County, Florida

“Developer” means Palmetto Ridge Cattle Co, LLC

“District” means Palmetto Ridge Community Development District

“District Boundary Amendment” means the proposed amendment of the boundaries of the existing Palmetto Ridge Community Development District parcels, bringing the total acreage to approximately 1,108.45 +/- acres.

“Petition” means the petition filed with the Pasco County Board of County Commissioners to amend the boundaries of the Palmetto Ridge Community Development District

“Petitioner” means Palmetto Ridge Community Development District

“Ordinance” means the proposed ordinance amending the boundaries of the Palmetto Ridge Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”), which outlines the required elements of a valid petition to amend the boundaries of a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC be prepared per Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District boundary amendment process and, more specifically, those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Palmetto Ridge Community Development District

The Palmetto Ridge Community Development District currently encompasses approximately 1,499 +/- acres. The District is generally located north of State Road 52, west of Bellamy Brothers Boulevard. The petitioner is seeking authority, as outlined in Section 190.012 F.S., to amend the boundaries of the District and to plan, finance, acquire, construct, and maintain the following types of infrastructure including, but not limited to, water management, water supply, sewer, wastewater management, roads and streetlights, landscaping, irrigation and entries, parks and recreational facilities and specific other projects when expressly approved or required by a local government.

The District seeks to amend its boundaries to a total district size of approximately 1108.45 +/- acres. The exclusion of non-assessable areas of the District is not planned for private development, nor will it benefit from the District's infrastructure plan. The District has not financed any infrastructure improvements for the amended parcel that it will benefit from, so it will not be subject to special or non-ad valorem assessments after a public hearing on assessments is conducted to assess and determine benefits to private properties. Ongoing operation and maintenance for district-owned facilities are expected to be funded through maintenance assessments levied against all privately benefited properties within the District. The District is structured to be financially independent as intended by the Legislature and will not require any subsidy from the State of Florida or Pasco County, nor will it place any additional economic burden on those persons not residing within the District.

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II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to harm economic growth, private sector job creation or employment, or private sector investment over \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b. Is likely to harm business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation over \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. It is likely to increase regulatory costs, including any transactional costs, by over \$1 million in aggregate within 5 years after the rule's implementation.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) A good faith estimate of the cost to the agency and to any other state and local government entities of implementing and enforcing the proposed amended ordinance and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely incurred by individuals and entities, including local government entities, required to comply with the ordinance's requirements. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on standard business practices and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used, or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the ordinance.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency determines may be helpful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of amending the boundaries of the District.

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1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

- a. Is Likely To Harm Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;**
- b. Is Likely To Harm Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or**
- c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule.**

The District's boundary amendment will not likely adversely impact on the items described in (1) a. (1) b. (1) c. above.

Economic Growth

The lands within the District have undergone preliminary horizontal earthwork and construction. The District Boundary Amendment will likely have no adverse impact above \$1 million. On the contrary, it will likely still encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting the compact and economic enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in acquiring revenues necessary to fund budgeted expenditures, which will positively impact economic growth.

In addition, the option to amend the boundaries of a Community Development District provides a financing mechanism to (i) fund public infrastructure at a low cost of capital and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property that will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and support community development. New development results in increased property values, a more extensive tax base, and more tax revenues for the community at large. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. New growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians also soars. One estimate shows 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the

impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and local taxes from constructing one average new single-family home. In May of 2014, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.97 jobs, \$110,957 in taxes
- Building an average rental apartment: 1.13 jobs, \$42,383 in taxes
- \$100,000 spent on remodeling: 0.89 jobs, \$29,779 in taxes

Transactional Costs and Competitiveness

It is not likely that transactional costs over \$1 million, in the aggregate, will result within 5 years after the contraction and development of the District occurs. Any transactional costs are covered by the assessments described above. The amended boundaries of the District are not likely to have an adverse impact on business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation over \$1 million in the aggregate within 5 years. Home building will increase the property tax base, which generates revenues supporting local schools and community infrastructure, ultimately leading to a more competitive County.

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the amended Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida, its residents, and the general population will not incur any compliance costs related to the amended boundaries of the District. They will only be affected when the State incurs those nominal administrative costs outlined in Section 2 below.

PASCO COUNTY

Pasco County and its residents not residing within the current boundaries of the amended area of the district's boundaries will not incur any compliance costs other than any one-time administrative costs outlined in Section 2 below. Once the District boundaries are amended, residents of Pasco County who do not reside within the district boundaries will not be affected by the ordinance's adoption.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The land comprising the existing District is undeveloped. The proposed amended ordinance will not negatively affect the current property owners of the lands within the boundaries of the existing District. The property owners in the Amended Boundaries will not be negatively impacted, as the land is non-assessable and does not benefit from the District's current or future improvement plans.

FUTURE PROPERTY OWNERS

Future property owners will own property in the District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon amending the boundaries of the District, the State of Florida will incur only nominal administrative costs to review the periodic reports required according to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. These reporting requirements will be in effect as of the establishment of the District and will create the need for additional reporting or District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its management. Therefore, no additional burden has been placed on the State due to the District's amended boundaries except for the reporting requirements outlined above or later established by law.

Pasco County

Once the District boundaries are amended, Pasco County will not incur any quantifiable ongoing costs resulting from the amended boundaries of the District. The District will submit, for informational purposes, its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, Pasco County will not necessarily incur any costs. The County may, however, choose to review these documents.

In addition, the District may choose to engage with the Pasco County Property Appraiser and Pasco County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections, so no additional burden is placed on the County to collect the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that this petition's approval will not negatively affect state revenues. The district has the potential for an increase in state sales tax revenue resulting from a stimulated economy. However, it is impossible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, should positively impact property values and, therefore, ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to increased gas tax collections, utility taxes, and fees from public and private utilities. In

addition, impact fees and development permit revenue are expected to be generated by private development within the District, and local revenues should also be increased accordingly.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002 (3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with the amended boundaries of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District decides to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The real estate within the district secures the obligation to pay the assessments. It is transferred proportionately to new property owners upon selling any portions of the property.

Operations and maintenance assessments will be imposed on the District property owners to fund infrastructure maintenance costs. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for the payment of these assessments based on their relative property ownership of the areas benefiting from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

Landowners receive substantial benefits in exchange for the payment of these special assessments. Specifically, these persons can expect to receive a higher level of services because they, the property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the County without impacting the service capacity of other local governments.

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5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million, or any firm based in this state with a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less, according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census’s Rank of Florida Counties by Population Size in 2020 and Population Distribution, the county's total estimated population was 1,459,762, making it the 4th largest county in the state.

The amended boundaries of the District should not negatively impact small businesses. Large or small businesses can be located in a Community Development District, provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher-quality and lower-cost development. This should, in theory, be more conducive to a business's economic success.

Furthermore, the District operates according to Florida’s “Sunshine” laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District’s contraction and expansion and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate regarding the size of businesses that can be located within the boundaries or transact business with the District.

Development of the District will positively impact the small businesses in the local economy. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses.

The County is not small; the development and improvement of the property subject to this contraction petition should not affect nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

This Statement of Estimated Regulatory Costs was prepared for the proposed boundary amendment of the Palmetto Ridge Community Development District and represents the best cost estimate at this time. Certain data utilized in this report was provided by the Petitioner/Developer and other associated professionals and represents the best information available to date. Inframark LLC has prepared this report, and the assertions and findings are based on research, observation, and experience in public policy making and the district management experience of its employees.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

**Analysis Of Alternatives For Delivering Community
 Development Services And Facilities
 To Be Served By The
 Palmetto Ridge Community Development District**

(Section 190.005(1)(e)4, Florida Statutes)

Alternative	Description	Analysis
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. It is also responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or issuance of additional debt; therefore, these costs, along with annual maintenance costs, will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing bonds necessary to finance the construction of the necessary infrastructure, oversee and manage all phases of construction, and be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District benefitting from the improvements. No County general funds will be used, and no County residents outside the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to amend the boundaries of Palmetto Ridge Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the contracting process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	If the District boundary modification is approved, the State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition to modify the boundaries of the District. State/Local Government Entities already have the necessary staff in place to process these reports and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The County and its staff will review, conduct a public hearing, and vote upon the Petition to contract the District. The filing fee will offset modest costs to perform these tasks. In addition, per statutory noticing requirements, the Petitioner must fund and publish the notice of public hearing in a newspaper of general, local circulation.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>Modifying the District boundaries should not negatively impact state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for state and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the district's transactional costs result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>There should not be any major transactional costs incurred by local government entities (i.e. the County) related to the modification of the boundaries of the District.</p>
<i>An analysis of the impact on small businesses, small counties and small cities.</i>	<p>Due to increased traffic, employment, and construction and development, an overall increase in local economic activity (i.e., local small businesses within close proximity to the District) may be felt.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.</p>

EXHIBIT J

**CONSTRUCTION TIMETABLE
AND ESTIMATED COSTS**

**Palmetto Ridge Proposed Amendment
Community Development District
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>Estimated Costs</u>		<u>Total</u>
Sitework and Storm Drainage	\$	26,642,661	\$ 26,642,661
Roadways	\$	16,732,662	\$ 16,732,662
Water Distribution System	\$	5,782,527	\$ 5,782,527
Sanitary Sewer Collection System	\$	8,561,339	\$ 8,561,339
Reclaim Distribution	\$	4,013,487	\$ 4,013,487
Hardscaping, Landscape, & Irrigation	\$	9,747,400	\$ 9,747,400
Amenities and Recreational Facilities	\$	6,260,037	\$ 6,260,037
Wetland Mitigation	\$	2,817,017	\$ 2,817,017
Offsite Improvements (4)	\$	1,656,309	\$ 1,656,309
Professional Services	\$	12,332,016	\$ 12,332,016
Contingency	\$	9,454,546	\$ 9,454,546
TOTAL	\$	104,000,000	\$ 104,000,000

**Palmetto Ridge Contraction
Community Development District
Proposed Infrastructure Plan**

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Sitework and Storm Drainage	CDD	CDD	CDD
District Roadways	CDD	CDD	CDD
Roadways ⁽¹⁾	County/CDD ⁽¹⁾	County	County
Water Distribution System	CDD	County	County
Sanitary Sewer Collection System	CDD	County	County
Reclaim Distribution	CDD	County	County
Hardscaping, Landscape, & Irrigation ⁽³⁾	CDD	CDD	CDD
Amenities and Recreational Facilities	CDD	CDD	CDD
Wetland Mitigation	CDD	CDD	CDD
Offsite Improvements ⁽²⁾	CDD	County	County
Professional Services	CDD		
Contingency	CDD		

Notes:

1)The CDD is constructing portions of vision road AA and AB from SR 52 to the entrance of the CDD. The developer shall turn over vision roads AA and AB to Pasco County following design and construction of portions of the the roadway. (See Exhibit A)

2) Offsite improvements include intersection improvements and signal at western connection to SR 52; extension of dual through lanes at Bellamy Brothers Blvd; and extension of water main and force main from eastern SR 52 access connection to western SR 52.

