

Ridge at Apopka
Community Development District
Meeting Agenda
April 22, 2025

AGENDA

Ridge at Apopka

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 15, 2025

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, April 22, 2025 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 December 17, 2024 Meeting
4. Ratification of First Amendment to Acquisition Agreement (2022 Project)
5. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Discussion of Letter Regarding Stormwater System Operation and Maintenance
7. Consideration of Resolution 2025-04 Amending Resolution 2022-11 To Adopt a Revised Assessment Roll, Relating to the District's Special Assessment Bonds, Series 2022
 - A. Consideration of Supplemental Declaration of Consent
 - B. Consideration of Notice to Bondholders
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. 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, December 17, 2024 at 11:00 a.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 Manager
Jere Earlywine <i>by phone</i>	District Counsel
John Prowell	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum. Mr. Mitsumasu joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the oath of office to Mr. Hall. Mr. Mitsumasu will be sworn in at a later time.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowner's Election

Mr. Flint stated the Board sits as the canvassing Board for purposes of certifying the election results. Mr. Mitsumasu received 110 votes, Mr. Dean Perry received 110 votes and Mr. Hall received 109 votes. Mr. Mitsumasu and Mr. Dean Perry will serve four-year terms and Mr. Hall will serve a two-year term.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-01 Canvassing and Certifying the results of the Landowner's Election, was approved.

C. Election of Officers

Mr. Flint stated statutes require each time there is an election, the Board is required to elect officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated Mr. Mitsumasu is Chair, Craig Perry is Vice Chair, and the other three Board members are Assistant Secretaries, George Flint is Secretary, Richard Hans is Assistant Secretary, Jill Burns is Treasurer, Katie Costa, Darrin Mossing, Sr., and Patty Powers are Assistant Treasurers.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-02 Electing Officers – Keeping the Current Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 27, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting

Mr. Flint presented the minutes from the August 27, 2024 Board of Supervisors meeting and asked for acceptance of the minutes from the November 5, 2024 landowners meeting. He asked for any comments or corrections.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the August 27, 2024 Board of Supervisors Meeting were approved as presented, and the Minutes from the November 5, 2024 Landowners' Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024

Mr. Flint stated he executed the agreement with Grau & Associates for auditing services for FY24 and asked for ratification.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Mr. Flint stated this is to collect the assessments on the tax bill.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Amendment to Agreement for Aquatic Management Services

Mr. Wright presented a color-coded map (pg. 64 of agenda) of how the aquatic management services will go in the future. The orange areas are ready for maintenance. To add these areas to the contract it would be an extra \$325 per month bringing the total for the year for just the orange ponds to \$12,300. The two purple ponds are expected to be on this fiscal year coming up and will be \$250 per month. The three orange ponds on the left are currently dry. He recommended approving the total cost but he will go back to the vendor to add the three dry ponds as an a la carte option so when they have water, the vendor would come out. If not, they would go with the discing plan going forward just for the three ponds by the apartment. Mr. Flint noted once the ponds are ready and have been turned over, they have pricing so we will bring this back and have the amendment ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine had nothing to report.

B. Engineer

Mr. Prowell had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from September 1st through November 30th totaling \$45,452.42. He offered to take 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 \$45,452.42, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of November. No action is required. Mr. Craig Perry had some questions regarding the financial statements. Mr. Flint will get a call set up with Patti Powers and Mr. Craig Perry to go through those.

D. Field Manager

Mr. Wright presented the Field Manager's Report on page 60 of the agenda package. A Board member asked about the invoice on a light fixture damaged by work done by McCraney. A sidewalk was damaged as well. Mr. Dean suggested they connect with McCraney to get them to solve all of these problems. Mr. Flint noted District Counsel may need to send McCraney a letter.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business to discuss. Hearing no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH 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

FIRST AMENDMENT TO ACQUISITION AGREEMENT (2022 PROJECT)

THIS FIRST AMENDMENT TO ACQUISITION AGREEMENT (2022 BONDS) ("Amendment") is made and entered into, by and between:

Ridge at Apopka Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Apopka, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**"); and

Apopka Centerline Development, LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, whose mailing address is 15499 SW 12th Street, Suite 507, Sunrise, Florida 33326 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance enacted pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to roads, sewer & wastewater management, water supply, water management and control, electric undergrounding, recreational facilities, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the District and the Developer previously entered into that certain *Acquisition Agreement*, dated May 26, 2022 ("**Acquisition Agreement**"); and

WHEREAS, the parties desire to clarify the terms of the original Acquisition Agreement and in order to fulfill the parties original intent;

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 District and the Developer agree as follows:

1. INCORPORATION OF RECITALS. Based in reliance on the representations of the Developer, the parties agree that the recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

2. AMENDMENT TO SECTION 2 OF THE ACQUISITION AGREEMENT. Section 2 of the Acquisition Agreement is hereby replaced in its entirety with the following language:

ADVANCED FUNDING. The Developer may elect to make available to the District such monies as are necessary to enable the District to proceed with and/or complete the design, engineering, and construction of the Project. The funds ("**Advanced Funds**") shall be placed in the District's depository as determined by the District, and shall be repaid to the Developer solely from

available proceeds of the Bonds, subject to the terms of this Agreement and availability of funds from the Bonds, which shall be issued in the District's sole discretion. The District shall individually account for costs incurred and Advanced Funds expended in connection with the Project.

4. AFFIRMATION OF THE ACQUISITION AGREEMENT; CONFLICTS. The District and the Developer agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Acquisition Agreement, except to the extent set forth in this Amendment. The Acquisition Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

5. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

6. EFFECTIVE DATE. This Amendment shall be effective after execution by both the District and the Developer.

7. COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the parties below execute the *First Amendment to Acquisition Agreement (2022 Bonds)* to be effective as of 3/17, 2025.

