

*Ridge at Apopka
Community Development District*

Agenda

August 27, 2024

AGENDA

Ridge at Apopka

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 20, 2024

Board of Supervisors
Ridge at Apopka Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the **Ridge at Apopka Community Development District** will be held **Tuesday, August 27, 2024 at 3:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 12, 2024 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Recently Enacted Legislation
 - B. Engineer
 - C. District Manager's Report
 - i. Adoption of District Goals & Objectives
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Approval of Fiscal Year 2025 Meeting Schedule
 - D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jere Earlywine, District Counsel
John Prowell, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridge at Apopka Community Development District was held on Tuesday, June 12, 2024 at 3:00 p.m. at the Offices of GMS – CF, LLC at 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Ernesto Mitsumasu <i>by phone</i>	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Andrew Hall	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manage
Jere Earlywine <i>by phone</i>	District Counsel
John Prowell	District Engineer
Jarrett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were four Board members present and one on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were only Board members and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 26, 2024 Meeting

Mr. Flint presented the March 26, 2024 meeting minutes. He stated if there were no corrections, they would be looking for a motion to approve those.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the March 26, 2024 Meeting, were approved, as presented.
--

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint recommended the public setting for August 27, 2024 at 3:00 p.m. in this location. He noted this is a proposed budget and can be amended. He added this budget contemplates assessments and maintenance cost and they could not be increased. Mr. Wright has been working on operation cost and based on the information, the costs should be covered.

It was noted that the only issue will be the building of the park and the interior landscaping until the heavy lifting is completed. This could create some delays for closing. The tentative number for aquatic maintenance is \$8,400. These are contingency numbers and increased numbers may be needed by the following year.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, for August 27, 2024 at 3:00 p.m. in the Same Location, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Easement Agreement with
Bronson Peak Homeowners Association, Inc.
for Phases 1A – 1C**

Mr. Flint noted this is ratification for Bronson Peak HOA for Phases 1A-1C. Mr. Earlywine provided an overview of the easement area that has been granted over the drainage infrastructure and common areas that may have drainage issues.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Easement Agreement with Bronson Peak Homeowners Association, Inc. for Phases 1A-1C, was ratified.

SIXTH ORDER OF BUSINESS

**Review and Acceptance of the Fiscal Year
2023 Audit Report**

Mr. Flint noted this is the Fiscal Year 2023 Audit Report. He stated the Board had selected Grau and Associates to conduct the audit and is required to be completed by June 30th. Mr. Craig Dean asked Mr. Mitsumasa if he had reviewed the audit. Mr. Mitsumasa was good with the audit.

Mr. Flint noted there were no current or prior year findings or recommendations and the District had complied with all provisions of the Auditor General. It is a clean audit.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum on Public Records Designations and Appointments

Mr. Earlywine pointed out the project completion in 2025 and parcel to be sold in 2026. He added he would send notices for the two budgets. Discussion ensued on reimbursements, costs bond issuance, allocations, platted lots, assessment split, and other specifics.

B. Engineer

Mr. Prowell noted that he had nothing further to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for March and April totaling \$834,788.37 He stated most of this is for Debt Service and assessment revenue and transfer to the Trustee. He noted the detail is behind the summary. He asked for any questions on the check register.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Check Register totaling \$834,788.37, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated you have the unaudited financials through the end of April. He noted they were 100% collected on roll assessments and 100% on direct assessments and expenses are under our prorated.

iii. Presentation of Number of Registered Voters – 1

Mr. Flint stated the number of registered voters for the District as of April 15, 2024 was 1. He noted they would gather further information

iv. Designation of November 5, 2024 as the Landowners’ Meeting Date

Mr. Flint recommended the Landowners’ meeting date for November 5, 2024. He added there will be 3 Board seats up for election including Mr. Mitsumasu, Mr. Dean Perry, and Mr. Hall.

He noted the forms, instructions and agenda were included in the packet. It was noted this is the 1st Tuesday in November and is the same day as the Presidential election. Mr. Flint added it will be held in the same location and landowner representative that are present.

Mr. Earlywine added it would be a good idea to coordinate for this election. Mr. Flint noted they will send out an email for directions a few weeks before the election.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Designation of the Landowners’ Meeting Date for November 5, 2024, was approved.

v. Form 1 Filing Reminder – Due July 1st

Mr. Flint stated the Form 1 Financial Disclosure was due on July 1st and is completed online.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for other business topics. Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint stated asked for a motion to adjourn.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-05
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ridge at Apopka Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.
- b. 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 Ridge at Apopka Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 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 this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST 2024.

ATTEST:

**RIDGE AT APOPKA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Ridge at Apopka
Community Development District

Proposed Budget
FY 2025



Table of Contents

1 General Fund

2-3 Narratives

4-5 Debt Service Fund Series 2022

6-7 Debt Service Fund Series 2023

8-9 Assessment Schedule

Ridge at Apopka

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$130,285	\$135,958	\$-	\$135,958	\$214,092
Special Assessments - Direct	83,807	83,807	-	83,807	-
Other Income	-	2,763	-	2,763	-
TOTAL REVENUES	\$214,092	\$222,528	\$-	\$222,528	\$214,092
EXPENDITURES:					
Administrative:					
Engineering Fees	\$2,000	\$-	\$1,500	\$1,500	\$2,000
District Counsel	25,000	7,170	2,500	9,670	22,500
Annual Audit	5,500	6,400	-	6,400	6,600
Assessment Administration	-	-	-	-	-
Arbitrage Rebate	500	-	500	500	500
Dissemination Agent	1,000	4,167	833	5,000	5,000
Trustee Fees	5,500	4,031	-	4,031	9,956
District Management Fees	48,000	31,250	6,250	37,500	40,000
Information Technology	-	1,500	300	1,800	1,800
District Website Administration	915	1,000	200	1,200	1,200
Website Creation	-	1,750	-	1,750	-
Telephone	200	-	50	50	200
Postage & Delivery	500	44	50	94	500
General Liability and Public Officials Insurance	5,500	5,200	-	5,200	5,720
Printing & Binding	500	123	50	173	250
Legal Advertising	5,000	484	1,500	1,984	2,500
Bank Fees and Other Charges	500	511	75	586	2,654
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$100,790	\$63,805	\$13,808	\$77,613	\$101,555
Operations & Maintenance					
Field Operation					
Field Management	\$18,000	\$6,250	\$2,500	\$8,750	\$ 15,000
Internet	400	-	200	200	400
Electric	1,200	-	600	600	1,200
Reclaimed Water	4,743	-	1,500	1,500	4,037
Pressure Washing	4,000	-	2,000	2,000	4,000
Porter Services	2,400	-	1,200	1,200	-
Landscape Maintenance	38,783	30,500	6,000	36,500	60,000
Landscape Contingency	-	-	-	-	10,000
Fertilization	10,000	-	5,000	5,000	-
Engineered Wood Chips	5,000	-	-	-	-
Mulch	11,000	-	5,000	5,000	-
Irrigation Repairs	3,756	-	2,000	2,000	3,000
Janitorial Services	4,000	-	2,000	2,000	4,000
Pest Control	2,400	-	1,200	1,200	2,400
Aquatic Maintenance	6,420	5,200	1,300	6,500	8,500
Sand	1,200	-	600	600	-
Total Field Operation	\$113,302	\$41,950	\$31,100	\$73,050	\$112,537
TOTAL EXPENDITURES	\$214,092	\$105,755	\$44,908	\$150,663	\$214,092
EXCESS REVENUES (EXPENDITURES)	\$-	\$116,773	\$(44,908)	\$71,865	\$ -

Ridge at Apopka
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

District Engineering Fees

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

District Counsel Fees

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

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 based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS CF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District has issued Series 2022 and Series 2023 bonds, which will be held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – Central Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-CF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

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

Legal Advertising

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

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Ridge at Apopka
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Operations

Field Management

Represents the onsite management, contract admin and field services.