3) CDD will be responsible for any hardscape, landscape & irrigation installed in County ROW by the CDD.

EXHIBIT A PALMETTO RIDGE

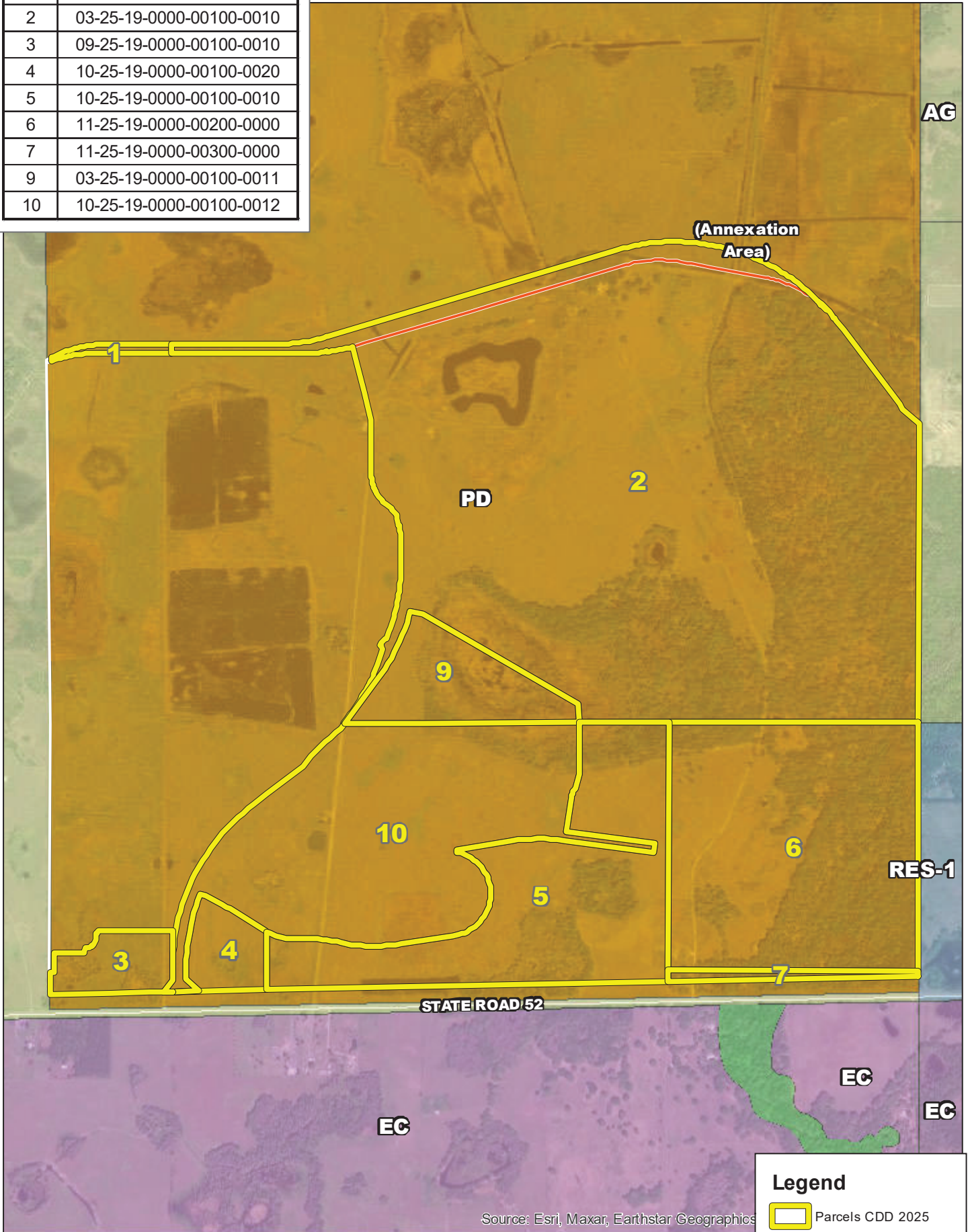


EXHIBIT K

FUTURE LAND USE

Palmetto Ridge CDD - FLU

KEY	PARCEL_ID
1	04-25-19-0000-00100-0010
2	03-25-19-0000-00100-0010
3	09-25-19-0000-00100-0010
4	10-25-19-0000-00100-0020
5	10-25-19-0000-00100-0010
6	11-25-19-0000-00200-0000
7	11-25-19-0000-00300-0000
9	03-25-19-0000-00100-0011
10	10-25-19-0000-00100-0012



Source: Esri, Maxar, Earthstar Geographics

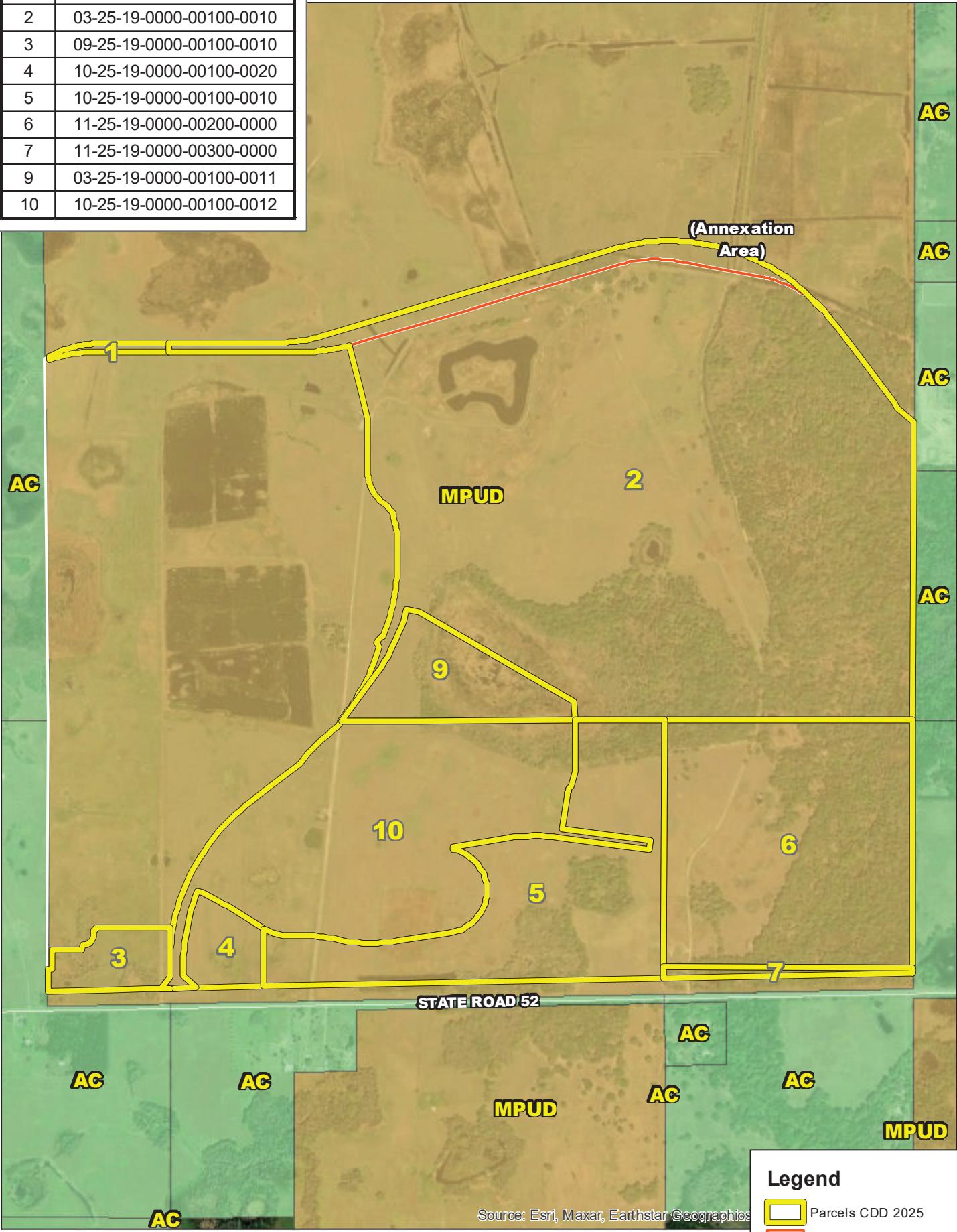
Legend

- Parcels CDD 2025
- Annexation Boundary



Palmetto Ridge CDD - Zoning

KEY	PARCEL_ID
1	04-25-19-0000-00100-0010
2	03-25-19-0000-00100-0010
3	09-25-19-0000-00100-0010
4	10-25-19-0000-00100-0020
5	10-25-19-0000-00100-0010
6	11-25-19-0000-00200-0000
7	11-25-19-0000-00300-0000
9	03-25-19-0000-00100-0011
10	10-25-19-0000-00100-0012



STATE ROAD 52

(Annexation Area)

Legend

- Parcels CDD 2025
- Annexation Boundary

Source: Esri, Maxar, Earthstar Geographics



EXHIBIT L

**SUPPLEMENTS (PASCO
COUNTY CHECKLIST &
APPLICATION)**

**PASCO COUNTY
PLANNING AND DEVELOPMENT
CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS (CDD)
CDD < 2000 acres:**

DISTRICT NAME: PALMETTO RIDGE CDD

DATE: 1/30/2025

The establishment of a CDD shall be as outlined in Section 190.005, Florida Statutes, which includes a list of all the items that shall be contained in the petition (application) submittal. Based on the technical review, additional information may be required.