**RIDGE AT APOPKA COMMUNITY
DEVELOPMENT DISTRICT**



By: ERNESTO MITSUMASU
Its: Chairperson

APOPKA CENTERLINE DEVELOPMENT, LLC



By: CHAD PERRY
Its: MANAGER

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Ridge at Apopka Community Development District (**“District”**) prior to June 15, 2025, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**“Fiscal Year 2025/2026”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: June 24, 2025

HOURL: 3:00 p.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Apopka and Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL, 2025.

ATTEST:

**RIDGE AT APOPKA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Ridge at Apopka
Community Development District

Proposed Budget
FY 2026



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Ridge at Apopka
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$130,087	\$81,903	\$48,184	\$130,087	\$207,255
Special Assessments - Direct	84,005	84,005	-	84,005	111,248
TOTAL REVENUES	\$214,092	\$165,908	\$48,184	\$214,092	\$318,503
EXPENDITURES:					
Administrative:					
Engineering Fees	\$2,000	\$-	\$1,500	\$1,500	\$2,000
District Counsel	22,500	4,896	6,854	11,750	20,000
Annual Audit	6,600	6,600	-	6,600	6,800
Assessment Administration	-	-	-	-	5,000
Arbitrage Rebate	500	-	1,100	1,100	1,100
Dissemination Agent	5,000	2,083	2,917	5,000	6,000
Trustee Fees	9,956	-	8,278	8,278	10,804
District Management Fees	40,000	20,000	20,000	40,000	40,000
Information Technology	1,800	900	900	1,800	1,800
District Website Administration	1,200	600	600	1,200	1,200
Telephone	200	-	50	50	200
Postage & Delivery	500	1	50	51	500
General Liability and Public Officials Insurance	5,720	5,408	-	5,408	5,720
Printing & Binding	250	44	85	129	250
Legal Advertising	2,500	897	1,500	2,397	2,500
Bank Fees and Other Charges	2,654	321	75	396	2,654
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$101,555	\$41,925	\$43,909	\$85,834	\$106,703
Operations & Maintenance					
Field Operation					
Field Management	\$15,000	\$7,500	\$7,500	\$15,000	\$ 15,000
Internet	400	-	200	200	400
Electric	1,200	-	600	600	15,000
Reclaimed Water	4,037	-	1,500	1,500	7,500
Pressure Washing	4,000	-	2,000	2,000	7,500
Landscape Maintenance	60,000	39,000	39,000	78,000	100,000
Landscape Contingency	10,000	11,300	6,000	17,300	10,000
Irrigation Repairs	3,000	-	2,000	2,000	5,000
Janitorial Services	4,000	-	1,500	1,500	4,000
Pest Control	2,400	-	1,200	1,200	2,400
Aquatic Maintenance	8,500	5,025	4,350	9,375	10,000
Pond Discing	-	-	-	-	10,000
Contingency/Reserves	-	-	-	-	25,000
Total Field Operation	\$112,537	\$62,825	\$65,850	\$128,675	\$211,800
TOTAL EXPENDITURES	\$214,092	\$104,750	\$109,759	\$214,509	\$318,503
EXCESS REVENUES (EXPENDITURES)	\$-	\$61,158	\$(61,575)	\$(417)	\$ -

Ridge at Apopka
Community Development District
Budget Narrative
Fiscal Year 2026

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 2026

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, sand 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 FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$875,484	\$342,270	\$201,359	\$543,629	\$873,501
Special Assessments-Direct	-	-	329,872	329,872	-
Prepayments	-	28,461	-	28,461	-
Interest Earnings	-	24,081	8,000	32,081	20,000
Carry Forward Surplus ⁽¹⁾	444,613	445,321	-	445,321	470,045
TOTAL REVENUES	\$1,320,097	\$840,133	\$539,231	\$1,379,364	\$1,363,546
EXPENDITURES:					
Interest - 11/01	\$337,159	\$337,159	\$-	\$337,159	\$331,481
Interest - 05/01	337,159	-	337,159	337,159	331,481
Principal - 05/01	205,000	-	205,000	205,000	215,000
Special Call - 5/01	-	-	30,000	30,000	-
TOTAL EXPENDITURES	\$879,319	\$337,159	\$572,159	\$909,319	\$877,963
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$879,319	\$337,159	\$572,159	\$909,319	\$877,963
EXCESS REVENUES (EXPENDITURES)	\$440,778	\$502,974	\$(32,929)	\$470,045	\$485,583

