INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Palmetto Ridge Community Development District

August 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE:F7AZ3qT6
Join the meeting now

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R RESPECT

Palmetto Ridge
Community Development District

Board of Supervisors
Ryan Motko, Supervisor
Carlos de la Ossa, Supervisor
Angie Grunwald, Supervisor
Nicholas J Dister, Supervisor
Austin Berns, Supervisor

District Staff
Brian Lamb, District Secretary
Kristee Cole, District Manager
Jere Earlywine, District Counsel
Boyan Pargov, District Engineer
Angel Montagna, District Manager

Meeting Agenda

Tuesday, August 18, 2026, at 11:00 a.m.

The Public Hearing and Regular Meeting of Palmetto Ridge Community Development District will be held on **August 18, 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.

THE PUBLIC HEARING & 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET**
   A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
   B. Discussion on Fiscal Year 2027 Budget
   C. Close Public Hearing on Adopting Fiscal 2027 Final Budget
   D. Consideration of Resolution 2026-23 Adopting the Fiscal Year 2027 Final Budget
   E. Consideration of Resolution 2026-24 Levying O&M Assessments

4. BUSINSS ITEMS
   A. Consideration of Fiscal Year 2027 Deficit Funding Agreement
   B. Consideration of Resolution 2026-25 Setting the Fiscal Year 2027 Meeting Schedule
   C. Consideration of Resolution 2026-26 Goals and Objectives

5. CONSENT AGENDA
   A. Approval of the Meeting Minutes for July 21, 2026
   B. Consideration of Operation and Maintenance Expenditures July 2026
   C. Acceptance of Financials and Approval of the Check Register for July 2026

6. STAFF REPORTS

A. District Counsel

B. District Manager

C. District Engineer

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Palmetto Ridge
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

May 19, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Palmetto Ridge

Community Development District

Budget Overview

FY 2027

Table of Contents

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 BUDGET FY 2026	ANNUAL BUDGET 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		
Administrative		
Misc-Assessment Collection Cost	$0.00	$19,391.49
	$0.00	$0.00
Total Administrative	**$0.00**	**$19,391.49**
Debt Service		
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)									
			Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
Lot Size	O&M Units	Debt Units	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)									
			Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
Lot Size	O&M Units	Debt Units	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									
			Fiscal Year 2027			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
Lot Size	O&M Units	Debt Units	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 2026-23

[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Palmetto Ridge Community Development District (**"District"**) proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Palmetto Ridge Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 18th DAY OF AUGUST, 2026.

ATTEST:

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

By:_______________________________
Title: ____________________________

By:_______________________________________
Its:_______________________________________

Exhibit A: Fiscal Year 2026/2027 Budget(s)

RESOLUTION 2026-24

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B,** the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. **OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement for certain of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A.**

b. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2026/2027. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B.**

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

a. **TAX ROLL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. DIRECT BILL ASSESSMENTS. If and to the extent indicated in **Exhibits A and B,** certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the

District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. MAXIMUM RATE. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 18th day of August, 2026.

ATTEST:

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________________

Its:______________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ___ day of ___________, 2026, by and between:

Palmetto Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 ("**District**"), and

EPG Palmetto Ridge Holdings, LLC ("**Developer**"), and whose address is 111 S. Armenia Ave., Tampa, Florida 33609.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes,* is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 ("**FY 2027 Budget**"), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2027 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2027 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Budget Deficit that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A.** The District shall have no obligation to repay any Developer Contributions provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

EPG PALMETTO RIDGE HOLDING, LLC

____
By: ___________________________
Its: ____________________________

EXHIBIT A: FY 2027 Budget

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALMETTO RIDGECOMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Palmetto Ridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Pasco, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2026.

ATTEST:

PALMETTO RIDGECOMMUNITY DEVELOPMENT DISTRICT

____

SECRETARY/ASSISTANT SECRETARY

____

CHAIR /VICE CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

All meetings will convene at 11:00 a.m. at the Springhill Suites by

Marriott Tampa Suncoast Parkway

Located at 16615 Crosspointe Run, Land O'Lakes, FL 34638

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18TH day of AUGUST 2026.