PARCEL ID NO(S). (from Property Appraiser's Records):
DEVELOPER'S NAME: Palmetto Ridge Cattle Company, LLC
LOCATION: North of State Road 52 and west of Bellamy Brothers Boulevard
LAND USE CLASSIFICATION(S): PD
ZONING DISTRICT(S): MPUD
ACREAGE: 1499.475
NUMBER OF UNITS/SIZE: Approximately 1600 units
TYPE OF UNIT(S): Single Family Residential Dwelling Units
PRESENT LAND USE: Residential
HURRICANE EVACUATION ZONE: N/A

DEVELOPMENT OF REGIONAL IMPACT (DRI):

Is this project part of a DRI? Yes No

DRI No.: _____

Original DRI Approval Date: _____

DRI Build-Out Date: _____

MPUD MASTER PLANNED UNIT DEVELOPMENT:

Is this project part of an MPUD? Yes No

MPUD No.: 7563

MPUD Name: PALMETTO RIDGE

Original MPUD Approval Date: 9/18/2001

SUBMITTAL:

1. Completed Application Form
- _____ 2. Four (4) copies of the Petition
- _____ 3. One (1) CD of the Petition.
- _____ 4. Overlay map of the CDD with respect to the master plan (DRI or MPUD) if applicable.
- _____ 5. An Interlocal Agreement
NOTE: Only required for offsite improvements that are not covered by an approved Development Order pursuant to Sections 380.06 or 380.061, Florida Statutes.
- _____ 6. Filing Fee \$15,000 New CDD X \$7,500 Amendment to CDD.
7. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.
8. Map matching Metes and Bounds Description.

- 9. Map Showing Future land Use Classification for CDD and Surrounding Area
- 10. Deed (s)
- 11. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(13), the written consent by such governmental entity.
- 12. The names of five persons designated to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.
- 13. The proposed name of the district.
- 14. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
- 15. Proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.
- 16. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which the applicable general-purpose local government has adopted all mandatory elements in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.
- 17. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Name of Individual Completing this Application: Brian Lamb
(please print)

I, Brian Lamb, certify that I have checked the submittal application for content completeness.

Signature

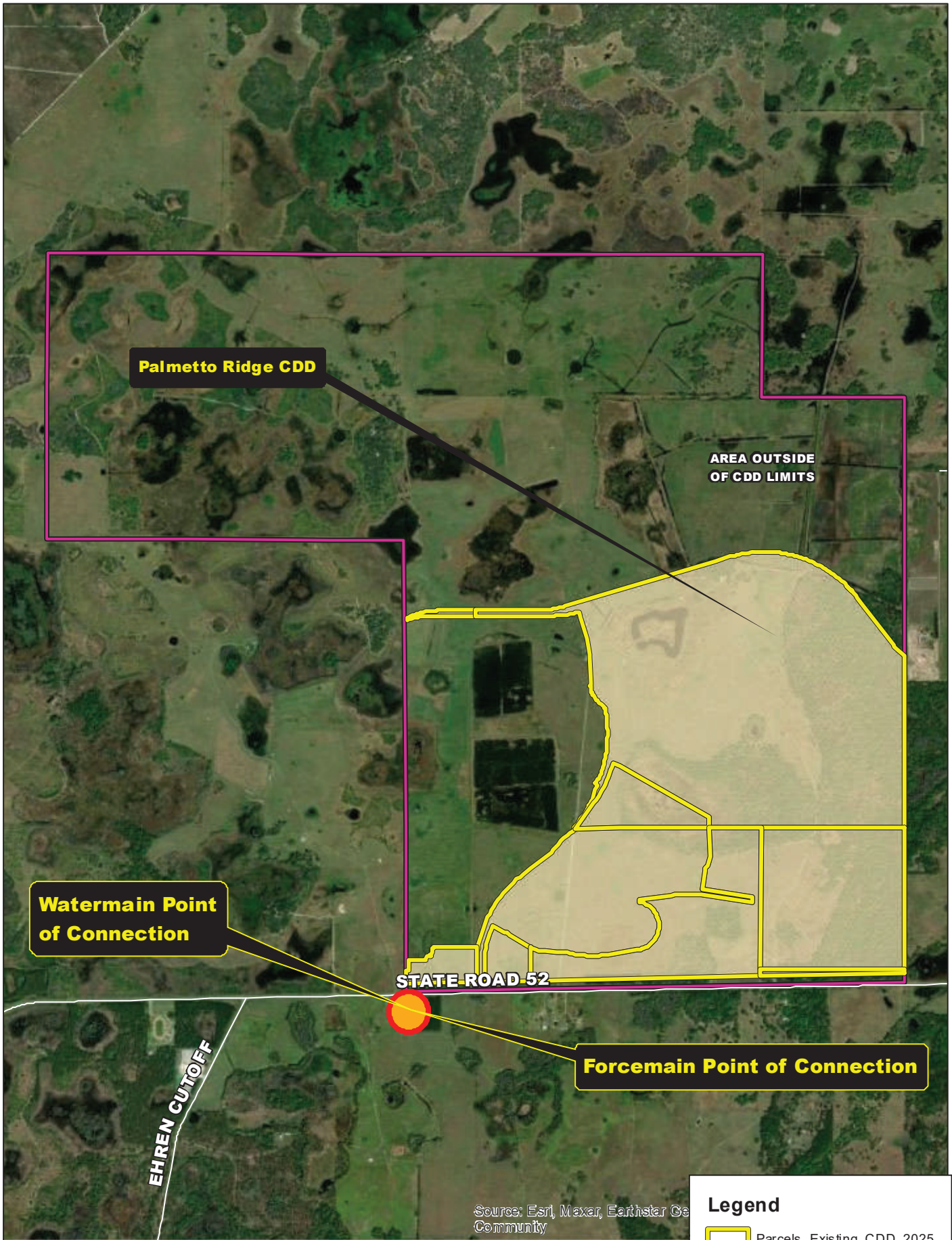
Reviewed By: _____

Date Accepted: _____

Date Rejected: _____

None Referenced - Information was not provided by applicant.
 - Information provided is adequate for content.
 - Information must be provided for plan to be determined complete.

Palmetto Ridge CDD - UTILITIES



0 1,000 2,000 4,000 6,000 Feet

Source: Esri, Maxar, Earthstar Ge Community

Legend

- Parcels_Existing_CDD_2025
- Boundary CDD 2025



AFFIDAVIT OF PETITIONER

STATE OF FLORIDA
Citrus COUNTY

On this 29 day of January, 2024⁵, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Shawn Riordan, who, after being duly sworn, deposes and says:

1. Affiant, Shawn Riordan, an individual, is the Chairperson of Palmetto Ridge Community Development District.
2. Affiant, hereby swears and affirms as an individual and as the Chairperson of Palmetto Ridge Community Development District, that all information contained in the petition to contract the boundaries of the Palmetto Ridge Community Development District is true and correct to the best knowledge and belief of the Affiant.

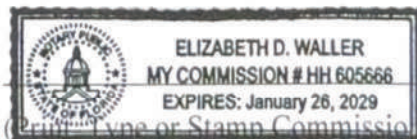
FURTHER, AFFIANT SAYETH NOT.

Palmetto Ridge
Community Development District

By: [Signature]
Name: Shawn Riordan
Its: Chairperson

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of January, 2024⁵, by Shawn Riordan, Chairperson of Palmetto Ridge Community Development District. He is personally known to me, or has produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



(Print, Type or Stamp Commissioned Name of Notary Public)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 8, 2026

Nikki Alvarez-Sowles, Esq.
County Clerk and Comptroller
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 26-11, which was filed in this office on April 8, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

April 17, 2026

Jayna Cooper
District Manager
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Jayna Cooper:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Hillcrest Preserve Community Development District 0
- Meadow Pointe II Community Development District 3,208
- Palmetto Ridge Community Development District 0
- Two Rivers East Community Development District 246
- Two Rivers North Community Development District 874
- Two Rivers West Community Development District 251

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

*Palmetto Ridge
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 19, 2026

CLEAR PARTNERSHIPS





Palmetto Ridge
Community Development District

Budget Overview
FY 2027



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Palmetto Ridge
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$2,338,581.40
Special Assmnts- Discounts	\$0.00	-\$93,543.26
Special Assmnts- Prepayment	\$0.00	\$0.00
Special Assmnts- Developer	\$0.00	\$0.00
Developer Estimated Contribution	\$0.00	\$0.00
Special Assmnts- CDD Collected	\$975,450.00	\$0.00
TOTAL REVENUES	\$975,450.00	\$2,245,038.15