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$326,375.00

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%	\$-	\$340,981	340,981.25
05/01/24	12,750,000	4.750%	195,000	340,981	
11/01/24	12,555,000	4.750%	-	336,350	872,331.25
05/01/25	12,555,000	4.750%	205,000	336,350	
11/01/25	12,320,000	4.750%	-	331,481	872,831.25
05/01/26	12,320,000	4.750%	215,000	331,481	
11/01/26	12,105,000	4.750%	-	326,375	872,856.25
05/01/27	12,105,000	4.750%	225,000	326,375	
11/01/27	11,880,000	4.750%	-	321,031	872,406.25
05/01/28	11,880,000	5.000%	235,000	321,031	
11/01/28	11,645,000	5.000%	-	315,156	871,187.50
05/01/29	11,645,000	5.000%	245,000	315,156	
11/01/29	11,400,000	5.000%	-	309,031	869,187.50
05/01/30	11,400,000	5.000%	260,000	309,031	
11/01/30	11,140,000	5.000%	-	302,531	871,562.50
05/01/31	11,140,000	5.000%	270,000	302,531	-
11/01/31	10,870,000	5.000%	-	295,781	868,312.50
05/01/32	10,870,000	5.000%	285,000	295,781	
11/01/32	10,585,000	5.000%	-	288,656	869,437.50
05/01/33	10,585,000	5.375%	300,000	288,656	
11/01/33	10,285,000	5.375%	-	280,594	869,250.00
05/01/34	10,285,000	5.375%	320,000	280,594	
11/01/34	9,965,000	5.375%	-	271,994	872,587.50
05/01/35	9,965,000	5.375%	335,000	271,994	
11/01/35	9,630,000	5.375%	-	262,991	869,984.38
05/01/36	9,630,000	5.375%	355,000	262,991	
11/01/36	9,275,000	5.375%	-	253,450	871,440.63
05/01/37	9,275,000	5.375%	375,000	253,450	
11/01/37	8,900,000	5.375%	-	243,372	871,821.88
05/01/38	8,900,000	5.375%	395,000	243,372	
11/01/38	8,505,000	5.375%	-	232,756	871,128.13
05/01/39	8,505,000	5.375%	415,000	232,756	
11/01/39	8,090,000	5.375%	-	221,603	869,359.38
05/01/40	8,090,000	5.375%	440,000	221,603	
11/01/40	7,650,000	5.375%	-	209,778	871,381.25
05/01/41	7,650,000	5.375%	465,000	209,778	
11/01/41	7,185,000	5.375%	-	197,281	872,059.38
05/01/42	7,185,000	5.375%	490,000	197,281	
11/01/42	6,695,000	5.375%	-	184,113	871,393.75
05/01/43	6,695,000	5.500%	515,000	184,113	
11/01/43	6,180,000	5.500%	-	169,950	869,062.50
05/01/44	6,180,000	5.500%	545,000	169,950	
11/01/44	5,635,000	5.500%	-	154,963	869,912.50
05/01/45	5,635,000	5.500%	575,000	154,963	
11/01/45	5,060,000	5.500%	-	139,150	869,112.50
05/01/46	5,060,000	5.500%	610,000	139,150	
11/01/46	4,450,000	5.500%	-	122,375	871,525.00
05/01/47	4,450,000	5.500%	645,000	122,375	
11/01/47	3,805,000	5.500%	-	104,638	872,012.50
05/01/48	3,805,000	5.500%	680,000	104,638	
11/01/48	3,125,000	5.500%	-	85,938	870,575.00
05/01/49	3,125,000	5.500%	720,000	85,938	
11/01/49	2,405,000	5.500%	-	66,138	872,075.00
05/01/50	2,405,000	5.500%	760,000	66,138	
11/01/50	1,645,000	5.500%	-	45,238	871,375.00
05/01/51	1,645,000	5.500%	800,000	45,238	
11/01/51	845,000	5.500%	-	23,238	868,475.00
05/01/52	845,000	5.500%	845,000	23,238	868,237.50
Total			\$12,720,000	\$12,873,863	\$25,593,863

Ridge at Apopka

Community Development District

Proposed Budget

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$227,113	\$142,990	\$84,123	\$227,113	\$227,113
Interest Earnings	1	3,743	2,500	6,243	-
Carry Forward Surplus ⁽¹⁾	137,804	108,401	-	108,401	118,282
TOTAL REVENUES	\$364,918	\$255,134	\$86,623	\$341,757	\$345,395
EXPENDITURES:					
Interest - 11/01	\$89,238	\$89,238	\$-	\$89,238	\$88,169
Interest - 05/01	\$89,238	-	89,238	89,238	\$88,169
Principal - 05/01	45,000	-	45,000	45,000	50,000
TOTAL EXPENDITURES	\$223,475	\$89,238	\$134,238	\$223,475	\$226,338
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$223,475	\$89,238	\$134,238	\$223,475	\$226,338
EXCESS REVENUES (EXPENDITURES)	\$141,443	\$165,897	\$(47,615)	\$118,282	\$119,057

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$86,981.25

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 2026

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	FY2026 Total	FY2025 Total	Increase/ (Decrease)	
Commercial	1	100000	0.5	50	4.03%	\$ 12,850.65	\$ 0.13	\$ 0.14	\$ 0.13	\$ 0.27	\$ 0.30	\$ (0.03)	
SF 60'	2	79	1.2	94.8	7.65%	\$ 24,364.83	\$ 308.42	\$ 328.10	\$ 851.86	\$ 1,035.94	\$ 2,215.91	\$ 2,107.36	\$ 108.55
SF 55'	2	79	1.1	86.9	7.01%	\$ 22,334.43	\$ 282.71	\$ 300.76	\$ 780.88	\$ 947.40	\$ 2,029.03	\$ 1,929.53	\$ 99.50
Bungalow 30-35	2	60	0.65	39	3.15%	\$ 10,023.51	\$ 167.06	\$ 177.72	\$ 461.43	\$ 602.11	\$ 1,241.26	\$ 1,182.46	\$ 58.80
TH 20'	2	95	0.4	38	3.07%	\$ 9,766.49	\$ 102.81	\$ 109.37	\$ 283.95	\$ 513.67	\$ 906.99	\$ 870.81	\$ 36.18
MF	3.1	374	0.4	149.6	12.07%	\$ 38,449.15	\$ 102.81	\$ 109.37	\$ 360.07	\$ 469.44	\$ 433.26	\$ 36.18	
Office	3.2	75000	0.5	37.5	3.03%	\$ 9,637.99	\$ 0.13	\$ 0.14	\$ 0.13	\$ 0.27	\$ 0.30	\$ (0.03)	
Commercial	3.3	25000	0.5	12.5	1.01%	\$ 3,212.66	\$ 0.13	\$ 0.14	\$ 0.13	\$ 0.27	\$ 0.30	\$ (0.03)	
SF 60'	4	70	1.2	84	6.78%	\$ 21,589.09	\$ 308.42	\$ 328.10	\$ 1,298.54	\$ 1,626.64	\$ 1,518.09	\$ 108.55	
Bungalow 30-35	4	98	0.65	63.7	5.14%	\$ 16,371.73	\$ 167.06	\$ 177.72	\$ 703.37	\$ 881.10	\$ 822.30	\$ 58.80	
TH 25'	4	100	0.5	50	4.03%	\$ 12,850.65	\$ 128.51	\$ 136.71	\$ 541.06	\$ 677.77	\$ 632.54	\$ 45.23	
Industrial	5	1500000	0.2	300	24.21%	\$ 77,103.90	\$ 0.05	\$ 0.05	\$ 0.12	\$ 0.17	\$ 0.16	\$ 0.01	
MF	6	304	0.4	121.6	9.81%	\$ 31,252.78	\$ 102.81	\$ 109.37	\$ 360.07	\$ 469.44	\$ 433.26	\$ 36.18	
Commercial	6.1	150000	0.5	75	6.05%	\$ 19,275.98	\$ 0.13	\$ 0.14	\$ 0.13	\$ 0.27	\$ 0.30	\$ (0.03)	
SF 60'	9	10	1.2	12	0.97%	\$ 3,084.16	\$ 308.42	\$ 328.10	\$ 1,993.03	\$ 2,321.13	\$ 1,191.11	\$ 1,130.02	
SF 55'	9	10	1.1	11	0.89%	\$ 2,827.14	\$ 282.71	\$ 300.76	\$ 1,824.60	\$ 2,125.36	\$ 1,091.85	\$ 1,033.51	
Bungalow 30-35	9	21	0.65	13.65	1.10%	\$ 3,508.23	\$ 167.06	\$ 177.72	\$ 1,122.82	\$ 1,300.54	\$ 645.19	\$ 655.35	
1851300		1239.25	100.00%	\$ 318,503.38									