Landscape Maintenance

The District has contracted with Blade Runners to maintain landscaping within its boundaries including turf maintenance, horticultural services, and tree pruning.

Landscape Contingency

Represents landscaping work necessary outside the monthly maintenance to include fertilization, mulching, sande along the lake and wood chips.

Irrigation Repairs

The District will repair sprinkler heads and other irrigation equipment that can be potentially damaged.

Reclaimed Water

The District will pay for the cost of reclaim water provided by the City of Apopka to irrigate the landscaped areas.

Aquatic Maintenance

Maintenance of lake and ponds in district owned and operated areas including border grass & aquatic vegetation control, water testing & treatment, casual debris and trash removal.

Pest Control

The district will pay for services to remove and prevent unwanted pests.

Janitorial services

The district will pay for cleanings of the amenity buildings within the community park.

Electricity

Electricity will be provided in the amenity buildings in the community park.

Internet

Internet will be provided to the amenity buildings in the district.

Pressure washing

Pressure washing of the sidewalks and amenity buildings.

Ridge at Apopka

Community Development District

Proposed Budget Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$546,178	\$569,924	\$-	\$569,924	\$875,484
Special Assessments-Direct	329,887	221,025	108,862	329,887	-
Interest Earnings	-	44,763	8,000	52,763	20,000
Carry Forward Surplus ⁽¹⁾	1,233,526	370,620	-	370,620	444,613
TOTAL REVENUES	\$2,109,591	\$1,206,332	\$116,862	\$1,323,194	\$1,340,097
EXPENDITURES:					
Interest - 11/01	\$341,791	\$341,791	\$-	\$341,791	\$337,159
Interest - 05/01	341,791	341,791	-	341,791	337,159
Principal - 05/01	195,000	195,000	-	195,000	205,000
TOTAL EXPENDITURES	\$878,581	\$878,581	\$-	\$878,581	\$879,319
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$878,581	\$878,581	\$-	\$878,581	\$879,319
EXCESS REVENUES (EXPENDITURES)	\$1,231,010	\$327,751	\$116,862	\$444,613	\$460,779

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$332,290.63

Ridge at Apopka

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$12,750,000	4.750%	\$-	\$341,791	341,790.63
05/01/24	12,750,000	4.750%	195,000	341,791	
11/01/24	12,555,000	4.750%	-	337,159	873,950.00
05/01/25	12,555,000	4.750%	205,000	337,159	
11/01/25	12,350,000	4.750%	-	332,291	874,450.00
05/01/26	12,350,000	4.750%	215,000	332,291	
11/01/26	12,135,000	4.750%	-	327,184	874,475.00
05/01/27	12,135,000	4.750%	225,000	327,184	
11/01/27	11,910,000	4.750%	-	321,841	874,025.00
05/01/28	11,910,000	5.000%	235,000	321,841	
11/01/28	11,675,000	5.000%	-	315,966	872,806.25
05/01/29	11,675,000	5.000%	245,000	315,966	
11/01/29	11,430,000	5.000%	-	309,841	870,806.25
05/01/30	11,430,000	5.000%	260,000	309,841	
11/01/30	11,170,000	5.000%	-	303,341	873,181.25
05/01/31	11,170,000	5.000%	275,000	303,341	-
11/01/31	10,895,000	5.000%	-	296,466	874,806.25
05/01/32	10,895,000	5.000%	285,000	296,466	
11/01/32	10,610,000	5.000%	-	289,341	870,806.25
05/01/33	10,610,000	5.375%	305,000	289,341	
11/01/33	10,305,000	5.375%	-	281,144	875,484.38
05/01/34	10,305,000	5.375%	320,000	281,144	
11/01/34	9,985,000	5.375%	-	272,544	873,687.50
05/01/35	9,985,000	5.375%	335,000	272,544	
11/01/35	9,650,000	5.375%	-	263,541	871,084.38
05/01/36	9,650,000	5.375%	355,000	263,541	
11/01/36	9,295,000	5.375%	-	254,000	872,540.63
05/01/37	9,295,000	5.375%	375,000	254,000	
11/01/37	8,920,000	5.375%	-	243,922	872,921.88
05/01/38	8,920,000	5.375%	395,000	243,922	
11/01/38	8,525,000	5.375%	-	233,306	872,228.13
05/01/39	8,525,000	5.375%	415,000	233,306	
11/01/39	8,110,000	5.375%	-	222,153	870,459.38
05/01/40	8,110,000	5.375%	440,000	222,153	
11/01/40	7,670,000	5.375%	-	210,328	872,481.25
05/01/41	7,670,000	5.375%	465,000	210,328	
11/01/41	7,205,000	5.375%	-	197,831	873,159.38
05/01/42	7,205,000	5.375%	490,000	197,831	
11/01/42	6,715,000	5.375%	-	184,663	872,493.75
05/01/43	6,715,000	5.500%	520,000	184,663	
11/01/43	6,195,000	5.500%	-	170,363	875,025.00
05/01/44	6,195,000	5.500%	545,000	170,363	
11/01/44	5,650,000	5.500%	-	155,375	870,737.50
05/01/45	5,650,000	5.500%	580,000	155,375	
11/01/45	5,070,000	5.500%	-	139,425	874,800.00
05/01/46	5,070,000	5.500%	610,000	139,425	
11/01/46	4,460,000	5.500%	-	122,650	872,075.00
05/01/47	4,460,000	5.500%	645,000	122,650	
11/01/47	3,815,000	5.500%	-	104,913	872,562.50
05/01/48	3,815,000	5.500%	680,000	104,913	
11/01/48	3,135,000	5.500%	-	86,213	871,125.00
05/01/49	3,135,000	5.500%	720,000	86,213	
11/01/49	2,415,000	5.500%	-	66,413	872,625.00
05/01/50	2,415,000	5.500%	760,000	66,413	
11/01/50	1,655,000	5.500%	-	45,513	871,925.00
05/01/51	1,655,000	5.500%	805,000	45,513	
11/01/51	850,000	5.500%	-	23,375	873,887.50
05/01/52	850,000	5.500%	850,000	23,375	873,375.00
Total			\$12,750,000	\$12,905,775	\$25,655,775

Ridge at Apopka

Community Development District

Proposed Budget

Debt Service Series 2023 Special Assessment Bonds (Parcel 2 Project)