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
ProfServ-dissemination agent	\$7,000.00	\$10,000.00
ProfServ-trustee fees	\$9,500.00	\$8,500.00
District counsel	\$15,000.00	\$15,000.00
District Engineer	\$15,000.00	\$12,500.00
District manager	\$25,000.00	\$21,000.00
Field manager	\$15,000.00	\$18,000.00
Accounting Services	\$17,500.00	\$19,200.00
Auditing Services	\$5,500.00	\$8,000.00
Assessment Roll	\$5,000.00	\$5,000.00
Legal advertising	\$3,500.00	\$3,500.00
Financial and Revenue Collections	\$5,000.00	\$3,600.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Website administration	\$1,500.00	\$1,500.00
Website ADA Compliance	\$1,600.00	\$1,613.00
Miscellaneous Services	\$325.00	\$0.00
Tax Collector Fees	\$750.00	\$46,771.63
Dues, Licenses, Subscriptions	\$175.00	\$175.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
DTS - Continuing Disclosure Software Subscription	\$0.00	\$5,000.00
Arbitrage Reporting	\$500.00	\$1,200.00
Construction Accounting	\$6,100.00	\$0.00
Rentals and Leases	\$600.00	\$0.00
Bank Fees	\$200.00	\$0.00
Mailings	\$200.00	\$500.00
Office Supplies	\$100.00	\$0.00
ProfServ-Info Technology	\$600.00	\$0.00
Total Financial and Administrative	\$148,150.00	\$193,559.63
Insurance		
Insurance - General Liability	\$12,500.00	\$0.00
Public Officials Insurance	\$7,500.00	\$0.00
Insurance -Property & Casualty	\$35,000.00	\$0.00
Insurance Deductible	\$0.00	\$2,500.00
Insurance - Crime	\$500.00	\$0.00
Total Premium	\$0.00	\$28,744.00
Total Insurance	\$55,500.00	\$31,244.00
Utility Services		
Electric Utility Services	\$25,000.00	\$25,000.00
Street Lights	\$180,000.00	\$180,000.00
Clubhouse Internet, TV, Phone	\$0.00	\$1,380.00
Water/Waste	\$18,500.00	\$20,000.00
Total Utility Services	\$223,500.00	\$226,380.00
Amenity		
Payroll-Pool Monitors	\$40,000.00	\$12,000.00
Contracts-Pools	\$15,000.00	\$60,000.00
R&M-Pools	\$5,000.00	\$0.00
Contracts-Janitorial Services	\$12,000.00	\$25,000.00
Amenity Center Cleaning & Supplies	\$5,000.00	\$5,000.00
Amenity Center Pest Control	\$1,200.00	\$1,800.00
R&M - Amenity Center	\$6,000.00	\$10,000.00
R&M-Security Cameras	\$1,500.00	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2026	FY 2027
R&M-Access&Surveillance Systems	\$8,500.00	\$0.00
Contract-Dumpster Rental	\$2,400.00	\$0.00
R&M-Stormwater System	\$2,500.00	\$0.00
Annual Stormwater Report	\$2,500.00	\$0.00
Security Monitoring Services	\$1,200.00	\$6,000.00
Dog Waste Station Service & Supplies	\$1,500.00	\$5,000.00
R&M-Boundary Walls/Fences/Monuments	\$2,500.00	\$0.00
Pavement and Signage Repairs	\$7,500.00	\$0.00
Holiday Decoration	\$12,000.00	\$15,000.00
Facility A/C & Heating Maintenance & Repair	\$2,500.00	\$0.00
Playground Equipment and Maintenance	\$2,500.00	\$0.00
Pressure washing	\$0.00	\$20,000.00
Pool Permit	\$0.00	\$275.00
Pool Miantenance - Misc Services	\$0.00	\$5,000.00
Key Fob Distribution	\$500.00	\$1,200.00
Special Events	\$0.00	\$10,000.00
Onsite Staff	\$0.00	\$85,000.00
Amenity Furniture R&M	\$2,500.00	\$5,000.00
MISC	\$2,500.00	\$0.00
Total Amenity	\$136,800.00	\$271,275.00
Landscape and Pond Maintenance		
Contracts-Landscape	\$300,000.00	\$863,500.00
R&M Landscape	\$15,000.00	\$0.00
Landscape - Mulch	\$7,500.00	\$50,000.00
Landscape - Annuals	\$8,000.00	\$0.00
Landscape Replacement	\$25,000.00	\$75,000.00
Irrigation Maintenance	\$7,500.00	\$20,000.00
Contracts-Aquatic Control	\$15,000.00	\$50,000.00
Aquatic Plant Replacement	\$5,000.00	\$0.00
Waterway Management	\$14,000.00	\$0.00
Wetland Maintenance	\$7,500.00	\$20,000.00
Landscape- Storm Clean Up & Tree Removal	\$0.00	\$35,000.00
Misc-Contingency	\$3,500.00	\$0.00
Water Trucks	\$0.00	\$20,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Tree Trimming	\$0.00	\$20,000.00
Aquatics R&M	\$0.00	\$5,000.00
Debris Cleanup	\$3,500.00	\$5,000.00
Sidewalk, Pavement, Signage	\$0.00	\$10,000.00
R&M - Monument, Entrance, Wall	\$0.00	\$30,000.00
Fountain Contract	\$0.00	\$2,000.00
Fountain R&M	\$0.00	\$10,000.00
Total Landscape and Pond Maintenance	\$411,500.00	\$1,215,500.00
Contingency		
Misc-Contingency	\$0.00	\$100,000.00
Total Contingency	\$0.00	\$100,000.00
TOTAL EXPENDITURES	\$975,450.00	\$2,037,958.63
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$207,079.52
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance	\$ -	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$207,079.52
FUND BALANCE, BEGINNING	\$0.00	-\$235.00
FUND BALANCE, ENDING	\$0.00	\$206,844.52

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Estimated Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending each meeting.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Financial and Administrative (continued)

Budget Narrative
Fiscal Year 2027

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

DTS – Continuing Disclosure Software Subscription

Cost to produce a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous Services

All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Clubhouse Internet, TV, Phone

Internet service for clubhouse and other amenity locations.

Budget Narrative
Fiscal Year 2027

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Payroll - Pool Monitor

Cost of staff members to facilitate pool safety services.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

R&M-Pool

Cost of chemical pool treatments and similar maintenance.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Amenity Center Cleaning & Supplies

Cost for cleaning and supplies for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

R&M Amenity Center

Cost of repairs and regular maintenance of CDD amenities.

R&M Security Cameras

Cost to replace and/or maintain CDD security equipment.

R&M Access Control

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Contract Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

R&M Boundary Walls/Fences/Monuments

Cost of repairs and regular maintenance for entryways, walls, fences and monuments.

Pavement and Signage Repairs

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Pressure washing

Budget Narrative
Fiscal Year 2027

Cost of cleaning fences, etc. for the CDD.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Pool Permits

Cost of permits required for CDD pool operation as required by law.

Key Fob Distribution

Cost of providing keycards to residents to access CDD Facilities.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

MISC

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M Landscaping

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

Landscaping – Annuals

Cost of replacing annual plants throughout the district.

Landscaping –Replacement

Cost of replacing dead or damaged landscaping throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Debris Cleanup

Cost of cleaning up debris on district property.

Contingency/Reserves

Misc-Contingency

Funds set aside for projects, as determined by the district's board.



Palmetto Ridge
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2026 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$969,574.47
Special Assmnts- Discounts	\$0.00	-\$38,782.98
Developer Contribution	\$0.00	\$0.00
TOTAL REVENUES	\$0.00	\$930,791.49
EXPENDITURES		
<i>Administrative</i>		
Misc-Assessment Collection Cost	\$0.00	\$19,391.49
	\$0.00	\$0.00
Total Administrative	\$0.00	\$19,391.49
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$210,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00
Interest Expense	\$0.00	\$631,514.54
	\$0.00	\$0.00
Total Debt Service	\$0.00	\$841,514.54
TOTAL EXPENDITURES	\$0.00	\$860,906.03
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$69,885.46
OTHER FINANCING SOURCES (USES)		
Bond Proceeds		\$0.00
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$69,885.46
FUND BALANCE, BEGINNING		\$911,265.00
FUND BALANCE, ENDING	\$0.00	\$981,150.46
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2026 Bonds	\$0	\$12,935,000

Series 2026 Assessment Area One Special Assessment Revenue Bonds
Amortization Schedule