ATTEST:

PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Palmetto Ridge Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: ________________________________
Palmetto Ridge Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Palmetto Ridge Community Development District

MINUTES OF MEETING
PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palmetto Ridge Community Development District was held on Tuesday, July 21, 2026, and called to order at 11:05 a.m., SpringHill Suites by Marriott located at 16615 Crosspointe Run, Land O Lakes, FL 34648.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	*(via phone)*
Angie Grunwald	Assistant Secretary	
Austin Berns	Assistant Secretary	

Also, present were:

Angel Montagna	VP District Services	
Brooke Chapman	Assistant District Manager	
Brian Lamb	VP Developer Services	*(via phone)*
Jere Earlywine	District Counsel	*(via phone)*
Kathryn Hopkinson	District Counsel	
Jason Liggett	Field Manager	
Paul Young	Field Manager	

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Acceptance of FY 2025 Audit

> On MOTION by Mr. de a Ossa seconded by Ms. Grunwald, with all in favor, Acceptance of FY 2025 Audit, was approved. 4-0

B. Consideration of Resolution 2026-21 Designation Officers

The following persons were elected to the offices:

- Carlos de la Ossa — Chairperson
- Nicholas J. Dister — Vice Chairperson
- Brian Lamb — Secretary

• Eric Davidson	Treasurer
• Angie Grunwald	Assistant Secretary
• Ryan Motko	Assistant Secretary
• Austin Berns	Assistant Secretary
• Kristee Cole	Assistant Secretary
• Angel Montagna	Assistant Secretary

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-21 Designation Officers, as detailed above, was adopted. 4-0

C. Consideration of Resolution 2026-22 Ratifying Sale of Bonds and Levy Assessments

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-22 Ratifying Sale of Bonds and Levy Assessments, was adopted. 4-0

D. Consideration of Temporary Construction Access and Drainage Easement Agreement

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Temporary Construction Access and Drainage Easement Agreement, in substantial form, was approved. 4-0

E. Consideration of Community Infrastructure Development Agreement

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Community Infrastructure Development Agreement, in substantial form, was approved. 4-0

F. Consideration of On-Site Development Agreement

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, On-Site Development Agreement, in substantial form, was approved. 4-0

G. Consideration of the Construction Utility Drainage and Access Easement Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Construction Utility Drainage and Access Easement Agreement, in substantial form, was approved. 4-0

FORTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the Meeting Minutes for June 16, 2026
B. Consideration of Operation and Maintenance Expenditures May & June 2026
C. Acceptance of Financials and Approval of the Check Register May & June 2026
D. Ratification of the 2026-19 Allocating Series 2026 Bond Proceeds (Collector Road West, Phase 1A Section)
E. Ratification of the 2026-20 Allocating Series 2026 Bond Proceeds (Collector Road West, Phase 3 & 4B)
F. Ratification of the Meeting Minutes from May 19, 2026

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS **Staff Reports**

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

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

SIXTH ORDER OF BUSINESS **Supervisors' Requests/Comments**

Mr. de la Ossa advised of the builders in section 2 will begin to Replat portions of parcels indicating for the financial impact to the District they are pending developer timeline.

- *The record shall reflect that at this time, Ryan Motko has joined the meeting.*

SEVENTH ORDER OF BUSINESS **Adjournment**

There being nothing further,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the meeting adjourned at 11:11 a.m. 5-0

______________________________	______________________________
	Carlos de la Ossa
Assistant Secretary	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	7/6/2026	183785	$1,600.00			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183785	$416.67			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183785	$416.67			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183785	$1,750.00			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183785	$300.00			JULY 2026-DISTRICT SERVICES
INFRAMARK LLC	7/6/2026	183785	$125.00	$4,608.34	$4,608.34	JULY 2026-DISTRICT SERVICES
Monthly Contract Subtotal			**$4,608.34**			
Regular Services						
ANGIE GRUNWALD	7/21/2026	AG-072126	$200.00			BOARD 07/21/2026
AUSTIN BERNS	7/21/2026	AB-072126	$200.00			BOARD 07/21/2026
CARLOS DE LA OSSA	7/21/2026	CO-072126	$200.00			BOARD 07/21/2026
NICHOLAS J. DISTER	7/21/2026	ND-072126	$200.00			BOARD 07/21/2026
RYAN MOTKO	7/21/2026	RM-072126	$200.00			BOARD 07/21/2026
Regular Services Subtotal			**$1,000.00**			
TOTAL			**$5,608.34**			