On-Roll	\$ 207,255.30
Direct Bill	\$ 111,248.08

Ridge at Apopka
Community Development District
Non-Ad Valorem Assessments Comparison
FY 2026

Debt Service - Series 2022

												Gross
Land Use	Units	ERU Value	ERU's	% ERU's	Improvement Cost	Actual Bonds	% Issued	Par Debt Per Unit	Annual Debt	Net Annual Per Unit	Annual Per Unit	
Commercial	1	100000	0.5	50	4.01%	\$ 251,413.11	\$ 178,730.88	1.38%	\$ 1.79	\$ 12,097.11	\$ 0.12	\$ 0.13
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	374	0.4	120	9.62%	\$ 1,309,443.27	\$ 1,870,289.18	14.46%	\$ 5,000.77	\$ 126,587.47	\$ 338.47	\$ 360.07
Office	3.2	75000	0.5	37.5	3.01%	\$ 188,559.83	\$ 134,048.15	1.04%	\$ 1.79	\$ 9,072.83	\$ 0.12	\$ 0.13
Commercial	3.3	25000	0.5	12.5	1.00%	\$ 62,853.28	\$ 44,682.72	0.35%	\$ 1.79	\$ 3,024.28	\$ 0.12	\$ 0.13
SF 60'	4	70	1.2	80.4	6.44%	\$ 1,054,638.01	\$ 1,208,301.03	9.34%	\$ 18,034.34	\$ 85,443.76	\$ 1,220.63	\$ 1,298.54
Bungalow 30-35	4	98	0.65	81.25	6.51%	\$ 1,065,787.79	\$ 1,221,075.35	9.44%	\$ 9,768.60	\$ 64,794.85	\$ 661.17	\$ 703.37
TH 25'	4	100	0.5	38	3.05%	\$ 498,460.75	\$ 571,087.55	4.42%	\$ 7,514.31	\$ 50,859.38	\$ 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	304	0.4	151.2	12.12%	\$ 1,649,898.53	\$ 1,520,235.06	11.75%	\$ 5,000.77	\$ 102,894.63	\$ 338.47	\$ 360.07
Commercial	6.1	150000	0.5	75	6.01%	\$ 377,119.66	\$ 268,096.31	2.07%	\$ 1.79	\$ 18,145.66	\$ 0.12	\$ 0.13
SF 60'	9	10	1.2	18	1.44%	\$ 176,658.62	\$ 276,795.25	2.14%	\$ 27,679.53	\$ 18,734.44	\$ 1,873.44	\$ 1,993.03
SF 55'	9	10	1.1	13.2	1.06%	\$ 129,549.65	\$ 253,403.94	1.96%	\$ 25,340.39	\$ 17,151.23	\$ 1,715.12	\$ 1,824.60
Bungalow 30-35	9	21	0.65	11.05	0.89%	\$ 108,448.76	\$ 327,472.07	2.53%	\$ 15,593.91	\$ 22,164.41	\$ 1,055.45	\$ 1,122.82
		1851300		1247.8		\$ 11,290,019.91	\$ 12,935,000.00	100.00%		\$ 873,500.86		

Debt Service - Series 2023

												Gross
Land Use	Units	ERU Value	ERU's	% ERU's	Improvement Cost	Actual Bonds	% Issued	Par Debt Per Unit	Annual Debt	Net Annual Per Unit	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 VI

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

c/o Governmental Management Services -
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

_____, 2025

Rick Sobczak
Professional Engineer
Division of Regulatory Services/Apopka
St. Johns River Water Management District
2501 S Binion Road
Apopka, FL 32703

RE: The Ridge PD Parcel 9 IND-095-171240-9

To Whom It May Concern:

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. The District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements, and any related interest in real or personal property, pursuant to its establishing ordinance and Section 190.012(1)(f), *Florida Statutes*. As part of the District's capital improvement plan, the District intends to finance, construct, acquire, operate and maintain the stormwater system ("**Stormwater System**") within the Ridge at Apopka development, including the portion of the Stormwater System at issue in the above-referenced permit application. The District acknowledges and agrees that, upon transfer of the Stormwater System from the construction to operation phase, the District will perpetually operate, maintain and fund the Stormwater System. The District agrees to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes*. If you have any questions regarding the District or the District's intent to operate, maintain and fund the Stormwater System, please do not hesitate to contact me.