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2026	\$13,490,000.00	\$345,000.00	4.125%	\$281,713.29	\$626,713.29	
11/1/2026	\$13,145,000.00			\$281,713.29	\$281,713.29	\$908,426.57
5/1/2027	\$13,145,000.00	\$210,000.00	4.125%	\$349,801.26	\$559,801.26	
11/1/2027	\$12,935,000.00			\$349,801.26	\$349,801.26	\$909,602.51
5/1/2028	\$12,935,000.00	\$220,000.00	4.125%	\$345,366.88	\$565,366.88	
11/1/2028	\$12,715,000.00			\$345,366.88	\$345,366.88	\$910,733.76
5/1/2029	\$12,715,000.00	\$225,000.00	4.125%	\$340,777.82	\$565,777.82	
11/1/2029	\$12,490,000.00			\$340,777.82	\$340,777.82	\$906,555.63
5/1/2030	\$12,490,000.00	\$235,000.00	4.125%	\$336,034.07	\$571,034.07	
11/1/2030	\$12,255,000.00			\$336,034.07	\$336,034.07	\$907,068.13
5/1/2031	\$12,255,000.00	\$245,000.00	4.500%	\$331,084.07	\$576,084.07	
11/1/2031	\$12,010,000.00			\$331,084.07	\$331,084.07	\$907,168.13
5/1/2032	\$12,010,000.00	\$260,000.00	4.500%	\$325,632.50	\$585,632.50	
11/1/2032	\$11,750,000.00			\$325,632.50	\$325,632.50	\$911,265.00
5/1/2033	\$11,750,000.00	\$270,000.00	4.500%	\$319,670.00	\$589,670.00	
11/1/2033	\$11,480,000.00			\$319,670.00	\$319,670.00	\$909,340.00
5/1/2034	\$11,480,000.00	\$280,000.00	4.500%	\$313,482.50	\$593,482.50	
11/1/2034	\$11,200,000.00			\$313,482.50	\$313,482.50	\$906,965.00
5/1/2035	\$11,200,000.00	\$295,000.00	4.500%	\$307,013.75	\$602,013.75	
11/1/2035	\$10,905,000.00			\$307,013.75	\$307,013.75	\$909,027.50
5/1/2036	\$10,905,000.00	\$310,000.00	5.450%	\$300,207.50	\$610,207.50	
11/1/2036	\$10,595,000.00			\$300,207.50	\$300,207.50	\$910,415.00
5/1/2037	\$10,595,000.00	\$325,000.00	5.450%	\$292,291.88	\$617,291.88	
11/1/2037	\$10,270,000.00			\$292,291.88	\$292,291.88	\$909,583.75
5/1/2038	\$10,270,000.00	\$340,000.00	5.450%	\$283,231.25	\$623,231.25	
11/1/2038	\$9,930,000.00			\$283,231.25	\$283,231.25	\$906,462.50
5/1/2039	\$9,930,000.00	\$360,000.00	5.450%	\$273,693.75	\$633,693.75	
11/1/2039	\$9,570,000.00			\$273,693.75	\$273,693.75	\$907,387.50
5/1/2040	\$9,570,000.00	\$380,000.00	5.450%	\$263,611.25	\$643,611.25	
11/1/2040	\$9,190,000.00			\$263,611.25	\$263,611.25	\$907,222.50
5/1/2041	\$9,190,000.00	\$405,000.00	5.450%	\$252,915.63	\$657,915.63	
11/1/2041	\$8,785,000.00			\$252,915.63	\$252,915.63	\$910,831.25
5/1/2042	\$8,785,000.00	\$425,000.00	5.450%	\$241,606.88	\$666,606.88	
11/1/2042	\$8,360,000.00			\$241,606.88	\$241,606.88	\$908,213.75
5/1/2043	\$8,360,000.00	\$450,000.00	5.450%	\$229,685.00	\$679,685.00	
11/1/2043	\$7,910,000.00			\$229,685.00	\$229,685.00	\$909,370.00
5/1/2044	\$7,910,000.00	\$475,000.00	5.450%	\$217,081.88	\$692,081.88	
11/1/2044	\$7,435,000.00			\$217,081.88	\$217,081.88	\$909,163.75
5/1/2045	\$7,435,000.00	\$500,000.00	5.450%	\$203,797.50	\$703,797.50	
11/1/2045	\$6,935,000.00			\$203,797.50	\$203,797.50	\$907,595.00
5/1/2046	\$6,935,000.00	\$530,000.00	5.700%	\$189,763.75	\$719,763.75	
11/1/2046	\$6,405,000.00			\$189,763.75	\$189,763.75	\$909,527.50
5/1/2047	\$6,405,000.00	\$560,000.00	5.700%	\$174,562.50	\$734,562.50	
11/1/2047	\$5,845,000.00			\$174,562.50	\$174,562.50	\$909,125.00
5/1/2048	\$5,845,000.00	\$595,000.00	5.700%	\$158,103.75	\$753,103.75	
11/1/2048	\$5,250,000.00			\$158,103.75	\$158,103.75	\$911,207.50
5/1/2049	\$5,250,000.00	\$625,000.00	5.700%	\$140,718.75	\$765,718.75	
11/1/2049	\$4,625,000.00			\$140,718.75	\$140,718.75	\$906,437.50
5/1/2050	\$4,625,000.00	\$665,000.00	5.700%	\$122,336.25	\$787,336.25	
11/1/2050	\$3,960,000.00			\$122,336.25	\$122,336.25	\$909,672.50
5/1/2051	\$3,960,000.00	\$705,000.00	5.700%	\$102,813.75	\$807,813.75	
11/1/2051	\$3,255,000.00			\$102,813.75	\$102,813.75	\$910,627.50
5/1/2052	\$3,255,000.00	\$745,000.00	5.700%	\$82,151.25	\$827,151.25	
11/1/2052	\$2,510,000.00			\$82,151.25	\$82,151.25	\$909,302.50
5/1/2053	\$2,510,000.00	\$790,000.00	5.700%	\$60,277.50	\$850,277.50	
11/1/2053	\$1,720,000.00			\$60,277.50	\$60,277.50	\$910,555.00
5/1/2054	\$1,720,000.00	\$835,000.00	5.700%	\$37,121.25	\$872,121.25	
11/1/2054	\$885,000.00			\$37,121.25	\$37,121.25	\$909,242.50
5/1/2055	\$885,000.00	\$885,000.00	5.700%	\$25,222.50	\$910,222.50	\$910,222.50
		\$13,490,000.00		\$13,778,317.23	\$27,268,317.23	\$27,268,317.23

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Palmetto Ridge

Community Development District

Supporting Budget Schedule

FY 2027



Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Series 2026 AA1 (Phases 1A-C)									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	
SINGLE FAMILY 40	115	115	\$932.86	\$1,489.36	\$2,422.23	\$933.00	\$1,489.36	\$2,422.36	-\$0.14
SINGLE FAMILY 50	292	292	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$1,861.70	\$3,028.70	-\$0.92
SINGLE FAMILY 60	114	114	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$2,234.04	\$3,634.04	-\$0.70
SUBTOTAL	521	521							

Series 2026 AA2 (Phases 1D, 3, 4)									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	
SINGLE FAMILY 40	137	137	\$932.86	\$1,489.36	\$2,422.23	\$933.00	\$0.00	\$933.00	\$1,489.23
SINGLE FAMILY 50	482	482	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$0.00	\$1,167.00	\$1,860.78
SINGLE FAMILY 60	297	297	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$0.00	\$1,400.00	\$2,233.34
SINGLE FAMILY 65	134	134	\$1,492.58	\$2,420.21	\$3,912.80	\$1,167.00	\$0.00	\$1,167.00	\$2,745.80
SINGLE FAMILY 70	134	134	\$1,632.51	\$2,792.55	\$4,425.07	\$1,400.00	\$0.00	\$1,400.00	\$3,025.07
SUBTOTAL	1,184	1,184							

Future Development AA3									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	Average O&M Per Unit	Debt Per Unit	FY 2026 Total	
To be determined	164	164	\$1,262.68	\$0.00	\$1,262.68	\$1,262.68	\$0.00	\$1,262.68	\$0.00
SUBTOTAL	164	164							

Total Units 1,869 1,869

NOTE: Annual O&M assessments will be assigned to lots transferred to builders. Developer-owned land/lots are deficit funded.

**RESOLUTION 2026-13
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Palmetto Ridge Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 12, 2026
TIME: 11:00 a.m.
LOCATION: SpringHill Suites by Marriot Tampa Suncoast Parkway
16615 Crosspointe Run, Land O’ Lakes, Florida, 34648

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF May, 2026.

ATTEST:

**PALMETTO RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

***Palmetto Ridge
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 19, 2026

CLEAR PARTNERSHIPS





Palmetto Ridge
Community Development District

Budget Overview

FY 2027

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Palmetto Ridge
Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2026	FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$2,338,581.40
Special Assmnts- Discounts	\$0.00	-\$93,543.26
Special Assmnts- Prepayment	\$0.00	\$0.00
Special Assmnts- Developer	\$0.00	\$0.00
Developer Estimated Contribution	\$0.00	\$0.00
Special Assmnts- CDD Collected	\$975,450.00	\$0.00
TOTAL REVENUES	\$975,450.00	\$2,245,038.15