INFRAMARK

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

Invoice:	183785
Invoice Date:	7/6/2026
Due Date:	7/6/2026
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: July 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

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

Invoice:	183785
Invoice Date:	7/6/2026
Due Date:	7/6/2026
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.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Palmetto Ridge

Board Meeting Date: July 21, 2026

	Name	In Attendance Please X	Paid
1	Ryan Motko		$200.00
2	Angie Gruwald		$200.00
3	Carlos de la Ossa		$200.00
4	Austin Berns		$200.00
5	Nicholas J Dister		$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 16:03

Attendance Confirmation

for

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Board Meeting Date: July 21, 2026

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REVISED 7/22/2026 16:03

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Palmetto Ridge Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2026 DEBT SERVICE FUND	SERIES 2026 AA2 DEBT SERVICE FUND	SERIES 2026 CAPITAL PROJECTS FUND	SERIES 2026 AA2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash In Bank	$ 136,584	$ -	$ -	$ -	$ -	$ -	$ -	$ 136,584
Investments:								
Acquisition & Construction Account	-	-	-	757	26,620,543	-	-	26,621,300
Construction Fund	-	-	-	11,267,165	-	-	-	11,267,165
Cost of Issuance Fund	-	-	-	-	38,250	-	-	38,250
Reserve Fund	-	911,265	2,317,521	-	-	-	-	3,228,786
Revenue Fund	-	139,568	175,956	-	-	-	-	315,524
Fixed Assets								
Construction Work In Process	-	-	-	-	-	3,141,814	-	3,141,814
Amount To Be Provided	-	-	-	-	-	-	46,885,000	46,885,000
TOTAL ASSETS	**$ 136,584**	**$ 1,050,833**	**$ 2,493,477**	**$ 11,267,922**	**$ 26,658,793**	**$ 3,141,814**	**$ 46,885,000**	**$ 91,634,423**
LIABILITIES								
Accounts Payable	$ 1,083	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,083
Deferred Revenue	2,278	-	-	-	-	-	-	2,278
Bonds Payable - Series 2026	-	-	-	-	-	-	13,145,000	13,145,000
Bonds Payable - Series 2026 AA2	-	-	-	-	-	-	33,740,000	33,740,000
TOTAL LIABILITIES	**3,361**	**-**	**-**	**-**	**-**	**-**	**46,885,000**	**46,888,361**
FUND BALANCES								
Restricted for:								
Debt Service	-	1,050,833	2,493,477	-	-	-	-	3,544,310
Capital Projects	-	-	-	11,267,922	26,658,793	-	-	37,926,715
Unassigned:	133,223	-	-	-	-	3,141,814	-	3,275,037
TOTAL FUND BALANCES	**133,223**	**1,050,833**	**2,493,477**	**11,267,922**	**26,658,793**	**3,141,814**	**-**	**44,746,062**
TOTAL LIABILITIES & FUND BALANCES	**$ 136,584**	**$ 1,050,833**	**$ 2,493,477**	**$ 11,267,922**	**$ 26,658,793**	**$ 3,141,814**	**$ 46,885,000**	**$ 91,634,423**

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 206	$ 206	0.00%
Special Assmnts- CDD Collected	-	160,082	160,082	0.00%
Developer Estimated Contribution	975,450	32,500	(942,950)	3.33%
TOTAL REVENUES	**975,450**	**192,788**	**(782,662)**	**19.76%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	1,800	10,200	15.00%
Supervisor Fees	-	800	(800)	0.00%
Arbitrage Rebate	500	-	500	0.00%
Construction Accounting	6,100	-	6,100	0.00%
ProfServ - Dissemination Agent	7,000	2,500	4,500	35.71%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ - Trustee Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	4,167	833	83.34%
District Counsel	15,000	5,872	9,128	39.15%
District Engineer	15,000	986	14,014	6.57%
District Manager	25,000	17,833	7,167	71.33%
Field Manager	15,000	1,000	14,000	6.67%
Accounting Services	17,500	15,858	1,642	90.62%
Auditing Services	5,500	3,200	2,300	58.18%
Website ADA Compliance	1,600	3,075	(1,475)	192.19%
Postage, Phone, Faxes, Copies	500	31	469	6.20%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	12,500	3,392	9,108	27.14%
Public Officials Insurance	7,500	2,738	4,762	36.51%
Insurance -Property & Casualty	35,000	-	35,000	0.00%
Crime	500	500	-	100.00%
Legal Advertising	3,500	1,719	1,781	49.11%
Mailings	200	-	200	0.00%
Miscellaneous Services	325	-	325	0.00%
Tax Collector Fees	750	-	750	0.00%
Bank Fees	200	2,057	(1,857)	1028.50%
Financial and Revenue Collections	5,000	3,117	1,883	62.34%
Website Administration	1,500	1,250	250	83.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	203,650	72,220	131,430	35.46%