Sincerely,

George Flint
District Manager

SECTION VII

RESOLUTION 2025-04

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

A RESOLUTION AMENDING RESOLUTION 2022-11 TO ADOPT A REVISED ASSESSMENT ROLL, RELATING TO THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2022; AUTHORIZING THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Ridge at Apopka Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited property within the District; and

WHEREAS, in connection with the issuance of the District's Special Assessment Bonds, Series 2022 ("**Bonds**"), the District's Board of Supervisors ("**Board**") adopted Resolution Nos. 2022-04 and 2022-11 ("**Assessment Resolutions**"), which levied and imposed special assessments ("**Assessments**") to secure the repayment of the Bonds; and

WHEREAS, **Exhibit B** to Resolution 2022-11 is the District's *First Supplemental Assessment Methodology Report*, which includes an assessment roll showing the allocation of the Assessments to various parcels within the District; and

WHEREAS, consistent with the Assessment Resolutions, and due to changes in the project development plan, the District desires to adopt a revised assessment roll setting forth the assessments, as reallocated to account for such changes in the development plan, and as set forth in the (**Revised**) **Exhibit B** attached hereto; and

WHEREAS, the District's Board of Supervisors finds that the Assessments, as reallocated set forth in (**Revised**) **Exhibit B**, are supported by sufficient benefit from the District's "2022 Project" and are fairly and reasonably allocated;

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Assessment Resolutions.

3. **ADOPTION OF REVISED DEBT ASSESSMENT ROLL.** The Board hereby adopts the revised debt assessment roll, set forth in (**Revised**) **Exhibit B** attached hereto.

4. **IMPROVEMENT LIEN BOOK.** The Assessments as reflected in **(Revised) Exhibit B** shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **(Revised) Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

5. **CONFLICTS.** This Resolution is intended to supplement the Assessment Resolutions, which otherwise remain in full force and effect.

6. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

APPROVED and **ADOPTED** this ____ day of _____, 2025.

ATTEST:

**RIDGE AT AOPKA
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairperson

(Revised) Exhibit B: *Revised Assessment Roll for First Supplemental Special Assessment Methodology Report*

SECTION A

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL¹ DECLARATION OF CONSENT**

KS Apopka Centerline Development, LLC, a Florida limited liability company, together with its successors and assigns (together, "**Landowner**"), represents that it is the owner of 100% of the developable land described in **Exhibit A** attached hereto and made a part hereof ("**Property**"), and further declares, acknowledges and agrees as follows:

1. The Ridge at Apopka Community Development District ("**District**") is, and has been at all times, on and after September 8, 2021, a legally created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes*, as amended ("**Act**"). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the City Council of the City of Apopka, Florida ("**City**"), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) City Ordinance No. 2859, effective as of September 8, 2021, as amended from time to time, was duly and properly enacted by the City in compliance with all applicable requirements of law; and (c) the members of the Board of Supervisors of the District were duly and properly designated pursuant to the Act to serve in their capacities, and had the authority and right to authorize, approve and undertake all actions of the District approved and undertaken from September 8, 2021, to and including the date of this Declaration.

2. The Landowner understands and acknowledges that the District has adopted Resolution Nos. 2022-04, 2022-11 and 2025- (collectively, "**Assessment Resolutions**") that levied and imposed debt service special assessment liens on the Property (together, "**Assessments**"). Such Assessments, which may include "true-up" payments pursuant to the terms of the Assessment Resolutions, are legal, valid and binding first liens upon the Property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner hereby expressly acknowledges, represents and agrees that: (i) the Assessments (including any "true-up" payments), the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of its Special Assessment Bonds, Series 2022, or securing payment thereof ("**Financing Documents**"), are, to the extent of the Landowner's obligations thereunder and with respect thereto, valid and binding obligations enforceable in accordance with their terms; (ii) the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's

¹ This *Supplemental Declaration of Consent* supplements that prior *Declaration of Consent* recorded as Doc #20220341310 in the Public Records of Orange County, Florida, which prior consent remains in full force and effect. The purpose of this supplement is to address the District's adoption of Resolution 2025- , which supplemented prior assessment resolutions and in order to address a partial reallocation of Assessments to the Property.

default and agrees that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*; and (iii) to the extent Landowner fails to timely pay any special assessments collected by mailed notice of the District, such unpaid special assessments and future special assessments may be placed on the tax roll by the District for collection by the Tax Collector pursuant to section 197.3632, *Florida Statutes*, in any subsequent year. Further, the Landowner hereby expressly acknowledges, represents and agrees that the Assessments are supported by sufficient benefit from the Series 2022 Project and are fairly and reasonably allocated, regardless of whether any planned contributions are actually made.

4. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay Assessments in full at any time, or in part up to two times, and in either case with interest, under the circumstances set forth in the resolutions of the District levying such Assessments.

5. This Declaration shall represent a lien of record for purposes of Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others. Other information regarding the Assessments is available from the District's Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

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[SIGNATURE PAGE FOR DECLARATION OF CONSENT]

To be effective as of the ____, day of _____, 2025.