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
ProfServ-dissemination agent	\$7,000.00	\$10,000.00
ProfServ-trustee fees	\$9,500.00	\$8,500.00
District counsel	\$15,000.00	\$15,000.00
District Engineer	\$15,000.00	\$12,500.00
District manager	\$25,000.00	\$21,000.00
Field manager	\$15,000.00	\$18,000.00
Accounting Services	\$17,500.00	\$19,200.00
Auditing Services	\$5,500.00	\$8,000.00
Assessment Roll	\$5,000.00	\$5,000.00
Legal advertising	\$3,500.00	\$3,500.00
Financial and Revenue Collections	\$5,000.00	\$3,600.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Website administration	\$1,500.00	\$1,500.00
Website ADA Compliance	\$1,600.00	\$1,613.00
Miscellaneous Services	\$325.00	\$0.00
Tax Collector Fees	\$750.00	\$46,771.63
Dues, Licenses, Subscriptions	\$175.00	\$175.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
DTS - Continuing Disclosure Software Subscription	\$0.00	\$5,000.00
Arbitrage Reporting	\$500.00	\$1,200.00
Construction Accounting	\$6,100.00	\$0.00
Rentals and Leases	\$600.00	\$0.00
Bank Fees	\$200.00	\$0.00
Mailings	\$200.00	\$500.00
Office Supplies	\$100.00	\$0.00
ProfServ-Info Technology	\$600.00	\$0.00
<i>Total Financial and Administrative</i>	\$148,150.00	\$193,559.63
 <i>Insurance</i>		
Insurance - General Liability	\$12,500.00	\$0.00
Public Officials Insurance	\$7,500.00	\$0.00
Insurance -Property & Casualty	\$35,000.00	\$0.00
Insurance Deductible	\$0.00	\$2,500.00
Insurance - Crime	\$500.00	\$0.00
Total Premium	\$0.00	\$28,744.00
<i>Total Insurance</i>	\$55,500.00	\$31,244.00
 <i>Utility Services</i>		
Electric Utility Services	\$25,000.00	\$25,000.00
Street Lights	\$180,000.00	\$180,000.00
Clubhouse Internet, TV, Phone	\$0.00	\$1,380.00
Water/Waste	\$18,500.00	\$20,000.00
<i>Total Utility Services</i>	\$223,500.00	\$226,380.00
 <i>Amenity</i>		
Payroll-Pool Monitors	\$40,000.00	\$12,000.00
Contracts-Pools	\$15,000.00	\$60,000.00
R&M-Pools	\$5,000.00	\$0.00
Contracts-Janitorial Services	\$12,000.00	\$25,000.00
Amenity Center Cleaning & Supplies	\$5,000.00	\$5,000.00
Amenity Center Pest Control	\$1,200.00	\$1,800.00
R&M - Amenity Center	\$6,000.00	\$10,000.00
R&M-Security Cameras	\$1,500.00	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2026	FY 2027
R&M-Access&Surveillance Systems	\$8,500.00	\$0.00
Contract-Dumpster Rental	\$2,400.00	\$0.00
R&M-Stormwater System	\$2,500.00	\$0.00
Annual Stormwater Report	\$2,500.00	\$0.00
Security Monitoring Services	\$1,200.00	\$6,000.00
Dog Waste Station Service & Supplies	\$1,500.00	\$5,000.00
R&M-Boundary Walls/Fences/Monuments	\$2,500.00	\$0.00
Pavement and Signage Repairs	\$7,500.00	\$0.00
Holiday Decoration	\$12,000.00	\$15,000.00
Facility A/C & Heating Maintenance & Repair	\$2,500.00	\$0.00
Playground Equipment and Maintenance	\$2,500.00	\$0.00
Pressure washing	\$0.00	\$20,000.00
Pool Permit	\$0.00	\$275.00
Pool Miantenance - Misc Services	\$0.00	\$5,000.00
Key Fob Distribution	\$500.00	\$1,200.00
Special Events	\$0.00	\$10,000.00
Onsite Staff	\$0.00	\$85,000.00
Amenity Furniture R&M	\$2,500.00	\$5,000.00
MISC	\$2,500.00	\$0.00
Total Amenity	\$136,800.00	\$271,275.00
 <i>Landscape and Pond Maintenance</i>		
Contracts-Landscape	\$300,000.00	\$863,500.00
R&M Landscape	\$15,000.00	\$0.00
Landscape - Mulch	\$7,500.00	\$50,000.00
Landscape - Annuals	\$8,000.00	\$0.00
Landscape Replacement	\$25,000.00	\$75,000.00
Irrigation Maintenance	\$7,500.00	\$20,000.00
Contracts-Aquatic Control	\$15,000.00	\$50,000.00
Aquatic Plant Replacement	\$5,000.00	\$0.00
Waterway Management	\$14,000.00	\$0.00
Wetland Maintenance	\$7,500.00	\$20,000.00
Landscape- Storm Clean Up & Tree Removal	\$0.00	\$35,000.00
Misc-Contingency	\$3,500.00	\$0.00
Water Trucks	\$0.00	\$20,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Tree Trimming	\$0.00	\$20,000.00
Aquatics R&M	\$0.00	\$5,000.00
Debris Cleanup	\$3,500.00	\$5,000.00
Sidewalk, Pavement, Signage	\$0.00	\$10,000.00
R&M - Monument, Entrance, Wall	\$0.00	\$30,000.00
Fountain Contract	\$0.00	\$2,000.00
Fountain R&M	\$0.00	\$10,000.00
Total Landscape and Pond Maintenance	\$411,500.00	\$1,215,500.00
<i>Contingency</i>		
Misc-Contingency	\$0.00	\$100,000.00
Total Contingency	\$0.00	\$100,000.00
TOTAL EXPENDITURES	\$975,450.00	\$2,037,958.63
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$207,079.52
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance	\$ -	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$207,079.52
FUND BALANCE, BEGINNING	\$0.00	-\$235.00
FUND BALANCE, ENDING	\$0.00	\$206,844.52

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Estimated Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending each meeting.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Financial and Administrative (continued)

Budget Narrative
Fiscal Year 2027

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

DTS – Continuing Disclosure Software Subscription

Cost to produce a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous Services

All other administrative costs not otherwise specified above.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Clubhouse Internet, TV, Phone

Internet service for clubhouse and other amenity locations.

Budget Narrative
Fiscal Year 2027

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Payroll - Pool Monitor

Cost of staff members to facilitate pool safety services.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

R&M-Pool

Cost of chemical pool treatments and similar maintenance.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Amenity Center Cleaning & Supplies

Cost for cleaning and supplies for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

R&M Amenity Center

Cost of repairs and regular maintenance of CDD amenities.

R&M Security Cameras

Cost to replace and/or maintain CDD security equipment.

R&M Access Control

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Contract Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

R&M Boundary Walls/Fences/Monuments

Cost of repairs and regular maintenance for entryways, walls, fences and monuments.

Pavement and Signage Repairs

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Pressure washing

Budget Narrative
Fiscal Year 2027

Cost of cleaning fences, etc. for the CDD.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Pool Permits

Cost of permits required for CDD pool operation as required by law.

Key Fob Distribution

Cost of providing keycards to residents to access CDD Facilities.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

MISC

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M Landscaping

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

Landscaping – Annuals

Cost of replacing annual plants throughout the district.

Landscaping –Replacement

Cost of replacing dead or damaged landscaping throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Debris Cleanup

Cost of cleaning up debris on district property.

Contingency/Reserves

Misc-Contingency

Funds set aside for projects, as determined by the district's board.



Palmetto Ridge
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2026 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$969,574.47
Special Assmnts- Discounts	\$0.00	-\$38,782.98
Developer Contribution	\$0.00	\$0.00
TOTAL REVENUES	\$0.00	\$930,791.49
EXPENDITURES		
<i>Administrative</i>		
Misc-Assessment Collection Cost	\$0.00	\$19,391.49
	\$0.00	\$0.00
<i>Total Administrative</i>	\$0.00	\$19,391.49
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$210,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00
Interest Expense	\$0.00	\$631,514.54
	\$0.00	\$0.00
<i>Total Debt Service</i>	\$0.00	\$841,514.54
TOTAL EXPENDITURES	\$0.00	\$860,906.03
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$69,885.46
OTHER FINANCING SOURCES (USES)		
Bond Proceeds		\$0.00
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$69,885.46
FUND BALANCE, BEGINNING		\$911,265.00
FUND BALANCE, ENDING	\$0.00	\$981,150.46
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2026 Bonds	\$0	\$12,935,000

Series 2026 Assessment Area One Special Assessment Revenue Bonds
Amortization Schedule

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2026	\$13,490,000.00	\$345,000.00	4.125%	\$281,713.29	\$626,713.29	
11/1/2026	\$13,145,000.00			\$281,713.29	\$281,713.29	\$908,426.57
5/1/2027	\$13,145,000.00	\$210,000.00	4.125%	\$349,801.26	\$559,801.26	
11/1/2027	\$12,935,000.00			\$349,801.26	\$349,801.26	\$909,602.51
5/1/2028	\$12,935,000.00	\$220,000.00	4.125%	\$345,366.88	\$565,366.88	
11/1/2028	\$12,715,000.00			\$345,366.88	\$345,366.88	\$910,733.76
5/1/2029	\$12,715,000.00	\$225,000.00	4.125%	\$340,777.82	\$565,777.82	
11/1/2029	\$12,490,000.00			\$340,777.82	\$340,777.82	\$906,555.63
5/1/2030	\$12,490,000.00	\$235,000.00	4.125%	\$336,034.07	\$571,034.07	
11/1/2030	\$12,255,000.00			\$336,034.07	\$336,034.07	\$907,068.13
5/1/2031	\$12,255,000.00	\$245,000.00	4.500%	\$331,084.07	\$576,084.07	
11/1/2031	\$12,010,000.00			\$331,084.07	\$331,084.07	\$907,168.13
5/1/2032	\$12,010,000.00	\$260,000.00	4.500%	\$325,632.50	\$585,632.50	
11/1/2032	\$11,750,000.00			\$325,632.50	\$325,632.50	\$911,265.00
5/1/2033	\$11,750,000.00	\$270,000.00	4.500%	\$319,670.00	\$589,670.00	
11/1/2033	\$11,480,000.00			\$319,670.00	\$319,670.00	\$909,340.00
5/1/2034	\$11,480,000.00	\$280,000.00	4.500%	\$313,482.50	\$593,482.50	
11/1/2034	\$11,200,000.00			\$313,482.50	\$313,482.50	\$906,965.00
5/1/2035	\$11,200,000.00	\$295,000.00	4.500%	\$307,013.75	\$602,013.75	
11/1/2035	\$10,905,000.00			\$307,013.75	\$307,013.75	\$909,027.50
5/1/2036	\$10,905,000.00	\$310,000.00	5.450%	\$300,207.50	\$610,207.50	
11/1/2036	\$10,595,000.00			\$300,207.50	\$300,207.50	\$910,415.00
5/1/2037	\$10,595,000.00	\$325,000.00	5.450%	\$292,291.88	\$617,291.88	
11/1/2037	\$10,270,000.00			\$292,291.88	\$292,291.88	\$909,583.75
5/1/2038	\$10,270,000.00	\$340,000.00	5.450%	\$283,231.25	\$623,231.25	
11/1/2038	\$9,930,000.00			\$283,231.25	\$283,231.25	\$906,462.50
5/1/2039	\$9,930,000.00	\$360,000.00	5.450%	\$273,693.75	\$633,693.75	
11/1/2039	\$9,570,000.00			\$273,693.75	\$273,693.75	\$907,387.50
5/1/2040	\$9,570,000.00	\$380,000.00	5.450%	\$263,611.25	\$643,611.25	
11/1/2040	\$9,190,000.00			\$263,611.25	\$263,611.25	\$907,222.50
5/1/2041	\$9,190,000.00	\$405,000.00	5.450%	\$252,915.63	\$657,915.63	
11/1/2041	\$8,785,000.00			\$252,915.63	\$252,915.63	\$910,831.25
5/1/2042	\$8,785,000.00	\$425,000.00	5.450%	\$241,606.88	\$666,606.88	
11/1/2042	\$8,360,000.00			\$241,606.88	\$241,606.88	\$908,213.75
5/1/2043	\$8,360,000.00	\$450,000.00	5.450%	\$229,685.00	\$679,685.00	
11/1/2043	\$7,910,000.00			\$229,685.00	\$229,685.00	\$909,370.00
5/1/2044	\$7,910,000.00	\$475,000.00	5.450%	\$217,081.88	\$692,081.88	
11/1/2044	\$7,435,000.00			\$217,081.88	\$217,081.88	\$909,163.75
5/1/2045	\$7,435,000.00	\$500,000.00	5.450%	\$203,797.50	\$703,797.50	
11/1/2045	\$6,935,000.00			\$203,797.50	\$203,797.50	\$907,595.00
5/1/2046	\$6,935,000.00	\$530,000.00	5.700%	\$189,763.75	\$719,763.75	
11/1/2046	\$6,405,000.00			\$189,763.75	\$189,763.75	\$909,527.50
5/1/2047	\$6,405,000.00	\$560,000.00	5.700%	\$174,562.50	\$734,562.50	
11/1/2047	\$5,845,000.00			\$174,562.50	\$174,562.50	\$909,125.00
5/1/2048	\$5,845,000.00	\$595,000.00	5.700%	\$158,103.75	\$753,103.75	
11/1/2048	\$5,250,000.00			\$158,103.75	\$158,103.75	\$911,207.50
5/1/2049	\$5,250,000.00	\$625,000.00	5.700%	\$140,718.75	\$765,718.75	
11/1/2049	\$4,625,000.00			\$140,718.75	\$140,718.75	\$906,437.50
5/1/2050	\$4,625,000.00	\$665,000.00	5.700%	\$122,336.25	\$787,336.25	
11/1/2050	\$3,960,000.00			\$122,336.25	\$122,336.25	\$909,672.50
5/1/2051	\$3,960,000.00	\$705,000.00	5.700%	\$102,813.75	\$807,813.75	
11/1/2051	\$3,255,000.00			\$102,813.75	\$102,813.75	\$910,627.50
5/1/2052	\$3,255,000.00	\$745,000.00	5.700%	\$82,151.25	\$827,151.25	
11/1/2052	\$2,510,000.00			\$82,151.25	\$82,151.25	\$909,302.50
5/1/2053	\$2,510,000.00	\$790,000.00	5.700%	\$60,277.50	\$850,277.50	
11/1/2053	\$1,720,000.00			\$60,277.50	\$60,277.50	\$910,555.00
5/1/2054	\$1,720,000.00	\$835,000.00	5.700%	\$37,121.25	\$872,121.25	
11/1/2054	\$885,000.00			\$37,121.25	\$37,121.25	\$909,242.50
5/1/2055	\$885,000.00	\$885,000.00	5.700%	\$25,222.50	\$910,222.50	\$910,222.50
		<u>\$13,490,000.00</u>		<u>\$13,778,317.23</u>	<u>\$27,268,317.23</u>	<u>\$27,268,317.23</u>