Description	Proposed Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$237,100	\$237,100	\$-	\$237,100	\$227,113
	28,445		28,445	28,445	-
Interest Earnings	7,500	6,603	1,000	7,603	-
Carry Forward Surplus ⁽¹⁾	34,157	34,157	-	34,157	137,804
TOTAL REVENUES	\$307,202	\$277,860	\$29,445	\$307,305	\$364,916
EXPENDITURES:					
Interest - 11/01	\$34,116	\$34,116	\$-	\$34,116	\$89,238
Interest - 05/01	90,306	90,306	-	90,306	\$89,238
Principal - 05/01	45,000	45,000	-	45,000	45,000
TOTAL EXPENDITURES	\$169,422	\$169,422	\$-	\$169,422	\$223,475
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$80	\$80	\$-	\$80	\$-
TOTAL OTHER SOURCES/(USES)	\$80	\$80	\$-	\$80	\$-
TOTAL EXPENDITURES	\$169,342	\$169,502	\$-	\$169,502	\$223,475
EXCESS REVENUES (EXPENDITURES)	\$137,860	\$108,359	\$29,445	\$137,804	\$141,441

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$88,168.75

Ridge at Apopka
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds (Parcel 2 Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$3,255,000	4.750%	\$-	\$34,116	34,115.69
05/01/24	3,255,000	4.750%	45,000	90,306	
11/01/24	3,210,000	4.750%	-	89,238	224,543.75
05/01/25	3,210,000	4.750%	45,000	89,238	
11/01/25	3,165,000	4.750%	-	88,169	222,406.25
05/01/26	3,165,000	4.750%	50,000	88,169	
11/01/26	3,115,000	4.750%	-	86,981	225,150.00
05/01/27	3,115,000	4.750%	50,000	86,981	
11/01/27	3,065,000	4.750%	-	85,794	222,775.00
05/01/28	3,065,000	4.750%	55,000	85,794	
11/01/28	3,010,000	4.750%	-	84,488	225,281.25
05/01/29	3,010,000	4.750%	55,000	84,488	
11/01/29	2,955,000	4.750%	-	83,181	222,668.75
05/01/30	2,955,000	4.750%	60,000	83,181	
11/01/30	2,895,000	5.500%	-	81,756	224,937.50
05/01/31	2,895,000	5.500%	65,000	81,756	
11/01/31	2,830,000	5.500%	-	79,969	226,725.00
05/01/32	2,830,000	5.500%	65,000	79,969	
11/01/32	2,765,000	5.500%	-	78,181	223,150.00
05/01/33	2,765,000	5.500%	70,000	78,181	
11/01/33	2,695,000	5.500%	-	76,256	224,437.50
05/01/34	2,695,000	5.500%	75,000	76,256	
11/01/34	2,620,000	5.500%	-	74,194	225,450.00
05/01/35	2,620,000	5.500%	80,000	74,194	
11/01/35	2,540,000	5.500%	-	71,994	226,187.50
05/01/36	2,540,000	5.500%	85,000	71,994	
11/01/36	2,455,000	5.500%	-	69,656	226,650.00
05/01/37	2,455,000	5.500%	90,000	69,656	
11/01/37	2,365,000	5.500%	-	67,181	226,837.50
05/01/38	2,365,000	5.500%	95,000	67,181	
11/01/38	2,270,000	5.500%	-	64,569	226,750.00
05/01/39	2,270,000	5.500%	100,000	64,569	
11/01/39	2,170,000	5.500%	-	61,819	226,387.50
05/01/40	2,170,000	5.500%	105,000	61,819	
11/01/40	2,065,000	5.500%	-	58,931	225,750.00
05/01/41	2,065,000	5.500%	110,000	58,931	
11/01/41	1,955,000	5.500%	-	55,906	224,837.50
05/01/42	1,955,000	5.500%	115,000	55,906	
11/01/42	1,840,000	5.500%	-	52,744	223,650.00
05/01/43	1,840,000	5.500%	125,000	52,744	
11/01/43	1,715,000	5.750%	-	49,306	227,050.00
05/01/44	1,715,000	5.750%	130,000	49,306	
11/01/44	1,585,000	5.750%	-	45,569	224,875.00
05/01/45	1,585,000	5.750%	140,000	45,569	
11/01/45	1,445,000	5.750%	-	41,544	227,112.50
05/01/46	1,445,000	5.750%	145,000	41,544	
11/01/46	1,300,000	5.750%	-	37,375	223,918.75
05/01/47	1,300,000	5.750%	155,000	37,375	
11/01/47	1,145,000	5.750%	-	32,919	225,293.75
05/01/48	1,145,000	5.750%	165,000	32,919	
11/01/48	980,000	5.750%	-	28,175	226,093.75
05/01/49	980,000	5.750%	175,000	28,175	
11/01/49	805,000	5.750%	-	23,144	226,318.75
05/01/50	805,000	5.750%	185,000	23,144	
11/01/50	620,000	5.750%	-	17,825	225,968.75
05/01/51	620,000	5.750%	195,000	17,825	
11/01/51	425,000	5.750%	-	12,219	225,043.75
05/01/52	425,000	5.750%	205,000	12,219	
11/01/52	220,000	5.750%	-	6,325	223,543.75
05/01/53	220,000	5.750%	220,000	6,325	226,325.00
Total			\$3,255,000	\$3,535,234	\$6,790,234

Ridge at Apopka
Community Development District
Non-Ad Valorem Assessments
FY 2025

O&M Assessments										
Land Use	Units	ERU Value	ERU's	% ERU's	Net Budget	Net Per Unit	Gross Per Unit	Gross Per Unit Series 2022	Gross Per Unit Series 2023	Total
Commercial	1	100000	0.5	50	4.02%	\$ 8,599.12	\$ 0.09	\$ 0.09	\$ 0.21	\$ 0.30
SF 60'	2	79	1.2	94.8	7.62%	\$ 16,303.93	\$ 206.38	\$ 219.55	\$ 851.86	\$ 1,035.94
SF 55'	2	79	1.1	86.9	6.98%	\$ 14,945.27	\$ 189.18	\$ 201.26	\$ 780.88	\$ 947.40
Bungalow 30-35	2	60	0.65	39	3.13%	\$ 6,707.31	\$ 111.79	\$ 118.92	\$ 461.43	\$ 602.11
TH 20'	2	95	0.4	38	3.05%	\$ 6,535.33	\$ 68.79	\$ 73.18	\$ 283.95	\$ 513.67
MF	3.1	300	0.4	120	9.64%	\$ 20,637.88	\$ 68.79	\$ 73.18	\$ 360.07	\$ 433.26
Office	3.2	75000	0.5	37.5	3.01%	\$ 6,449.34	\$ 0.09	\$ 0.09	\$ 0.21	\$ 0.30
Commercial	3.3	25000	0.5	12.5	1.00%	\$ 2,149.78	\$ 0.09	\$ 0.09	\$ 0.21	\$ 0.30
SF 60'	4	70	1.2	84	6.75%	\$ 14,446.52	\$ 206.38	\$ 219.55	\$ 1,298.54	\$ 1,518.09
Bungalow 30-35	4	98	0.65	63.7	5.12%	\$ 10,955.28	\$ 111.79	\$ 118.92	\$ 703.37	\$ 822.30
TH 25'	4	100	0.5	50	4.02%	\$ 8,599.12	\$ 85.99	\$ 91.48	\$ 541.06	\$ 632.54
Industrial	5	1500000	0.2	300	24.10%	\$ 51,594.71	\$ 0.03	\$ 0.04	\$ 0.12	\$ 0.16
MF	6	378	0.4	151.2	12.15%	\$ 26,003.73	\$ 68.79	\$ 73.18	\$ 360.07	\$ 433.26
Commercial	6.1	150000	0.5	75	6.02%	\$ 12,898.68	\$ 0.09	\$ 0.09	\$ 0.21	\$ 0.30
SF 60'	9	15	1.2	18	1.45%	\$ 3,095.68	\$ 206.38	\$ 219.55	\$ 971.56	\$ 1,191.11
SF 55'	9	12	1.1	13.2	1.06%	\$ 2,270.17	\$ 189.18	\$ 201.26	\$ 890.60	\$ 1,091.85
Bungalow 30-35	9	17	0.65	11.05	0.89%	\$ 1,900.41	\$ 111.79	\$ 118.92	\$ 526.26	\$ 645.19
		1851303		1244.85	100.00%	\$ 214,092.25				

Ridge at Apopka
Community Development District
Non-Ad Valorem Assessments Comparison
FY 2025

Debt Service - Series 2022

Land Use	Units	ERU Value	ERU's	% ERU's	Improvement Cost	Actual Bonds	% Issued	Par Debt Per Unit	Annual Debt	Net Annual Per Unit	Gross Annual Per Unit	
Commercial	1	100000	0.5	50	4.01%	\$ 251,413.11	\$ 288,044.54	2.23%	\$ 2.88	\$ 19,495.82	\$ 0.19	\$ 0.21
SF 60'	2	89	1.2	106.8	8.56%	\$ 919,040.60	\$ 1,052,946.78	8.14%	\$ 11,830.86	\$ 71,266.99	\$ 800.75	\$ 851.86
SF 55'	2	69	1.1	75.9	6.08%	\$ 653,138.41	\$ 748,302.08	5.79%	\$ 10,844.96	\$ 50,647.61	\$ 734.02	\$ 780.88
Bungalow 30-35	2	60	0.65	39	3.13%	\$ 335,604.71	\$ 384,503.04	2.97%	\$ 6,408.38	\$ 26,024.46	\$ 433.74	\$ 461.43
TH 20'	2	95	0.4	38	3.05%	\$ 326,999.47	\$ 374,643.99	2.90%	\$ 3,943.62	\$ 25,357.17	\$ 266.92	\$ 283.95
MF	3.1	300	0.4	120	9.62%	\$ 1,309,443.27	\$ 1,500,231.96	11.60%	\$ 5,000.77	\$ 101,540.75	\$ 338.47	\$ 360.07
Office	3.2	75000	0.5	37.5	3.01%	\$ 188,559.83	\$ 216,033.40	1.67%	\$ 2.88	\$ 14,621.87	\$ 0.19	\$ 0.21
Commercial	3.3	25000	0.5	12.5	1.00%	\$ 62,853.28	\$ 72,011.14	0.56%	\$ 2.88	\$ 4,873.96	\$ 0.19	\$ 0.21
SF 60'	4	67	1.2	80.4	6.44%	\$ 1,054,638.01	\$ 1,208,301.03	9.34%	\$ 18,034.34	\$ 81,781.88	\$ 1,220.63	\$ 1,298.54
Bungalow 30-35	4	125	0.65	81.25	6.51%	\$ 1,065,787.79	\$ 1,221,075.35	9.44%	\$ 9,768.60	\$ 82,646.49	\$ 661.17	\$ 703.37
TH 25'	4	76	0.5	38	3.05%	\$ 498,460.75	\$ 571,087.55	4.42%	\$ 7,514.31	\$ 38,653.13	\$ 508.59	\$ 541.06
Industrial	5	1500000	0.2	300	24.04%	\$ 2,182,405.46	\$ 2,500,386.61	19.33%	\$ 1.67	\$ 169,234.59	\$ 0.11	\$ 0.12
MF	6	378	0.4	151.2	12.12%	\$ 1,649,898.53	\$ 1,890,292.28	14.61%	\$ 5,000.77	\$ 127,941.35	\$ 338.47	\$ 360.07
Commercial	6.1	150000	0.5	75	6.01%	\$ 377,119.66	\$ 432,066.80	3.34%	\$ 2.88	\$ 29,243.74	\$ 0.19	\$ 0.21
SF 60'	9	15	1.2	18	1.44%	\$ 176,658.62	\$ 202,398.16	1.56%	\$ 13,493.21	\$ 13,698.99	\$ 913.27	\$ 971.56
SF 55'	9	12	1.1	13.2	1.06%	\$ 129,549.65	\$ 148,425.31	1.15%	\$ 12,368.78	\$ 10,045.93	\$ 837.16	\$ 890.60
Bungalow 30-35	9	17	0.65	11.05	0.89%	\$ 108,448.76	\$ 124,249.98	0.96%	\$ 7,308.82	\$ 8,409.66	\$ 494.69	\$ 526.26
		1851303		1247.8		\$ 11,290,019.91	\$ 12,935,000.00	100.00%		\$ 875,484.38		

Debt Service - Series 2023

Land Use	Units	ERU Value	ERU's	% ERU's	Improvement Cost	Actual Bonds	% Issued	Par Debt Per Unit	Annual Debt	Net Annual Per Unit	Gross Annual Per Unit	
TH 20'	2	95	0.4	38	14.69%	\$ 572,713.13	\$ 572,713.13	20.20%	\$ 657,423.73	\$ 45,870.71	\$ 482.85	\$ 513.67
Bungalow 30-35	2	60	0.65	39	15.08%	\$ 587,784.52	\$ 423,993.11	14.95%	\$ 486,706.38	\$ 33,959.17	\$ 565.99	\$ 602.11
SF 55'	2	79	1.1	86.9	33.59%	\$ 1,309,704.49	\$ 878,391.63	30.98%	\$ 1,008,315.46	\$ 70,353.62	\$ 890.55	\$ 947.40
SF 60	2	79	1.2	94.8	36.64%	\$ 1,428,768.54	\$ 960,487.69	33.87%	\$ 1,102,554.43	\$ 76,929.00	\$ 973.78	\$ 1,035.94
		313		258.7	100.00%	\$ 3,898,970.68	\$ 2,835,585.56	100.00%	\$3,255,000.00	\$ 227,112.50		

SECTION B

RESOLUTION 2024-06
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); 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 Ridge at Apopka 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, located in Orange County, Florida ("**County**"); 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), 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**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; 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 RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect 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.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.
- 6. **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.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of August 2024.

ATTEST:

**RIDGE AT APOPKA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit B

Ridge At Apopka CDD FY 25 Assessment Roll
--

PARCEL	Units	Type	O&M	Series 2022	Series 2023	Total
282117093501001						-
282117093501780	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501790	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501800	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501810	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501820	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501830	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093501840	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501850	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501860	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501870	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501880	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501890	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501900	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501910	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501920	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501930	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501940	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093501950	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093501960	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093501970	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093501980	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093501990	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502000	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502010	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502020	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502030	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502040	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502050	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502060	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502070	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502080	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502090	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502100	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502110	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502120	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502130	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502140	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502150	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502160	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502380	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502390	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502400	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502410	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502420	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093502430	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093503002						-
282117093506001			\$ 22,138.16	\$ 86,606.23	\$ 113,171.88	\$ 221,916.26
282117093512001						-
282117093515001						-
282117093515003						-
282117093515007						-
282117093516001						-
282117093601680	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601690	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601700	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36

PARCEL	Units	Type	O&M	Series 2022	Series 2023	Total
282117093601710	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601720	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601730	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601740	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601750	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601760	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093601770	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093602170	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093602180	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093602190	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093602200	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093602210	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602220	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602230	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602240	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602250	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602260	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602270	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602280	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602290	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602300	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602310	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602320	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602330	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602340	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602350	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602360	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602370	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602440	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602450	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602460	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602470	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602480	1	TH 20'	\$ 73.18	\$ 283.95	\$ 513.67	\$ 870.81
282117093602490	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602500	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602510	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602520	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602530	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602540	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602550	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602560	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602570	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602580	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602590	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602600	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602610	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602620	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602630	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093602640	1	34	\$ 118.92	\$ 461.43	\$ 602.11	\$ 1,182.46
282117093603001					\$	-
282117093603003					\$	-
282117093603030	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093603040	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093603050	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093603060	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093603070	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093603080	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093607002					\$	-
282117093612002					\$	-

PARCEL	Units	Type	O&M	Series 2022	Series 2023	Total
282117093703020	1	55	\$ 201.26	\$ 780.88	\$ 947.40	\$ 1,929.53
282117093703090	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093703100	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093703110	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093703120	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093703130	1	60	\$ 219.55	\$ 851.86	\$ 1,035.94	\$ 2,107.36
282117093715008						\$ -
282117093715009						\$ -
282117093800001						\$ -
282117093800002						\$ -
282117093800003						\$ -
282117093800004						\$ -
282117093800004						\$ -
282117093800004						\$ -
282117093800004						\$ -
282117093800010	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800020	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800030	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800040	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800050	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800060	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800070	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800080	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800090	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800100	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800110	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800120	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800130	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800140	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800150	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800160	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800170	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800180	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800190	1	60	\$ 219.55	\$ 1,298.54		\$ 1,518.09
282117093800200	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800210	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800220	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800230	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800240	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800250	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800260	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800270	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800280	1	Bungalow	\$ 118.92	\$ 703.37		\$ 822.30
282117093800290	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800300	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800310	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800320	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800330	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800340	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800350	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800360	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800370	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800380	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800390	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800400	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800410	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800420	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800430	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54
282117093800440	1	TH 25'	\$ 91.48	\$ 541.06		\$ 632.54

PARCEL	Units	Type	O&M	Series 2022	Series 2023	Total
282117093802210	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802220	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802230	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802240	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802250	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802260	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802270	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802280	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802290	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802300	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802310	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802320	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802330	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802340	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802350	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802360	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802370	1	TH 25'	\$ 91.48	\$ 541.06	\$	632.54
282117093802380	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802390	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802400	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802410	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802420	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802430	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802440	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802450	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802460	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802470	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802480	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802490	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802500	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802510	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802520	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802530	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802540	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802550	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802560	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802570	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802580	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802590	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802600	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802610	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802620	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802630	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802640	1	Bungalow	\$ 118.92	\$ 703.37	\$	822.30
282117093802650	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802660	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802670	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093802680	1	60	\$ 219.55	\$ 1,298.54	\$	1,518.09
282117093815001					\$	-
282117093815002					\$	-
282117093815003					\$	-
282117093815004					\$	-
282117093815005					\$	-
282117093815006					\$	-
282117093815007					\$	-
282117093815008					\$	-
282117093815009					\$	-
282117093815010					\$	-
282117093815011					\$	-

PARCEL	Units	Type	O&M	Series 2022	Series 2023	Total
282117093815012						\$ -
282117093815013						\$ -
282117093815014						\$ -
282117093815015						\$ -
282117093816004						\$ -
282117093816005						\$ -
282117734503001						\$ -
282117734505000			\$ 54,887.99	\$ 180,036.80		\$ 234,924.79
282117734512001						\$ -
282117734515001						\$ -
282117734518001						\$ -
282117734519001						\$ -
282117734519002						\$ -
Total Gross Onroll			\$ 138,390.92	\$ 578,328.51	\$ 241,609.04	\$ 958,328.47
Total Net Onroll			\$ 130,087.46	\$ 543,628.80	\$ 227,112.50	\$ 900,828.76
Direct Billing						
282117734501000			\$ 18,914.02	\$ 76,422.05		\$ 95,336.07
282117734502000			\$ 22,471.52	\$ 90,796.12		\$ 113,267.65
282117734503000			\$ 31,103.19	\$ 128,762.32		\$ 159,865.51
282117734504000			\$ 9,148.00	\$ 20,740.24		\$ 29,888.24
282117000000003			\$ 7,730.06	\$ 34,206.99		\$ 41,937.05
Total Gross Direct			\$ 89,366.80	\$ 350,927.73		\$ 440,294.52
Total Net Direct			\$ 84,004.79	\$ 329,872.06	\$ -	\$ 413,876.85
Total Gross Assessments			\$ 227,757.71	\$ 929,256.24	\$ 241,609.04	\$ 1,398,622.99
Total Net Assessments			\$ 214,092.25	\$ 873,500.86	\$ 227,112.50	\$ 1,314,705.61

SECTION V

SECTION A

SECTION 1

MEMORANDUM

TO: DISTRICT MANAGERS

FROM: KUTAK ROCK LLP - TALLAHASSEE

DATE: MAY 17, 2024

RE: RECENTLY ENACTED 2024 LEGISLATION

[HB 7013](#)—the 2024 special districts omnibus bill—has been signed by Governor DeSantis. As a result, special districts have new requirements and deadlines spelled out in statute.

Among other things the bill:

- Requires all special districts to adopt goals and objectives along with performance measures and standards to determine if a district has met its goals and objectives; **this must be done by October 1, 2024**. We encourage District Managers to prepare standardized draft goals and objectives to be adopted by district boards. Although some district boards may wish to establish more detailed goals and objectives specifically tailored to the activities of their particular district, the majority may wish to adopt standardized goals and objectives that are germane to special districts. Kutak Rock would like to review proposed goals and objectives prior to presentation to district boards.
 - Each subsequent year, an annual report must be prepared describing the goals and objectives achieved or failed to be achieved by the district, as well as the performance measures and standards used by the district to make this determination. The annual report must be posted on the district's website by December 1. **The first of these annual reports is due December 1, 2025.**
- Beginning with the 2024 elections, establishes a term limit of 12 years for members of a *popularly elected* body governing an independent special district, unless the district's charter provides for more restrictive terms of office. The term limits **do not apply** to community development districts created under Chapter 190, F.S., or an independent special district created pursuant to a special act that provides that "any amendment to chapter 190 to grant additional powers constitutes a power of that district."
- Allows the Department of Commerce to declare certain independent special districts (**excluding community development districts**) and community redevelopment districts

KUTAKROCK

inactive if they report no revenue, expenditures, or debt for five consecutive years beginning no earlier than Oct. 1, 2018.

- States that independent special district boundaries shall only be changed by general law or special act. This language **does not apply** to a community development district established pursuant to Chapter 190, F.S.

SECTION C

SECTION 1



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 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, 2025), 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 2025 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 & 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 their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Ridge at Apopka Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD 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 three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD 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 CDD 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.

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 CDD website and/or within district records.

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent 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 results to the CDD 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 CDD'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 CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridge at Apopka Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridge at Apopka Community Development District

SECTION 2

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
5/1-5/31	10093-10095	\$9,397.21
6/1-6/30	10096-10100	\$16,512.47
7/1-7/31	10101-10108	\$13,116.92
TOTAL		\$39,026.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/24	00018	4/30/24	17625	202404 320-53800-46800		*	650.00		
			APR 24	- POND MAINT	AQUATIC WEED MANAGEMENT, INC.			650.00	010093
5/16/24	00001	5/01/24	10	202405 310-51300-34000		*	3,125.00		
			MAY 24	- MGMT FEES					
		5/01/24	10	202405 310-51300-49500		*	100.00		
			MAY 24	- WEBSITE ADMIN					
		5/01/24	10	202405 310-51300-35100		*	150.00		
			MAY 24	- IT					
		5/01/24	10	202405 310-51300-31300		*	416.67		
			MAY 24	- DISSEMINATION					
		5/01/24	10	202405 310-51300-51000		*	.03		
			MAY 24	- OFFICE SUPPLIES					
		5/01/24	10	202405 310-51300-42000		*	.61		
			MAY 24	- POSTAGE					
		5/01/24	11	202405 320-53800-34000		*	1,250.00		
			MAY 24	- FIELD MANAGEMENT	GMS-CENTRAL FLORIDA, LLC			5,042.31	010094
5/16/24	00003	3/20/24	3367091	202402 310-51300-31500		*	2,001.00		
			FEB 24	- GENERAL COUNSEL					
		4/15/24	3380190	202403 310-51300-31500		*	1,703.90		
			MAR 24	- GENERAL COUNSEL	KUTAK ROCK LLP			3,704.90	010095
6/14/24	00018	5/30/24	17797	202405 320-53800-46800		*	650.00		
			MAY 24	- POND MAINTENANCE	AQUATIC WEED MANAGEMENT, INC.			650.00	010096
6/14/24	00017	5/01/24	459239	202405 320-53800-46200		*	3,000.00		
			MAY 24	- LANDSCAPE MAINT					
		6/01/24	4059273	202406 320-53800-46200		*	3,000.00		
			JUN 24	- LANDSCAPE MAINT	BLADE RUNNERS COMMERCIAL			6,000.00	010097
6/14/24	00001	6/01/24	12	202406 310-51300-34000		*	3,125.00		
			JUN 24	- MGMT FEES					
		6/01/24	12	202406 310-51300-49500		*	100.00		
			JUN 24	- WEBSITE ADMIN					
		6/01/24	12	202406 310-51300-35100		*	150.00		
			JUN 24	- IT					
		6/01/24	12	202406 310-51300-31300		*	416.67		
			JUN 24	- DISSEMINATION					
		6/01/24	12	202406 310-51300-42500		*	4.05		
			JUN 24	- COPIES					

RAPK RIDGE AT APOPK PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24		13 JUN 24		202406	320-53800	34000	GMS-CENTRAL FLORIDA, LLC	*	1,250.00	5,045.72	010098
6/14/24	00003	5/16/24	3394571	202404	310-51300	31500	KUTAK ROCK LLP	*	785.50	785.50	010099
6/14/24	00014	5/24/24	7333777	202404	310-51300	32300	U.S. BANK	*	4,031.25	4,031.25	010100
7/10/24	00018	6/28/24	17948	202406	320-53800	46800	AQUATIC WEED MANAGEMENT, INC.	*	650.00	650.00	010101
7/10/24	00017	7/01/24	4059382	202407	320-53800	46200	BLADE RUNNERS COMMERCIAL	*	3,000.00	3,000.00	010102
7/10/24	00003	6/24/24	3410409	202405	310-51300	31500	KUTAK ROCK LLP	*	452.10	452.10	010103
7/24/24	00001	7/01/24	14	202407	310-51300	34000	GMS-CENTRAL FLORIDA, LLC	*	3,125.00	5,047.57	010104
		7/01/24	14	202407	310-51300	49500		*	100.00		
		7/01/24	14	202407	310-51300	35100		*	150.00		
		7/01/24	14	202407	310-51300	31300		*	416.67		
		7/01/24	14	202407	310-51300	51000		*	.06		
		7/01/24	14	202407	310-51300	42000		*	3.74		
		7/01/24	14	202407	310-51300	42500		*	2.10		
		7/01/24	15	202407	320-53800	34000		*	1,250.00		
7/24/24	00003	7/19/24	3424306	202406	310-51300	31500	KUTAK ROCK LLP	*	116.50	116.50	010105

RAPK RIDGE AT APOPK PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/24/24	00008	6/30/24	95767707	202406 310-51300-48000	NOTICE OF MEETING ORLANDO SENTINEL	*	200.75	200.75	010106
7/30/24	00018	7/30/24	18134	202407 320-53800-46800	JUL 24 - POND MAINT AQUATIC WEED MANAGEMENT, INC.	*	650.00	650.00	010107
7/30/24	00017	8/01/24	4059455	202408 320-53800-46200	AUG 24 - LANDSCAPE MAINT BLADE RUNNERS COMMERCIAL	*	3,000.00	3,000.00	010108
TOTAL FOR BANK A							39,026.60		
TOTAL FOR REGISTER							39,026.60		

RAPK RIDGE AT APOPK PPOWERS

SECTION 3

Ridge at Apopka
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2022</u>
4	<u>Debt Service Fund Series 2023</u>
5	<u>Capital Project Fund Series 2022</u>
6	<u>Capital Project Fund Series 2023</u>
7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule - On Roll</u>
10	<u>Assessment Receipt Schedule - Direct</u>

Ridge at Apopka
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 143,843	\$ -	\$ -	\$ 143,843
Due from General Fund	-	-	-	-
Due from Construction	3,014	-	-	3,014
Investments:				
Series 2022				
Reserve	-	875,484	-	875,484
Interest	-	0	-	0
Revenue	-	341,294	-	341,294
Prepayment	-	0	-	0
Cost of Issuance	-	-	-	-
Sinking	-	-	-	-
Construction	-	-	2,406	2,406
Series 2023				
Reserve	-	115,446	-	115,446
Interest	-	2	-	2
Revenue	-	106,765	-	106,765
Prepayment	-	-	-	-
Construction	-	-	-	-
Cost of Issuance	-	-	-	-
Total Assets	\$ 146,857	\$ 1,438,991	\$ 2,406	\$ 1,588,254
Liabilities:				
Accounts Payable	\$ (3,000)	\$ -	\$ -	\$ (3,000)
Due to General	-	-	3,014	3,014
Due to Other	-	-	-	-
Due to Debt Service	-	-	-	-
Due to Landowner	-	5,008	393,496	398,504
Landowner Advance	10,000	-	-	10,000
Total Liabilities	\$ 7,000	\$ 5,008	\$ 396,510	\$ 408,518
Fund Balance:				
Restricted for:				
Debt Service - Series	\$ -	\$ 1,433,983	\$ -	\$ 1,433,983
Capital Project - Series	-	-	(394,104)	(394,104)
Assigned for:				
Capital Reserve Fund	-	-	-	-
Unassigned	139,857	-	-	139,857
Total Fund Balances	\$ 139,857	\$ 1,433,983	\$ (394,104)	\$ 1,179,736
Total Liabilities & Fund Balance	\$ 146,857	\$ 1,438,991	\$ 2,406	\$ 1,588,254

Ridge at Apopka
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 130,285	\$ 130,285	\$ 135,958	\$ 5,672
Special Assessments - Direct	83,807	83,807	83,807	-
Other Income	-	-	2,763	2,763
Special Assessments - Direct	83,807			
Total Revenues	\$ 297,899	\$ 214,092	\$ 222,527	\$ 8,435
Expenditures:				
General & Administrative:				
Engineering	\$ 2,000	\$ 1,667	\$ -	\$ 1,667
Attorney	25,000	20,833	7,170	13,663
Annual Audit	5,500	5,500	6,400	(900)
Arbitrage Rebate	500	-	-	-
Dissemination Agent	1,000	833	4,167	(3,333)
Trustee Fees	5,500	5,500	4,031	1,469
Management Fees	48,000	40,000	31,250	8,750
Information Technology	-	-	1,500	(1,500)
Website Maintenance/Development	915	763	2,750	(1,988)
Telephone	200	167	-	167
Postage & Delivery	500	417	44	372
Insurance General Liability	5,500	5,500	5,200	300
Printing & Binding	500	417	123	294
Legal Advertising	5,000	4,167	484	3,683
Other Current Charges	500	417	511	(94)
Office Supplies	-	-	0	(0)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 100,790	\$ 86,354	\$ 63,806	\$ 22,549
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 18,000	\$ 15,000	\$ 6,250	\$ 8,750
Internet	400	333	-	333
Electric	1,200	1,000	-	1,000
Reclaimed Water	4,743	3,953	-	3,953
Pressure Washing	4,000	3,333	-	3,333
Porter Services	2,400	2,000	-	2,000
Landscape Maintenance	38,783	32,319	30,500	1,819
Fertilization	10,000	8,333	-	8,333
Engineered Wood Chips	5,000	4,167	-	4,167
Mulch	11,000	9,167	-	9,167
Irrigation Repairs	3,756	3,130	-	3,130
Janitorial Services	4,000	3,333	-	3,333
Pest Control	2,400	2,000	-	2,000
Aquatic Maintenance	6,420	5,350	5,200	150
Sand	1,200	1,000	-	1,000
Subtotal Field Expenditures	\$ 113,302	\$ 94,418	\$ 41,950	\$ 52,468
Total Expenditures	\$ 214,092	\$ 180,773	\$ 105,756	\$ 75,017
Net Change in Fund Balance	\$ 83,807	\$ 33,320	\$ 116,772	\$ 83,452
Fund Balance - Beginning	\$ -		\$ 23,085	
Fund Balance - Ending	\$ 83,807		\$ 139,857	

Ridge at Apopka
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 546,178	\$ 546,178	\$ 569,924	\$ 23,746
Special Assessments - Direct	329,887	\$ 221,025	221,025	-
Interest Income	-	-	44,763	44,763
Special Assessments - Direct	329,887			
Total Revenues	\$ 1,205,952	\$ 767,202	\$ 835,711	\$ 68,509
Expenditures:				
Interest - 11/1	\$ 341,791	\$ 341,791	\$ 341,791	\$ -
Interest - 5/1	341,791	\$ 341,791	341,791	-
Principal - 5/1	195,000	\$ 195,000	195,000	-
Total Expenditures	\$ 878,581	\$ 878,581	\$ 878,581	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 327,371	\$ (111,379)	\$ (42,870)	\$ 68,509
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 327,371	\$ (111,379)	\$ (42,870)	\$ 68,509
Fund Balance - Beginning	\$ 1,233,526		\$ 1,254,640	
Fund Balance - Ending	\$ 1,560,897		\$ 1,211,770	

Ridge at Apopka
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Proposed Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 237,100	\$ 237,100	\$ 237,100	\$ 0
Special Assessments - Direct	-	-	-	-
Interest Income	7,500	6,250	6,603	353
Special Assessments - Direct	-	-	-	-
Total Revenues	\$ 244,600	\$ 243,350	\$ 243,703	\$ 353
Expenditures:				
Interest - 11/1	\$ 34,116	\$ 34,116	\$ 34,116	\$ -
Interest - 5/1	90,306	90,306	90,306	-
Principal - 5/1	45,000	45,000	45,000	-
Total Expenditures	\$ 169,422	\$ 169,422	\$ 169,422	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 75,178	\$ 73,928	\$ 74,281	\$ 353
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	80	67	80	13
Total Other Financing Sources/(Uses)	\$ 80	\$ 67	\$ 80	\$ 13
Net Change in Fund Balance	\$ 75,258	\$ 73,995	\$ 74,361	\$ 367
Fund Balance - Beginning	\$ 34,157	\$ 147,852		
Fund Balance - Ending	\$ 109,415	\$ 222,213		

Ridge at Apopka
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	-	\$ -
Gain/(Loss) on Investments	-	-	75,505	75,505
Interest Income	-	-	33,388	33,388
Gain/(Loss) on Investments	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 108,893	\$ 108,893
Expenditures:				
Improvements	\$ -	\$ -	1,240,551	\$ (1,240,551)
Total Expenditures	\$ -	\$ -	\$ 1,240,551	\$ (1,240,551)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,131,658)	\$ (1,131,658)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (1,131,658)	\$ (1,131,658)
Fund Balance - Beginning	\$ -	\$ -	\$ 740,568	\$ 740,568
Fund Balance - Ending	\$ -	\$ -	\$ (391,090)	\$ (391,090)

Ridge at Apopka
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 73	\$ 73
Interest Income	-	-	-	-
Interest Income	-	\$ -	\$ 73	\$ 73
Expenditures:				
Improvements	\$ -	\$ -	\$ 3,014	\$ (3,014)
Cost of Issuance	-	-	5,925	\$ (5,925)
Total Expenditures	\$ -	\$ -	\$ 8,939	\$ (8,939)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (8,866)	\$ (8,866)
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ (80)	\$ (80)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (80)	\$ (80)
Net Change in Fund Balance	\$ -	\$ -	\$ (8,946)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,932	
Fund Balance - Ending	\$ -	\$ -	\$ (3,014)	