WITNESS

KS APOPKA CENTERLINE DEVELOPMENT, LLC

Name: _____
Address: _____

Name: _____
Title: _____

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of **KS APOPKA CENTERLINE DEVELOPMENT, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

EXHIBIT A: Legal Description of Property

EXHIBIT A

SECTION B

NOTICE TO BONDHOLDERS

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

**\$12,935,000 Special Assessment Bonds, Series 2022
CUSIP Nos. 76571AAA4, 76571AAB2, 76571AAC0, 76571AAD8 ¹**

On _____, 2025, the Board of Supervisors for the Ridge at Apopka Community Development District (“**District**”) adopted Resolution 2025-____, thereby reallocating debt assessments from a prior undeveloped commercial tract and to a future residential tract, and in order to make the debt assessments more consistent across similarly situated residential tracts. Please find enclosed a copy of Resolution 2025-____, and its attachments, which describe the reallocation.

For further information, please contact the District Manager at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. 407-841-5524. You may also find further updates on the Municipal Securities Rulemaking Board (MSRB) website at www.emma.msrb.org.

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

_____, 2025

¹ The District is not responsible for the use of the CUSIP numbers referenced herein nor is any representation made by the District as to their correctness; such CUSIP numbers are included solely for the convenience of the readers of this Notice.

SECTION VIII

SECTION C

SECTION 1

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/1-12/31	10123-10127	\$17,920.20
TOTAL		\$17,920.20

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/04/24	00018	11/29/24 18759 NOV 24 -	202411 320-53800-46800 POND MAINT	AQUATIC WEED MANAGEMENT, INC.	*	975.00	975.00 010123
12/04/24	00017	12/01/24 4059726 DEC 24 -	202412 320-53800-46200 LANDSCAPE MAINT	BLADE RUNNERS COMMERCIAL	*	6,500.00	6,500.00 010124
12/04/24	00003	11/22/24 3484117 OCT 24 -	202410 310-51300-31500 GENERAL COUNSEL	KUTAK ROCK LLP	*	264.00	264.00 010125
12/04/24	00008	10/31/24 10282401 NOT OF LO & ELECTION MTG	202410 310-51300-48000	ORLANDO SENTINEL	*	684.50	684.50 010126
12/18/24	00001	12/01/24 24 DEC 24 -	202412 310-51300-34000 MGMT FEES		*	3,333.33	
		12/01/24 24 DEC 24 -	202412 310-51300-49500 WEBSITE ADMIN		*	100.00	
		12/01/24 24 DEC 24 -	202412 310-51300-35100 IT		*	150.00	
		12/01/24 24 DEC 24 -	202412 310-51300-31300 DISSEMINATION		*	416.67	
		12/01/24 24 DEC 24 -	202412 310-51300-42500 COPIES		*	.45	
		12/01/24 25 DEC 24 -	202412 320-53800-34000 FIELD SERVICES		*	1,250.00	
				GMS-CENTRAL FLORIDA, LLC			5,250.45 010127
12/18/24	00014	8/23/24 7451126 SER2023 8/1-7/31/25	202408 310-51300-32300	U.S. BANK	*	4,246.25	4,246.25 010128
TOTAL FOR BANK A						17,920.20	
TOTAL FOR REGISTER						17,920.20	

RAPK RIDGE AT APOPK PPOWERS

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
1/1-1/31	10129-10134	\$14,115.10
2/1-2/28	10135-10138	\$489,158.70
3/1-3/31	10139-10143	\$30,829.50
TOTAL		\$534,103.30

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/25	00005	2/11/25	TAX REC 202502 300-20700-10000 TRANSFER TAX REC SER 23		*	141,936.59	
RIDGE AT APOPKA CDD							141,936.59 010138
3/13/25	00018	2/28/25	19284 202502 320-53800-46800 FEB 25 - POND MAINT		*	725.00	
AQUATIC WEED MANAGEMENT, INC.							725.00 010139
3/13/25	00017	2/18/25	459260 202502 320-53800-46200 REMOVE FALLEN TREES		*	9,800.00	
		2/18/25	459261 202502 320-53800-46200 BUSH HOGGING PONDS		*	1,500.00	
		3/01/25	450294 202503 320-53800-46200 MAR 25 - LANDSCAPE MAINT		*	6,500.00	
BLADE RUNNERS COMMERCIAL							17,800.00 010140
3/13/25	00009	3/03/25	27059 202503 310-51300-32200 AUDIT FY2024		*	6,600.00	
GRAU AND ASSOCIATES							6,600.00 010141
3/13/25	00003	2/28/25	3527436 202501 310-51300-31500 JAN 25 - GENERAL COUNSEL		*	454.50	
KUTAK ROCK LLP							454.50 010142
3/13/25	00001	2/01/25	28 202502 310-51300-34000 FEB 25 - MGMT FEES		*	3,333.33	
		2/01/25	28 202502 310-51300-49500 FEB 25 - WEBSITE ADMIN		*	100.00	
		2/01/25	28 202502 310-51300-35100 FEB 25 - IT		*	150.00	
		2/01/25	28 202502 310-51300-31300 FEB 25 - DISSEMINATION		*	416.67	
		2/01/25	29 202502 320-53800-34000 FEB 25 - FIELD MGMT		*	1,250.00	
GMS-CENTRAL FLORIDA, LLC							5,250.00 010143
TOTAL FOR BANK A						534,103.30	
TOTAL FOR REGISTER						534,103.30	