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Palmetto Ridge
Community Development District

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Series 2026 AA1 (Phases 1A-C)									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	
SINGLE FAMILY 40	115	115	\$932.86	\$1,489.36	\$2,422.23	\$933.00	\$1,489.36	\$2,422.36	-\$0.14
SINGLE FAMILY 50	292	292	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$1,861.70	\$3,028.70	-\$0.92
SINGLE FAMILY 60	114	114	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$2,234.04	\$3,634.04	-\$0.70
SUBTOTAL	521	521							

Series 2026 AA2 (Phases 1D, 3, 4)									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	O&M Per Unit	Debt Per Unit	FY 2026 Total	
SINGLE FAMILY 40	137	137	\$932.86	\$1,489.36	\$2,422.23	\$933.00	\$0.00	\$933.00	\$1,489.23
SINGLE FAMILY 50	482	482	\$1,166.08	\$1,861.70	\$3,027.78	\$1,167.00	\$0.00	\$1,167.00	\$1,860.78
SINGLE FAMILY 60	297	297	\$1,399.30	\$2,234.04	\$3,633.34	\$1,400.00	\$0.00	\$1,400.00	\$2,233.34
SINGLE FAMILY 65	134	134	\$1,492.58	\$2,420.21	\$3,912.80	\$1,167.00	\$0.00	\$1,167.00	\$2,745.80
SINGLE FAMILY 70	134	134	\$1,632.51	\$2,792.55	\$4,425.07	\$1,400.00	\$0.00	\$1,400.00	\$3,025.07
SUBTOTAL	1,184	1,184							

Future Development AA3									
Lot Size	O&M Units	Debt Units	Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
			O&M Per Unit	Debt Per Unit	FY 2027 Total	Average O&M Per Unit	Debt Per Unit	FY 2026 Total	
To be determined	164	164	\$1,262.68	\$0.00	\$1,262.68	\$1,262.68	\$0.00	\$1,262.68	\$0.00
SUBTOTAL	164	164							

Total Units 1,869 1,869

NOTE: Annual O&M assessments will be assigned to lots transferred to builders. Developer-owned land/lots are deficit funded.

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; ADDRESSING CONFLICTS; 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’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

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

1. DESIGNATION OF PUBLIC DEPOSITORY. _____
is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District’s Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District’s official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District’s Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

3. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

RESOLUTION 2026-15

**[RESOLUTION ALLOCATING SERIES 2026 BOND PROCEEDS]
(Palmetto Ridge Collector Road West, Phase 3 and East and Palmetto Ridge Mass Grading Phase 3)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT ALLOCATING BOND PROCEEDS FROM THE DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO PROJECT) TO FINANCE THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2026 PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District (“**District**”) intends to construct and/or acquire certain improvements (“**Series 2026 Project**”) described in the District’s *Second Supplemental Engineer’s Report*; and

WHEREAS, the District intends to issue and/or has issued the Special Assessment Bonds, Series 2026 (Assessment Area Two Project) (the “**Series 2026 Bonds**”) to finance all or a portion of the Series 2026 Project, and the Board desires to allocate the monies from the *Series 2026 Bonds Acquisition and Construction Account* established under the *Series 2026 Bonds Supplemental Trust Indenture* to finance the construction and acquisition of certain of the improvements comprising the Series 2026 Project.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT’S BOARD OF SUPERVISORS AS FOLLOWS:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*.

Section 2. Allocation of Bond Proceeds. The District Manager shall direct the Trustee for the Series 2026 Bonds to allocate \$18,792,500 from the proceeds of the Series 2026 Bonds in order to fund (i) the Palmetto Ridge Collector Road West, Phase 3 section (Verano Boulevard) (\$3,357,500), (ii) the Palmetto Ridge Collector Road East (Cascade Bluff, East) (\$9,162,500), and (iii) Palmetto Ridge Mass Grading Phase 3 (\$6,272,500). The District Manager is hereby empowered to take all actions necessary to effect the intent of this Resolution.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 19th, day of May, 2026.

Attest:

**PALMETTO RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RESOLUTION 2026-16

**[RESOLUTION ALLOCATING SERIES 2026 BOND PROCEEDS]
(Palmetto Ridge Collector Road West, Phase 1A section)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT ALLOCATING BOND PROCEEDS FROM THE DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO PROJECT) TO FINANCE THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2026 PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District (“**District**”) intends to construct and/or acquire certain improvements (“**Series 2026 Project**”) described in the District’s *Second Supplemental Engineer’s Report*; and

WHEREAS, the District intends to issue and/or has issued the Special Assessment Bonds, Series 2026 (Assessment Area Two Project) (the “**Series 2026 Bonds**”) to finance all or a portion of the Series 2026 Project, and the Board desires to allocate the monies from the *Series 2026 Bonds Acquisition and Construction Account* established under the *Series 2026 Bonds Supplemental Trust Indenture* to finance the construction and acquisition of certain of the improvements comprising the Series 2026 Project.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT’S BOARD OF SUPERVISORS AS FOLLOWS:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*.

Section 2. Allocation of Bond Proceeds. The District Manager shall direct the Trustee for the Series 2026 Bonds to allocate \$11,100,000 from the proceeds of the Series 2026 Bonds in order to fund the Master Palmetto Ridge Collector Road West, Phase 1A Section (Verano Boulevard). The District Manager is hereby empowered to take all actions necessary to effect the intent of this Resolution.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 19th, day of May, 2026.

Attest:

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

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C. Consideration of Second Supplemental Engineers’ Report

On MOTION by Mr. de la Ossa seconded by Ms. Riordan, with all in favor, Preliminary Second Supplemental Assessment Methodology Report AA2 and Second Supplemental Engineers’ Report, in substantial form, were approved. 3-0

D. Consideration of Resolution 2026-10; Delegation Award Resolution Series 2026 AA2
Ms. Steinerts reviewed the Resolution. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Mr. Budorick, with all in favor, Resolution 2026-10 Delegation Award Resolution Series 2026 AA2, was adopted. 3-0

E. Consideration of Resolution 2026-11; Delegated Supplemental Assessment

On MOTION by Mr. de la Ossa seconded by Ms. Riordan, with all in favor, Resolution 2026-11; Delegated Supplemental Assessment, was adopted. 3-0

F. Consideration of Issuer’s Counsel Documents

- 1. Completion Agreement 2026 Bonds/ Assessment Area Two**
- 2. Collateral Assignment 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. Budorick, with all in favor, Issuer’s Counsel Documents, items 1-6, in substantial form, were approved. 3-0

FORTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of the Meeting Minutes for January 2026**
- B. Consideration of O&M Expenditures December 2025; January & February 2026**
- C. Acceptance of Financials/Approval of the Check Register for December 2025; January & February 2026**

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

80 **FIFTH ORDER OF BUSINESS** **Staff Reports**

81 **A. District Counsel**

82 **B. District Manager**

83 **C. District Engineer**

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

85
86 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests & Comments**

87
88 There being none, the next order of business followed.