Ridge at Apopka
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 135,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,958
Special Assessments - Direct	-	83,807	-	-	-	-	-	-	-	-	-	-	83,807
Other Income	-	-	-	-	-	2,763	-	-	-	-	-	-	2,763
Total Revenues	\$ -	\$ 83,807	\$ -	\$ -	\$ 135,958	\$ 2,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,527
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	999	727	-	386	2,001	1,704	786	452	117	-	-	-	7,170
Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	6,400	-	-	-	-	-	6,400
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	417	417	417	417	417	417	417	417	417	417	-	-	4,167
Trustee Fees	-	-	-	-	-	-	-	4,031	-	-	-	-	4,031
Management Fees	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	-	-	31,250
Information Technology	150	150	150	150	150	150	150	150	150	150	-	-	1,500
Website Maintenance/Development	100	100	100	1,850	100	100	100	100	100	100	-	-	2,750
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	38	3	-	-	-	-	1	-	4	-	-	44
Insurance General Liability	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Printing & Binding	-	8	14	-	-	-	95	-	4	2	-	-	123
Legal Advertising	-	-	283	-	-	-	-	-	-	201	-	-	484
Other Current Charges	-	73	75	74	98	38	38	38	38	38	-	-	511
Office Supplies	-	0	0	-	-	-	-	0	-	0	-	-	0
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 9,990	\$ 4,812	\$ 4,166	\$ 6,001	\$ 5,891	\$ 5,534	\$ 11,110	\$ 8,314	\$ 3,950	\$ 4,037	\$ -	\$ -	\$ 63,806
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 6,250
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaimed Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	3,000	3,000	3,000	6,500	3,000	3,000	3,000	3,000	3,000	-	-	30,500
Fertilization	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineered Wood Chips	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatic Maintenance	-	-	650	650	650	650	650	650	650	650	-	-	5,200
Sand	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ -	\$ 3,000	\$ 3,650	\$ 3,650	\$ 7,150	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ -	\$ -	\$ 41,950
Total Operations & Maintenance	\$ -	\$ 3,000	\$ 3,650	\$ 3,650	\$ 7,150	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ -	\$ -	\$ 41,950
Total Expenditures	\$ 9,990	\$ 7,812	\$ 7,816	\$ 9,651	\$ 13,041	\$ 10,434	\$ 16,010	\$ 13,214	\$ 8,850	\$ 8,937	\$ -	\$ -	\$ 105,756
Excess (Deficiency) of Revenues over Expenditures	\$ (9,990)	\$ 75,995	\$ (7,816)	\$ (9,651)	\$ 122,917	\$ (7,671)	\$ (16,010)	\$ (13,214)	\$ (8,850)	\$ (8,937)	\$ -	\$ -	\$ 116,772
Net Change in Fund Balance	\$ (9,990)	\$ 75,995	\$ (7,816)	\$ (9,651)	\$ 122,917	\$ (7,671)	\$ (16,010)	\$ (13,214)	\$ (8,850)	\$ (8,937)	\$ -	\$ -	\$ 116,772

Ridge at Apopka

Community Development District

Long Term Debt Report

Series 2022 Special Assessment Bonds

Interest Rate:	4.75%-5.50%
Maturity Date:	5/1/2052
Original Amount	\$12,935,000
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$875,484
Reserve Fund Balance	\$875,484

Bonds Outstanding	\$12,935,000
	(185,000.00)
Less: Principal Payment - 5/1/24	(195,000.00)

Current Bonds Outstanding	\$12,555,000
----------------------------------	---------------------

Series 2023, Special Assessment Bonds

Interest Rate:	4.75% - 5.750%
Maturity Date:	5/1/2053
Original Amount	\$3,255,000
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$113,556
Reserve Fund Balance	\$115,446

Bonds Outstanding	\$3,255,000
Less: Principal Payment - 5/1/24	(\$45,000)

Current Bonds Outstanding	\$3,210,000
----------------------------------	--------------------

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Orange County
Fiscal Year 2024

Gross Assessments	\$	141,622.44	\$	593,670.46	\$	246,979.45	\$	982,272.35
Net Assessments	\$	133,125.09	\$	558,050.23	\$	232,160.68	\$	923,336.01

ON ROLL ASSESSMENTS

allocation in %

Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2022 Service	Debt	2023 Service	Debt	Total
02/09/24	11/20-11/22	\$ 498,495.58	\$ 19,939.26	\$ -	\$ -	\$ 478,556.32	\$ 68,997.48	\$ 289,232.16	\$ 120,326.69	\$ 478,556.33		
02/09/24	11/23-11/28	483,776.77	19,351.10	-	-	464,425.67	66,960.14	280,691.81	116,773.72	464,425.67		
						-	-		-	-		
TOTAL		\$ 982,272.35	\$ 39,290.36	\$ -	\$ -	\$ 942,981.99	\$ 135,957.62	\$ 569,923.97	\$ 237,100.41	\$ 942,982.00		

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT
Direct Assessment Receipts
Fiscal Year 2024

		Invoiced		Paid		Date/Ck
		O&M	2022 DS	O&M	2022 DS	
Ridge Commerce Center	12/1/23	\$ 6,434.25		\$ 6,434.25		Wire 11/17
	2/1/24	\$ 3,217.13		\$ 3,217.13		Wire 11/17
	4/1/24		\$ 19,597.50		\$ 19,597.50	Wire 03/26
	5/1/24	\$ 3,217.12		\$ 3,217.12		Wire 11/17
	10/1/24		\$ 9,652.50			
			\$ 12,868.50	\$ 29,250.00	\$ 12,868.50	\$ 19,597.50
KS Apopka Centerline Dev	12/1/23	\$ 3,624.48		\$ 3,624.48		Wire 11/17
		\$ 3,624.48		\$ 3,624.48	\$ -	
	4/1/24		\$ 21,543.65		\$ 21,543.65	Wire 03/26
	5/1/24	\$ 1,812.23		\$ 1,812.23		Wire 11/17
	10/1/24		\$ 10,611.05			
		\$ 9,061.19	\$ 32,154.70	\$ 9,061.19	\$ 21,543.65	
Apopka Development Opportunity	12/1/23	\$10,431.76		\$ 10,431.76		Wire 11/17
	2/1/24	\$ 5,215.88		\$ 5,215.88		Wire 11/17
	4/1/24		\$ 68,939.57		\$ 68,939.57	Wire 03/26
	5/1/24	\$ 5,215.88		\$ 5,215.88		
	10/1/24		\$ 33,955.31			Wire 11/17
			\$ 20,863.52	\$ 102,894.88	\$ 20,863.52	\$ 68,939.57
Apopka Centerline Development	12/1/23	\$21,412.81		\$ 21,412.81		Wire 11/17
	2/1/24	\$10,706.41		\$ 10,706.41		Wire 11/17
	4/1/24		\$ 110,943.81		\$ 110,943.84	Wire 03/26
	5/1/24	\$10,706.40		\$ 10,706.40		
	10/1/24		\$ 54,643.97			Wire 11/17
			\$ 42,825.62	\$ 165,587.78	\$ 42,825.62	\$ 110,943.84
	12/1/23	\$41,903.30				
	2/1/24	\$22,763.90				
	4/1/24		\$ 221,024.53			
	5/1/24	\$20,951.63				
	10/1/24		\$ 108,862.83			
		\$ 85,618.83	\$ 329,887.36	\$ 85,618.83	\$ 221,024.56	
				100%	67%	
				O&M	2022 DS	
Balance Due:				\$ -	\$ 108,862.80	

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the **Ridge at Apopka Community Development District** will hold their regular meetings for Fiscal Year 2025 at 3:00 PM, at the **GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801**, on the fourth Tuesday of the month, unless otherwise indicated, as follows:

October 22, 2024

November 26, 2024

December 24, 2024 (*Christmas Eve – consider rescheduling/cancelling*)

January 28, 2025

February 25, 2025

March 25, 2025

April 22, 2025

May 27, 2025

June 24, 2025

July 22, 2025

August 26, 2025

September 23, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District’s website at <https://ridgeatapopkacdd.net>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC

SECTION D

*This item will be provided under
separate cover*