RAPK RIDGE AT APOPK PPOWERS

SECTION 2

Ridge at Apopka
Community Development District

Unaudited Financial Reporting
March 31, 2025



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
March 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 192,096	\$ -	\$ -	\$ 192,096
Due from General Fund	-	3,576	-	3,576
Due from Construction	3,014	-	-	3,014
<u>Investments:</u>				
Series 2022				
Reserve	-	875,484	-	875,484
Revenue	-	486,969	-	486,969
Prepayment	-	28,490	-	28,490
Construction	-	-	2,478	2,478
Series 2023				
Reserve	-	116,024	-	116,024
Interest	-	0	-	0
Revenue	-	164,489	-	164,489
Total Assets	\$ 195,110	\$ 1,675,032	\$ 2,478	\$ 1,872,621
Liabilities:				
Accounts Payable	\$ 9,010	\$ -	\$ -	\$ 9,010
Due to General	-	-	3,014	3,014
Due to Other	-	-	-	-
Due to Debt Service	\$ 3,576	-	-	3,576
Due to Landowner	10,000	5,008	390,482	405,490
Unearned Revenue	-	-	-	-
Total Liabilities	\$ 22,586	\$ 5,008	\$ 393,496	\$ 421,090
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,670,024	\$ -	\$ 1,670,024
Capital Project			(391,018)	(391,018)
Unassigned	172,524	-	-	172,524
Total Fund Balances	\$ 172,524	\$ 1,670,024	\$ (391,018)	\$ 1,451,531
Total Liabilities & Fund Balance	\$ 195,110	\$ 1,675,032	\$ 2,478	\$ 1,872,621

Ridge at Apopka
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 130,087	\$ 81,903	\$ 81,903	\$ -
Special Assessments - Direct	84,005	84,005	84,005	-
Other Income	-	-	-	-
Total Revenues	\$ 214,092	\$ 165,908	\$ 165,908	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Attorney	22,500	11,250	4,896	6,354
Annual Audit	6,600	-	6,600	(6,600)
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,000	2,500	2,500	(0)
Trustee Fees	9,956	-	-	-
Management Fees	40,000	20,000	20,000	0
Information Technology	1,800	900	900	-
Website Maintenance/Development	1,200	600	600	-
Telephone	200	100	-	100
Postage & Delivery	500	250	1	249
Insurance General Liability	5,720	5,720	5,408	312
Printing & Binding	250	125	44	81
Legal Advertising	2,500	1,250	897	354
Other Current Charges	2,654	1,327	321	1,006
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 101,555	\$ 45,197	\$ 42,341	\$ 2,856
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Internet	400	200	-	200
Electric	1,200	600	-	600
Reclaimed Water	4,037	2,019	-	2,019
Pressure Washing	4,000	2,000	-	2,000
Porter Services	-	-	-	-
Landscape Maintenance	60,000	30,000	39,000	(9,000)
Fertilization	10,000	5,000	-	5,000
Landscape Contingency	-	-	11,300	(11,300)
Irrigation Repairs	3,000	1,500	-	1,500
Janitorial Services	4,000	2,000	-	2,000
Pest Control	2,400	1,200	-	1,200
Aquatic Maintenance	8,500	4,250	5,025	(775)
Subtotal Field Expenditures	\$ 112,537	\$ 56,269	\$ 62,825	\$ (6,557)
Total Expenditures	\$ 214,092	\$ 101,466	\$ 105,166	\$ (3,701)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 64,443	\$ 60,742	\$ (3,701)
Net Change in Fund Balance	\$ -	\$ 64,443	\$ 60,742	\$ (3,701)

Ridge at Apopka
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Fund Balance - Beginning	\$ -		\$ 111,782	
Fund Balance - Ending	\$ -		\$ 172,524	

Ridge at Apopka
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 875,484	\$ 342,270	\$ 342,270	\$ -
Prepayments	-	-	28,461	28,461
Interest Income	20,000	10,000	24,081	14,081
Total Revenues	\$ 895,484	\$ 352,270	\$ 394,812	\$ 42,543
Expenditures:				
Interest - 11/1	\$ 337,159	\$ 337,159	\$ 337,159	\$ -
Interest - 5/1	337,159	-	-	-
Principal - 5/1	205,000	-	-	-
Total Expenditures	\$ 879,319	\$ 337,159	\$ 337,159	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,165	\$ 15,110	\$ 57,653	\$ 42,543
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,165	\$ 15,110	\$ 57,653	\$ 42,543
Fund Balance - Beginning	\$ 444,613		\$ 1,330,805	
Fund Balance - Ending	\$ 460,778		\$ 1,388,458	

Ridge at Apopka
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 227,113	\$ 142,990	\$ 142,990	\$ -
Interest Income	-	-	3,743	3,743
Total Revenues	\$ 227,113	\$ 142,990	\$ 146,733	\$ 3,743
Expenditures:				
Interest - 11/1	\$ 89,238	\$ 89,238	\$ 89,238	\$ -
Interest - 5/1	89,238	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 223,475	\$ 89,238	\$ 89,238	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,638	\$ 53,753	\$ 57,496	\$ 3,743
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,638	\$ 53,753	\$ 57,496	\$ 3,743
Fund Balance - Beginning	\$ 137,804		\$ 224,071	
Fund Balance - Ending	\$ 141,442		\$ 281,567	

Ridge at Apopka
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	52	52
Total Revenues	\$ -	\$ -	\$ 52	\$ 52
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 52	\$ 52
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 52	\$ 52
Fund Balance - Beginning	\$ -		\$ (391,070)	
Fund Balance - Ending	\$ -		\$ (391,018)	