89
90 **SEVENTH ORDER OF BUSINESS** **Adjournment**

91 There being nothing further,

92
93

On MOTION by Mr. de la Ossa seconded by Mr. Budorick, with all in favor, 94 the meeting was adjourned at 11:55 a.m. 3-0
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95
96
97
98 _____
99 Jayna Cooper/Rollamay Turkoane
District Manager

Shawn Riordan
Chairperson

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	4/1/2026	175484	\$1,750.00			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175484	\$1,600.00			ACCOUNTING SVCS
INFRAMARK LLC	4/1/2026	175484	\$300.00			FIANANCIAL & REVENUE COLLECTION
INFRAMARK LLC	4/1/2026	175484	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	4/1/2026	175484	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	4/1/2026	175484	\$416.67	\$4,608.34	\$4,608.34	ASSESSMENT ROLL
KUTAK ROCK LLP	3/24/2026	3717469	\$87.50			FEB 2026-GENERAL COUNSEL THRU 02/27/26
Monthly Contract Subtotal			\$4,695.84			
Variable Contract						
HEIDT DESIGN LLC	3/31/2026	55764	\$190.00			ENGINEERING SERVICES
Variable Contract Subtotal			\$190.00			
Regular Services						
CARLOS DE LA OSSA	4/21/2026	CO-042126	\$200.00			BOARD 4/21/26
GRAU & ASSOCIATES	4/2/2026	29109	\$1,500.00			AUDIT FYE 09/30/2025
SCHOOLSTATUS PARENT INC	2/1/2026	INV-SN-1275	\$1,537.50			ANNUAL ADA WEBSITE FEES
Regular Services Subtotal			\$3,237.50			
TOTAL			\$8,123.34			



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

Invoice: 175484
 Invoice Date: 4/1/2026
 Due Date: 4/1/2026
 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: April 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
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:	175484
Invoice Date:	4/1/2026
Due Date:	4/1/2026
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 –
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

March 24, 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. 3717469

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. 3717469

36223-1

Re: General Counsel

For Professional Legal Services Rendered

02/23/26	K. Ibarra	0.10	22.50	Research election history and upcoming election method
02/27/26	J. Earlywine	0.20	65.00	Email regarding issuer's counsel agreements

TOTAL HOURS 0.30

TOTAL FOR SERVICES RENDERED \$87.50

TOTAL CURRENT AMOUNT DUE \$87.50



HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Invoice

Attention:
Palmetto Ridge CDD
Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice Number: 55764
Invoice Date: March 31, 2026
Month Ending: March 31, 2026
Project Manager: PARGOV, BOYAN V.
Project Number: CDD PR 1002

Project Name: Palmetto Ridge CDD District Engineer Services (Interim)

		Hours	Rate	Amount
Senior Project Manager	Review and execute PR Requisition 01	1.00	190.00	\$190.00
Total Professional Services		1.00		\$190.00

Invoice Total **\$190.00**

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Palmetto Ridge II

Board Meeting Date: April 21, 2026

Name	In Attendance Please X	Paid
------	------------------------	------

1	Carlos de la Ossa	x	\$200.00
---	-------------------	---	----------

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

4-22-2026
Date

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

REVISED 4/21/2026 12:00

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Palmetto Ridge Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 29109
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



INVOICE

Palmetto Ridge CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
United States

Invoice # INV-SN-1275
Invoice Date: 2/1/2026
Due Date: 3/3/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$1,537.50
Tax Total:
Total: \$1,537.50
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$1,537.50
------------------------------------	--------------------	-------------------

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

*Palmetto Ridge
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2026 DEBT SERVICE FUND	SERIES 2026 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash In Bank	\$ 4,569	\$ -	\$ -	\$ -	\$ 4,569
Due From Developer	9,946	-	-	-	9,946
Investments:					
Acquisition & Construction Account	-	-	106,370	-	106,370
Construction Fund	-	-	11,176,264	-	11,176,264
Reserve Fund	-	911,265	-	-	911,265
Revenue Fund	-	556,460	-	-	556,460
Amount To Be Provided	-	-	-	13,490,000	13,490,000
TOTAL ASSETS	\$ 14,515	\$ 1,467,725	\$ 11,282,634	\$ 13,490,000	\$ 26,254,874
LIABILITIES					
Accounts Payable	\$ 7,683	\$ -	\$ -	\$ -	\$ 7,683
Bonds Payable - Series 2026	-	-	-	13,490,000	13,490,000
TOTAL LIABILITIES	7,683	-	-	13,490,000	13,497,683
FUND BALANCES					
Restricted for:					
Debt Service	-	1,467,725	-	-	1,467,725
Capital Projects	-	-	11,282,634	-	11,282,634
Unassigned:	6,832	-	-	-	6,832
TOTAL FUND BALANCES	6,832	1,467,725	11,282,634	-	12,757,191
TOTAL LIABILITIES & FUND BALANCES	\$ 14,515	\$ 1,467,725	\$ 11,282,634	\$ 13,490,000	\$ 26,254,874

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 88	\$ 88	0.00%
Developer Estimated Contribution	226,683	31,495	(195,188)	13.89%
TOTAL REVENUES	226,683	31,583	(195,100)	13.93%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
Arbitrage Rebate	500	-	500	0.00%
ProfServ - Dissemination Agent	5,000	1,250	3,750	25.00%
ProfServ-Field Management	-	1,000	(1,000)	0.00%
ProfServ - Trustee Fees	5,000	-	5,000	0.00%
Assessment Roll	5,000	2,917	2,083	58.34%
District Counsel	30,000	1,726	28,274	5.75%
District Engineer	7,500	839	6,661	11.19%
District Manager	21,000	12,583	8,417	59.92%
Accounting Services	19,200	11,058	8,142	57.59%
Auditing Services	3,100	1,500	1,600	48.39%
Website ADA Compliance	1,600	3,075	(1,475)	192.19%
Insurance - General Liability	3,346	3,392	(46)	101.37%
Public Officials Insurance	2,738	2,738	-	100.00%
Crime	500	500	-	100.00%
Legal Advertising	5,000	1,719	3,281	34.38%
Miscellaneous Services	300	1,116	(816)	372.00%
Tax Collector Fees	150	-	150	0.00%
Financial and Revenue Collections	3,600	2,217	1,383	61.58%
Website Administration	1,500	875	625	58.33%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	127,209	49,630	77,579	39.01%
<u>Other Physical Environment</u>				
Contracts - Aquatic Control	35,000	-	35,000	0.00%
Reserves - Stormwater & Roads	16,500	-	16,500	0.00%
Total Other Physical Environment	51,500	-	51,500	0.00%

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
Contingency				
Misc-Contingency	47,974	-	47,974	0.00%
Total Contingency	47,974	-	47,974	0.00%
TOTAL EXPENDITURES	226,683	49,630	177,053	21.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,047)	(18,047)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		24,879		
FUND BALANCE, ENDING		\$ 6,832		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 6,249	\$ 6,249	0.00%
Special Assmnts- CDD Collected	-	556,403	556,403	0.00%
TOTAL REVENUES	-	562,652	562,652	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	562,652	562,652	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	56	56	0.00%
Bond Proceeds	-	911,265	911,265	0.00%
Operating Transfers-Out	-	(6,248)	(6,248)	0.00%
TOTAL FINANCING SOURCES (USES)	-	905,073	905,073	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,467,725</u>	<u>\$ 1,467,725</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 1,467,725</u>		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 80,837	\$ 80,837	0.00%
TOTAL REVENUES	-	80,837	80,837	0.00%
EXPENDITURES				
Administration				
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%
Total Administration	-	191,915	(191,915)	0.00%
Construction In Progress				
Construction in Progress	-	883,017	(883,017)	0.00%
Total Construction In Progress	-	883,017	(883,017)	0.00%
TOTAL EXPENDITURES	-	1,074,932	(1,074,932)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(994,095)	(994,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	6,248	6,248	0.00%
Bond Proceeds	-	12,270,537	12,270,537	0.00%
Operating Transfers-Out	-	(56)	(56)	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,276,729	12,276,729	0.00%
Net change in fund balance	\$ -	\$ 11,282,634	\$ 11,282,634	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 11,282,634		

Bank Account Statement

Palmetto Ridge CDD

Tuesday, May 5, 2026

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SRUDD

Bank Account No. 9768

Statement No. 04-26

Statement Date

04/30/2026

G/L Account No. 101002 Balance	4,569.16	Statement Balance	4,569.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	4,569.16
Subtotal	4,569.16	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	4,569.16
Ending G/L Balance	4,569.16		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(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	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	ACCOUNTING SVCS	532001-51301	\$1,458.33
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	FINANCE/REV COLL	549150-51301	\$416.67
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	ASSESSMENT ROLL	531141-51301	\$416.67
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1072	04/17/26	INFRAMARK LLC	170691	FEB 26-INFRAMARK MANAGEMENT INVOICE	FIELD MANAGEMENT	531016-51301	\$1,000.00
001	1073	04/17/26	GRAU & ASSOCIATES	29109	APRIL 2026-AUDIT FYE 9/30/2025	AUDIT FYE 09/30/2025	532002-51301	\$1,500.00
001	1074	04/17/26	KUTAK ROCK LLP	3717469	FEB 2026-GENERAL COUNSEL THRU 02/27/26	District Counsel	531146-51301	\$87.50
001	1075	04/17/26	HEIDT DESIGN LLC	55764	MAR 2026-ENGINEERING SERVICES	ENGINEERING SERVICES	531147-51301	\$190.00
001	1076	04/23/26	CARLOS DE LA OSSA	CO-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$7,894.17

Total Checks Paid	\$7,894.17
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