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Over Time	180,000	-	180,000	0.00%
Electricity - Utility Services	25,000	-	25,000	0.00%
Utility - Water & Sewer	18,500	-	18,500	0.00%
Total Utility Services	223,500	-	223,500	0.00%
Landscape Services				
Waterway Management Program	14,000	-	14,000	0.00%
Landscape Maintenance - Contract	300,000	-	300,000	0.00%
Landscape - Annuals	8,000	-	8,000	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscaping - R&M	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	25,000	-	25,000	0.00%
Wetland Maintenance	7,500	-	7,500	0.00%
Irrigation Maintenance	7,500	-	7,500	0.00%
Aquatics - Contract	15,000	-	15,000	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
Debris Cleanup	3,500	-	3,500	0.00%
Misc-Contingency	3,500	-	3,500	0.00%
Total Landscape Services	411,500	-	411,500	0.00%
Amenities				
Pool Monitors	40,000	-	40,000	0.00%
Pool Maintenance - Contract	15,000	-	15,000	0.00%
Contracts-Janitorial Services	12,000	-	12,000	0.00%
Amenity Pest Control	1,200	-	1,200	0.00%
Janitorial Supplies/Other	5,000	-	5,000	0.00%
Security Monitoring Services	1,200	-	1,200	0.00%
Garbage Dumpster - Rental/Collection	2,400	-	2,400	0.00%
Stormwater System R&M	2,500	-	2,500	0.00%
Amenity R&M	6,000	-	6,000	0.00%
Facility A/C & Heating Maintenance & Repair	2,500	-	2,500	0.00%
Monument, Entrance & Wall R&M	2,500	-	2,500	0.00%
Amenity Cameras R&M	1,500	-	1,500	0.00%
Annual Stormwater Report	2,500	-	2,500	0.00%
Sidewalk, Pavement, Signage R&M	7,500	-	7,500	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Playground Equipment	2,500	-	2,500	0.00%
Holiday Decoration	12,000	-	12,000	0.00%
Key Card Distribution	500	-	500	0.00%
Access Control R&M	8,500	-	8,500	0.00%
MISC	2,500	-	2,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Furniture R&M	2,500	-	2,500	0.00%
Total Amenities	136,800	-	136,800	0.00%
TOTAL EXPENDITURES	**975,450**	**72,220**	**903,230**	**7.40%**
Excess (deficiency) of revenues Over (under) expenditures	-	120,568	120,568	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**12,655**		
FUND BALANCE, ENDING		**$ 133,223**		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2026 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 13,843	$ 13,843	0.00%
Special Assmnts- CDD Collected	-	695,770	695,770	0.00%
TOTAL REVENUES	**-**	**709,613**	**709,613**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	345,000	(345,000)	0.00%
Interest Expense Series A	-	211,460	(211,460)	0.00%
Total Debt Service	-	556,460	(556,460)	0.00%
TOTAL EXPENDITURES	**-**	**556,460**	**(556,460)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	153,153	153,153	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	56	56	0.00%
Bond Proceeds	-	911,265	911,265	0.00%
Operating Transfers-Out	-	(13,641)	(13,641)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**897,680**	**897,680**	**0.00%**
Net change in fund balance	$ -	$ 1,050,833	$ 1,050,833	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 1,050,833**		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2026 Aa2 Debt Service Fund (201)

(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	$ -	$ 2,897	$ 2,897	0.00%
Special Assmnts- CDD Collected	-	175,904	175,904	0.00%
TOTAL REVENUES	**-**	**178,801**	**178,801**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	178,801	178,801	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	51	51	0.00%
Bond Proceeds	-	2,317,521	2,317,521	0.00%
Operating Transfers-Out	-	(2,896)	(2,896)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**2,314,676**	**2,314,676**	**0.00%**
Net change in fund balance	$ -	$ 2,493,477	$ 2,493,477	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 2,493,477**		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2026 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 172,622	$ 172,622	0.00%
TOTAL REVENUES	**-**	**172,622**	**172,622**	**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	-	996,907	(996,907)	0.00%
Total Construction In Progress	-	996,907	(996,907)	0.00%
TOTAL EXPENDITURES	**-**	**1,188,822**	**(1,188,822)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(1,016,200)	(1,016,200)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	13,641	13,641	0.00%
Bond Proceeds	-	12,270,537	12,270,537	0.00%
Operating Transfers-Out	-	(56)	(56)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**12,284,122**	**12,284,122**	**0.00%**
Net change in fund balance	$ -	$ 11,267,922	$ 11,267,922	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		**$ 11,267,922**		

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2026 Aa2 Capital Projects Fund (301)

(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	$ -	$ 37,956	$ 37,956	0.00%
TOTAL REVENUES	**-**	**37,956**	**37,956**	**0.00%**
EXPENDITURES				
Administration				
ProfServ - Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ - Trustee Fees	-	13,500	(13,500)	0.00%
Bond Counsel	-	93,500	(93,500)	0.00%
District Counsel	-	41,000	(41,000)	0.00%
Printing and Binding	-	1,750	(1,750)	0.00%
Underwriters Discount	-	674,800	(674,800)	0.00%
Total Administration	-	828,050	(828,050)	0.00%
Construction In Progress				
Construction in Progress	-	3,919,921	(3,919,921)	0.00%
Total Construction In Progress	-	3,919,921	(3,919,921)	0.00%
TOTAL EXPENDITURES	**-**	**4,747,971**	**(4,747,971)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(4,710,015)	(4,710,015)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	2,896	2,896	0.00%
Bond Proceeds	-	31,365,963	31,365,963	0.00%
Operating Transfers-Out	-	(51)	(51)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**31,368,808**	**31,368,808**	**0.00%**
Net change in fund balance	$ -	$ 26,658,793	$ 26,658,793	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 26,658,793**		

Bank Account Statement

Palmetto Ridge CDD

Bank Account No.	9768		
Statement No.	07-27	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	136,584.29	**Statement Balance**	137,184.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	137,184.29
Subtotal	136,584.29	**Outstanding Checks**	-600.00
Negative Adjustments	0.00	**Ending Balance**	136,584.29
Ending G/L Balance	136,584.29		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
07/24/2026	Payment	1103	NICHOLAS J. DISTER	Payment of Invoice 000134			-200.00
07/24/2026	Payment	1104	RYAN MOTKO	Payment of Invoice 000135			-200.00
07/24/2026	Payment	1105	AUSTIN BERNS	Payment of Invoice 000136			-200.00
Total Outstanding Checks							-600.00
Outstanding Deposits							
Total Outstanding Deposits							

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	Accounting Services	532001-51301	$1,600.00
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	Assessment Roll	531141-51301	$416.67
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	ProfServ - Dissemination Agent	531012-51301	$416.67
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	District Manager	531151-51301	$1,750.00
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	Financial and Revenue Collections	549150-51301	$300.00
001	1100	07/15/26	INFRAMARK LLC	183785	JULY 2026-DISTRICT SERVICES	Website Administration	549936-51301	$125.00
001	1101	07/24/26	CARLOS DE LA OSSA	CO-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	$200.00
001	1102	07/24/26	ANGIE GRUNWALD	AG-072126	BOARD 07/21/2026	Supervisor Fees	511001-51301	$200.00
001	1103	07/24/26	NICHOLAS J. DISTER	ND-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	$200.00
001	1104	07/24/26	RYAN MOTKO	RM-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	$200.00
001	1105	07/24/26	AUSTIN BERNS	AB-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	$200.00
							Fund Total	**$5,608.34**

Total Checks Paid	**$5,608.34**