Ridge at Apopka
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

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	\$ -	\$ -	\$ -	\$ 34,794	\$ 46,868	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,903
Special Assessments - Direct	-	-	84,005	-	-	-	-	-	-	-	-	-	84,005
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 84,005	\$ 34,794	\$ 46,868	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,908
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	264	666	512	455	3,000	-	-	-	-	-	-	-	4,896
Boundary Amendment	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	6,600	-	-	-	-	-	-	6,600
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	417	417	417	417	417	-	-	-	-	-	-	-	2,083
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,333	3,333	3,333	3,333	3,333	-	-	-	-	-	-	-	16,667
Information Technology	150	150	150	150	150	-	-	-	-	-	-	-	750
Website Maintenance/Development	100	100	100	100	100	-	-	-	-	-	-	-	500
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	-	-	-	-	-	-	-	1
Insurance General Liability	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Printing & Binding	5	3	0	1	-	-	-	-	-	-	-	-	9
Legal Advertising	685	-	212	-	-	-	-	-	-	-	-	-	897
Other Current Charges	38	38	38	113	46	46	-	-	-	-	-	-	321
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 10,576	\$ 4,707	\$ 4,762	\$ 4,568	\$ 7,046	\$ 6,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,306
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	6,500	6,500	6,500	6,500	6,500	6,500	-	-	-	-	-	-	39,000
Fertilization	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	-	11,300	-	-	-	-	-	-	11,300
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatic Maintenance	650	975	975	975	725	725	-	-	-	-	-	-	5,025
Subtotal Field Expenditures	\$ 8,400	\$ 8,725	\$ 8,725	\$ 8,725	\$ 8,475	\$ 18,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,575
Total Operations & Maintenance	\$ 8,400	\$ 8,725	\$ 8,725	\$ 8,725	\$ 8,475	\$ 18,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,575
Total Expenditures	\$ 18,976	\$ 13,432	\$ 13,487	\$ 13,293	\$ 15,521	\$ 25,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,881
Excess (Deficiency) of Revenues over Expenditures	\$ (18,976)	\$ (13,432)	\$ 70,517	\$ 21,500	\$ 31,347	\$ (24,930)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,027
Net Change in Fund Balance	\$ (18,976)	\$ (13,432)	\$ 70,517	\$ 21,500	\$ 31,347	\$ (24,930)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,027

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	\$116,024	
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 2025

Gross Assessments	\$	138,390.91	\$	578,328.51	\$	241,609.04	\$	958,328.46
Net Assessments	\$	130,087.46	\$	543,628.80	\$	227,112.50	\$	900,828.75

ON ROLL ASSESSMENTS

allocation in %	14.44%	60.35%	25.21%	100.00%
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<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service</i>	<i>2023 Debt Service</i>	<i>Total</i>
01/15/25	\$ 250,976.51	\$ 10,038.45		\$ -	\$ 240,938.06	\$ 34,793.54	\$ 145,400.41	\$ 60,744.11	\$ 240,938.06
02/04/25	100,538.96	4,021.46		-	96,517.50	13,937.96	58,246.02	24,333.52	96,517.50
02/04/25	234,924.79	9,396.99	-	-	225,527.80	32,568.16	136,100.68	56,858.96	225,527.80
02/14/25	2,612.43	104.49	-	-	2,507.94	362.17	1,513.48	632.29	2,507.94
03/12/25	1,741.62	69.66	-	-	1,671.96	241.45	1,008.99	421.53	1,671.97
					-	-		-	-
					-	-		-	-
TOTAL	\$ 589,052.69	\$ 23,561.39	\$ -	\$ -	\$ 565,491.30	\$ 81,661.83	\$ 341,260.59	\$ 142,568.88	\$ 565,491.30

61.47%	Percent Collected
\$ 369,275.77	Balance Remaining to Collect

Ridge at Apopka
COMMUNITY DEVELOPMENT DISTRICT
Direct Assessment Receipts
Fiscal Year 2025

		Invoiced		Paid		Date/Ck
		O&M	2022 DS	O&M	2022 DS	
KS Apopka Centerline Dev	12/01/24	\$	3,633.13	\$	7,266.27	
	02/01/25	\$	1,816.57	\$	-	
	04/01/25		\$ 19,935.83		\$ -	
	05/01/25	\$	1,816.57	\$	-	
	10/01/25		\$ 12,218.74			
		\$	7,266.27	\$	7,266.27	
Apopka Development Opportunity	12/01/24	\$	10,456.53	\$	20,913.07	
	02/01/25	\$	5,228.27	\$	-	
	04/01/25		\$ 79,323.64		\$ -	
	05/01/25	\$	5,228.27	\$	-	
	10/01/25		\$ 48,617.71			
		\$	20,913.07	\$	20,913.07	
Apopka Centerline Development	12/01/24	\$	27,912.74	\$	55,825.48	
	02/01/25	\$	13,956.37	\$	-	
	04/01/25		\$ 105,261.21		\$ -	
	05/01/25	\$	13,956.37	\$	-	
	10/01/25		\$ 64,514.93			
		\$	55,825.48	\$	55,825.48	
Total	12/01/24	\$	42,002.40	\$	-	
	02/01/25	\$	21,001.21	\$	-	
	04/01/25		\$ 204,520.68		\$ -	
	05/01/25	\$	21,001.21	\$	-	
	10/01/25		\$ 125,351.38			
		\$	84,004.82	\$	84,004.82	
				100%	0%	
				O&M	2022 DS	
Balance Due:				\$	-	\$ 329,872.06

SECTION D

The Ridge at Apopka CDD

Field Management Report



April 22nd, 2025

Jarett Wright

Field Manager

GMS

Completed

General Maintenance

- ✚ Repaired damaged sidewalk near the Parcel 8 pond.
- ✚ Fallen oak trees on parcel 8 were cut down and removed. Some of the larger stumps will either need to be ground in place or removed with larger equipment.
- ✚ Areas along the east side of parcel 8 were bush hogged.



Contracted Services

Landscape and Aquatics Update

- ✚ Fallen light pole along Jack Jct Way, was replaced.
- ✚ Monthly aquatics treatments are ongoing, and landscaping has transitioned to a weekly servicing schedule.
- ✚ Updating the current scopes of work for both landscape and aquatics maintenance to account for new tracts coming online.
- ✚ Quotes for pond discing are being gathered for the various dry ponds in the community.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright