Ridge at Apopka
Community Development District

Agenda

July 28, 2026

AGENDA

Ridge at Apopka
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 20, 2026

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, July 28, 2026 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 April 28, 2026 Meeting
4. Public Hearing
   A. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
   B. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll
5. District Goals and Objectives
   A. Adoption of Fiscal Year 2027 Goals and Objectives
   B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version
6. Staff Reports
   A. Attorney
   B. Engineer
   C. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet and Income Statement
      iii. Approval of Fiscal Year 2027 Meeting Schedule
   D. Field Maintenance
      i. Field Management Report
7. Other Business
8. Supervisor's Requests
9. 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, **April 28, 2026** at 3:00 p.m. at the Offices of GMS – CF, LLC at 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Ernesto Mitsumasu *by phone*	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Mood *by phone*	District Counsel
John Prowell	District Engineer
Jarett Wright	Field Manager
Robert Szozda	GMS-CF

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated that there were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 23, 2025 Meeting**

Mr. Flint presented the minutes from the September 23, 2025 Meeting and asked for any comments or corrections. There being no changes from the Board, he asked to a motion of approval.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the September 23, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. Flint stated that the CDD is required to undergo an annual independent audit, and Grau & Associates was chosen as the auditor. The audit report, including the management letter, is included in the meeting agenda and begins on page 38 of the PDF. He noted that if there were any findings or recommendations they would be listed in the management letter. On page 39, it is confirmed that there are no findings or recommendations for the current or previous year and the CDD is in compliance with the Auditor General's requirements. As a result, the audit is considered clean.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Flint reviewed the proposed budget attached to Resolution 2026-01 as Exhibit A. He recommended holding the public hearing on the June 23, 2026 meeting but wanted to confirm the date with the Board. He noted that the public hearing could also be scheduled in August with Bella Tara, rather than at the previously mentioned meeting.

Mr. Craig Perry asked if the meeting could be in July and asked if the Bella Terra had already been set. After discussion, Mr. Flint proposed July 28, 2026 as the new date for the hearing and discussed advertising Bella Tara's public hearing in July as well. It was stated that both items would occur on the same day. Mr. Flint mentioned that the resolution would include the proposed budget, with assessments being mostly unchanged or slightly decreased compared to the previous year. Administrative costs have decreased by about $1,600; field costs remain the same, and some line items have been adjusted. He emphasized that this is a preliminary budget and that there will be an opportunity for further review and discussion at the July meeting.

Mr. Craig Perry expressed a positive view of the proposed budget, stating it is consistent with the current year's budget and existing contracts. He noted that the start of building amenities, such as dog parks and a viewing dock, depends on the completion of the connection between Lake Bronson Drive and Ocoee Apopka Road, with these projects likely leading to increased costs once underway. He inquired about the expected timeline for starting these projects.

Mr. Walsh stated that according to the latest schedule from BHB, all approval processes, including District approval, are expected to be completed by the end of this year. The project should begin sometime in the first quarter of 2027.

Mr. Craig Perry explained that the construction process will begin with building the road, followed by installing irrigation and landscaping, while simultaneously constructing the amenities. He also noted that these actions likely will not take effect until the next fiscal year.

Mr. Flint stated that there will probably be an assessment increase going into Fiscal Year 2028.

Mr. Craig Perry explained that the amenities planned are mostly passive, and efforts were made to remove elements that could cause problems or serve as "attractive nuisances." For example, they eliminated features like a maintenance building, a small office center, and a floating viewing dock, due to concerns such as fluctuating water levels in the closed basin. Overall, they focused on reducing potential issues by excluding such features from the plans.

Mr. Flint suggested that if there were no questions or proposed changes, the Board could move forward by making a motion to approve Resolution 2026-01, setting the public hearing date to July 28, 2026.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 28, 2026, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Flint stated that item six involves ratifying an agreement with the Orange County Property Appraiser to use the uniform collection method, which is required by statute. He noted that this is a standard agreement previously reviewed by the Board and confirmed that they had already executed the agreement on behalf of the District. He requested the Board formally ratify these actions.

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 **Ratification of Work Authorization #2 with VHB for The Ridge – Master Onsite and Offsite Infrastructure Assistance and Construction Administration**

Mr. Flint stated item seven involves ratifying work authorization #2 for VHB. This authorization covers support for both on-site and off-site infrastructure, including construction administration for the master project.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Work Authorization #2 with VHB for The Ridge – Master Onsite and Offsite Infrastructure Assistance and Construction Administration, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Mood had nothing more to add.

B. Engineer

Mr. Prowell provided an update regarding pond certifications, mentioning that this is the main issue currently being tracked. They indicated that submissions were made to St. Johns but were not approved and emphasized the need for action and requests from home builders.

Mr. Craig Perry asked what actions are being taken to address the issue involving both Lennar and Toll and inquired about how the situation should be handled.

Mr. Prowell advised the CDD to focus on addressing the issues with pond one, which is not performing as expected and is causing a trickle-down effect that impacts pond four. They recommended that the CDD engage with Toll, the party responsible for pond one, to ensure compliance and proper functioning. Staff clarified that pond four is identified as belonging to the CDD on the plat, but it has not been legally conveyed, and pond one has never been fully certified with the District. The Board emphasized the need to communicate effectively to protect the CDD's interests and get the necessary work completed. Mr. Prowell noted that recent certification attempts for pond four were not accepted, and proactive steps are being taken with Toll, including ongoing discussions with Mike and Stuart, and recent outreach by Jimmy. Mr. Craig Perry noted that it needed to be addressed and taken care of.

Mr. Prowell explained that there are several potential solutions being considered for the pond issues. The process may require modifying permits, such as converting the pond into a wet pond and making other adjustments. He noted there are advantages and disadvantages to this approach, and how it will ultimately unfold depends on further evaluation. He indicated that before discussing timing, it's important to fully understand the options being considered. Mr. Prowell explained that a general permit process could take four to six months, accounting for preparation, submission, and responding to District comments.

Board discussion ensued regarding the ongoing strategy for certifying the Lennar pond, with the goal of achieving certification as soon as possible. The Board acknowledged that resolving issues with Pond 1 is critical, as its constant bleed-off is causing standing water in Pond 4, which complicates the certification process for Pond 4. The responsibility for these actions was attributed to the builders, and meetings were scheduled to address the matter further. Despite the dry season, photographic evidence showed persistent water in Pond 4, confirming the ongoing problem.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register and offered to answer any questions. There were no questions and there was a motion of approval from the Board.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of March. Mr. Craig Perry asked if the general fund is O&M and noted there is $324,000 sitting there. Mr. Flint answered yes, that is the Operating Account. Mr. Flint explained that the funds collected from the tax bill will gradually be used up between now and October 1. Mr. Craig Perry emphasized the importance of ensuring that these funds earn interest, indicating they will look into this matter.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Accepting the Balance Sheet and Income Statement, was approved.

iii. Presentation of Number of Registered Voters – 403

Mr. Flint stated that each year the District is required to announce the number of registered voters as of April 15th. According to the Supervisor of Elections, there are currently 403 registered voters in the District. The District was created in 2021, and the terms were extended in 2023. In November 2028, the first two Board seats will transition to the general election, while the remaining two seats will do so in 2030. As a result, a majority of residents will not be on the Board until November 2030.

iv. Designation of November 24, 2026 as the Landowners' Meeting Date

Mr. Flint had a discussion with the Board on the need to hold a landowner election in November and recommended scheduling it for November 24th at 3:00 PM at their usual location. Although there was initial confusion about whether this date was near Thanksgiving, it was clarified that November 24th falls two days before the holiday and is a Tuesday. The meeting will be specifically for the landowner election, not a regular board meeting, and proxies may be used as in past elections. Only a proxy holder is required, not the full board, and there were no objections to the proposed date.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Designation of November 24, 2026 as the Landowners' Meeting Date, was approved.

D. Maintenance

i. Field Management Report

Mr. Wright reported that landscape maintenance has been progressing well, with the same vendor continuing services. The landscaping team transitioned to weekly lawn services as of April 1st, which will continue through October following a standard schedule of 42 mowings. Bush hogging for parcel 8 areas is scheduled quarterly on an as-needed basis, with the most recent service completed on February 2nd and the next expected at the end of May or in June, depending on growth. Additional proposals are being sought for maintenance along the main pond's south side where a beach area has been formed. The plan includes placing five piles to improve the shoreline. Much of the recent damage resulted from storms, but receding water levels now allow for repairs. These improvements should be available soon, and costs are not expected to be high.

Mr. Wright discussed several maintenance activities and observations about the ponds in the area. He noted a visible change in sand color in a specific area, which is roughly a 1,500-foot strip along the shoreline and does not require many pallets due to its narrowness. Aquatic maintenance is ongoing for ponds with standing water, while dry ponds are scheduled for a one-time disking because the mud and clay are hardening, affecting drainage and appearance. Water levels in the ponds have been fluctuating, and currently conditions are favorable for maintenance, so arrangements are being made with a vendor to perform the one-time service.

Board discussion ensued about maintenance activities concerning the apartment ponds, which are usually dry. Specific ponds mentioned include P2, P4, and P5, with P2 being mostly dry and located on the northeast side of the District, near a giant retaining wall behind homes. Maintenance is performed as needed, such as aquatic maintenance during the summer months when water accumulates, and disking when the mud hardens to improve drainage. The Board and staff touched on trash collection, which is not a contracted service but handled by their crew as needed. Recent observations indicated that trash levels were low, and actions were taken to secure gates to prevent dumping in certain areas.

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 were 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

SECTION A

RESOLUTION 2026-02

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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

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

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

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

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

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 28th DAY OF JULY, 2026.

ATTEST:

By:________________________________

Title: ____________________________

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

By:____

Its:____

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

SECTION B

RESOLUTION 2026-03

[ANNUAL ASSESSMENT RESOLUTION]

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

WHEREAS, the 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; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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.

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

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 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.**

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

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

i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2026/2027.

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

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

c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 28th day of July, 2026.

ATTEST:

____
Secretary / Assistant Secretary

RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT

By:______________________________________

Its:______________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

SECTION V

SECTION A

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 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 B

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

October 1, 2025 – September 30, 2026

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 VI

SECTION C

SECTION 1

Ridge at Apopka

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

Date:	*check #'s:*	*Amount:*
April 2026	*10213 - 10217*	$63,822.82
May 2026	*10218 - 10223*	$21,446.74
June 2026	*10224 - 10230*	$73,869.62
	TOTAL	**$159,139.18**

*** CHECK DATES 04/01/2026 - 06/30/2026 *** RIDGE @ APOPKA - GENERAL FUND
BANK A RIDGE AT APOPKA GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/26	00018	3/31/26	21568	202603	320-53800-46800		*	1,225.00		
			MAR 26 - POND MAINT							
						AQUATIC WEED MANAGEMENT, INC.			1,225.00	010213
4/16/26	00017	4/01/26	198457	202604	320-53800-46200		*	6,695.00		
			APR 26 - LANDSCAPE MAINT							
						BLADE RUNNERS COMMERCIAL			6,695.00	010214
4/16/26	00001	4/01/26	60	202604	320-53800-34000		*	1,250.00		
			APR 26 - FIELD MGMT							
		4/01/26	61	202604	310-51300-34000		*	3,333.33		
			APR 26 - MGMT FEES							
		4/01/26	61	202604	310-51300-49500		*	100.00		
			APR 26 - WEBSITE ADMIN							
		4/01/26	61	202604	310-51300-35100		*	150.00		
			APR 26 - IT							
		4/01/26	61	202604	310-51300-31300		*	500.00		
			APR 26 - DISSEMINATION							
						GMS-CENTRAL FLORIDA, LLC			5,333.33	010215
4/16/26	00004	4/16/26	04162026	202604	300-20700-10000		*	35,668.30		
			2022 DEBT SERVICE							
						RIDGE AT APOPKA CDD			35,668.30	010216
4/16/26	00005	4/16/26	TAX REC	202604	300-20700-10000		*	14,901.19		
			TRANSFER TAX REC SER 23							
						RIDGE AT APOPKA CDD			14,901.19	010217
5/19/26	00018	4/30/26	21746	202604	320-53800-46800		*	1,225.00		
			APR 26 - POND MAINT							
						AQUATIC WEED MANAGEMENT, INC.			1,225.00	010218
5/19/26	00017	5/01/26	203678	202605	320-53800-46200		*	6,695.00		
			MAY 26 - LANDSCAPE MAINT							
						BLADE RUNNERS COMMERCIAL			6,695.00	010219
5/19/26	00001	3/31/26	62	202603	320-53800-49000		*	990.00		
			SIGNAGE & STORMWATER RP							
		5/01/26	63	202605	320-53800-34000		*	1,250.00		
			MAY 26 - FIELD MGMT							
		5/01/26	64	202605	310-51300-34000		*	3,333.33		
			MAY 26 - MGMT FEES							
		5/01/26	64	202605	310-51300-49500		*	100.00		
			MAY 26 - WEBSITE ADMIN							
		5/01/26	64	202605	310-51300-35100		*	150.00		
			MAY 26 - IT							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26	64	202605	310-51300-31300		*	500.00		
			MAY 26 - DISSEMINATION							
						GMS-CENTRAL FLORIDA, LLC			6,323.33	010220
5/19/26	00003	4/30/26	3733188	202603	310-51300-31500		*	202.00		
			MAR 26 - GENERAL COUNSEL							
						KUTAK ROCK LLP			202.00	010221
5/19/26	00004	5/19/26	05192026	202605	300-20700-10000		*	4,938.32		
			2022 DEBT SERVICE							
						RIDGE AT APOPKA CDD			4,938.32	010222
5/19/26	00005	5/19/26	TAX REC	202605	300-20700-10000		*	2,063.09		
			TRANSFER TAX REC SER 23							
						RIDGE AT APOPKA CDD			2,063.09	010223
6/19/26	00018	5/29/26	21940	202605	320-53800-46800		*	1,225.00		
			MAY 26 - POND MAINT							
						AQUATIC WEED MANAGEMENT, INC.			1,225.00	010224
6/19/26	00017	5/29/26	209774	202605	320-53800-46200		*	369.66		
			PALM TREE REMOVAL							
		6/01/26	208497	202606	320-53800-46200		*	6,695.00		
			JUN 26 - LANDSCAPE MAINT							
						BLADE RUNNERS COMMERCIAL			7,064.66	010225
6/19/26	00001	5/29/26	67	202605	320-53800-49000		*	770.00		
			STORMWATER POND MAINT							
						GMS-CENTRAL FLORIDA, LLC			770.00	010226
6/19/26	00003	6/05/26	3759730	202604	310-51300-31500		*	575.50		
			APR 26 - GENERAL COUNSEL							
						KUTAK ROCK LLP			575.50	010227
6/19/26	00004	6/19/26	06192026	202606	300-20700-10000		*	58,050.08		
			2022 DEBT SERVICE							
						RIDGE AT APOPKA CDD			58,050.08	010228
6/19/26	00023	5/29/26	6290	202605	320-53800-46801		*	1,750.00		
			ROTOVATING & DISKING POND							
						TOOLE'S TRACTOR SERVICES & H20			1,750.00	010229
6/19/26	00014	5/22/26	8195456	202605	310-51300-32300		*	4,434.38		
			SER 2022 TRUSTEE FEES							
						U.S. BANK			4,434.38	010230
						TOTAL FOR BANK A		159,139.18		

RAPK RIDGE AT APOPK SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		159,139.18		

SECTION 2

Ridge at Apopka

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Ridge at Apopka

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 310,102	$ -	$ -	$ 310,102
Due from General Fund	-	5,469	-	5,469
Investments:				
Series 2022				
Reserve	-	872,138	-	872,138
Revenue	-	448,129	-	448,129
Prepayment	-	60	-	60
Construction	-	-	361	361
Series 2023				
Reserve	-	114,504	-	114,504
Revenue	-	134,580	-	134,580
Total Assets	**$ 310,102**	**$ 1,574,880**	**$ 361**	**$ 1,885,343**
Liabilities:				
Accounts Payable	$ 8,426	$ -	$ -	$ 8,426
Due to Debt Service	5,469	-	-	5,469
Due to Developer	10,000	5,008	-	15,008
Total Liabilites	**$ 23,895**	**$ 5,008**	**$ -**	**$ 28,903**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 1,569,872	$ -	$ 1,569,872
Capital Project			361	361
Unassigned	286,207	-	-	286,207
Total Fund Balances	**$ 286,207**	**$ 1,569,872**	**$ 361**	**$ 1,856,440**
Total Liabilities & Fund Balance	$ 310,102	$ 1,574,880	$ 361	$ 1,885,343

Ridge at Apopka

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
-				
Special Assessments - Tax Roll	$ 194,405	$ 194,405	$ 196,089	$ 1,684
Special Assessments - Direct	124,099	124,099	124,099	-
Total Revenues	**$ 318,503**	**$ 318,503**	**$ 320,187**	**$ 1,684**
Expenditures:				
General & Administrative:				
Engineering Fees	$ 2,000	$ 1,500	$ -	$ 1,500
Attorney	20,000	15,000	3,898	11,102
Annual Audit	6,800	6,800	6,800	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	6,000	4,500	4,500	-
Trustee Fees	10,804	4,434	4,434	-
Management Fees	40,000	30,000	30,000	-
Information Technology	1,800	1,350	1,350	-
Website Administration	1,200	900	900	-
Telephone	200	150	-	150
Postage & Delivery	500	375	307	68
Insurance General Liability	5,720	5,720	5,732	(12)
Printing & Binding	250	188	-	188
Legal Advertising	2,500	1,875	-	1,875
Other Current Charges	2,654	1,991	1,011	979
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 106,703**	**$ 79,957**	**$ 64,107**	**$ 15,851**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 15,000	$ 11,250	$ 11,250	$ -
Internet	400	300	-	300
Electric	15,000	11,250	-	11,250
Reclaimed Water	7,500	5,625	-	5,625
Pressure Washing	7,500	5,625	-	5,625
Landscape Maintenance	100,000	75,000	64,341	10,659
Fertilization	10,000	7,500	-	7,500
Irrigation Repairs	5,000	3,750	-	3,750
Janitorial Services	4,000	3,000	-	3,000
Pest Control	2,400	1,800	-	1,800
Aquatic Maintenance	10,000	7,500	11,025	(3,525)
Pond Discing	10,000	7,500	1,750	5,750
Contingency/Reserves	25,000	18,750	1,760	16,990
Subtotal Field Expenditures	**$ 211,800**	**$ 158,850**	**$ 90,126**	**$ 68,724**
Total Expenditures	**$ 318,503**	**$ 238,807**	**$ 154,232**	**$ 84,575**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 79,696	$ 165,955	$ 86,259
Net Change in Fund Balance	**$ -**	**$ 79,696**	**$ 165,955**	**$ 86,259**
Fund Balance - Beginning	$ -		$ 120,252	
Fund Balance - Ending	$ -		$ 286,207	

Ridge at Apopka

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 542,962	$ 542,962	$ 548,338	$ 5,376
Direct Assessments	329,872	226,580	226,580	-
Interest Income	20,000	15,000	35,487	20,487
Total Revenues	**$ 892,834**	**$ 784,541**	**$ 810,405**	**$ 25,863**
Expenditures:				
Interest - 11/1	$ 331,481	$ 331,481	$ 331,481	$ -
Special Call - 11/1	-	-	10,000	(10,000)
Interest - 5/1	331,481	331,481	331,228	253
Principal - 5/1	215,000	215,000	210,000	5,000
Total Expenditures	**$ 877,963**	**$ 877,963**	**$ 882,709**	**$ (4,747)**
Excess (Deficiency) of Revenues over Expenditures	$ 14,871	$ (93,421)	$ (72,305)	$ 21,117
Net Change in Fund Balance	**$ 14,871**	**$ (93,421)**	**$ (72,305)**	**$ 21,117**
Fund Balance - Beginning	$ 489,257		$ 1,391,481	
Fund Balance - Ending	$ 504,128		$ 1,319,176	

Ridge at Apopka

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 227,113	$ 227,113	$ 229,080	$ 1,967
Interest Income	-	-	6,906	6,906
Total Revenues	**$ 227,113**	**$ 227,113**	**$ 235,986**	**$ 8,873**
Expenditures:				
Interest - 11/1	$ 88,169	$ 88,169	$ 88,169	$ -
Interest - 5/1	88,169	88,169	88,169	-
Principal - 5/1	50,000	50,000	50,000	-
Total Expenditures	**$ 226,338**	**$ 226,338**	**$ 226,338**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 776	$ 776	$ 9,648	$ 8,873
Net Change in Fund Balance	**$ 776**	**$ 776**	**$ 9,648**	**$ 8,873**
Fund Balance - Beginning	$ 124,972		$ 241,047	
Fund Balance - Ending	$ 125,748		$ 250,696	

Ridge at Apopka

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 40,568	$ 40,568
Interest Income	-	-	56	56
Total Revenues	**$ -**	**$ -**	**$ 40,624**	**$ 40,624**
Expenditures:				
Improvements	$ -	$ -	$ 42,790	$ (42,790)
Total Expenditures	**$ -**	**$ -**	**$ 42,790**	**$ (42,790)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (2,166)**	**$ (2,166)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (2,166)**	**$ (2,166)**
Fund Balance - Beginning	$ -		$ 2,528	
Fund Balance - Ending	$ -		$ 361	

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	$ -	$ 2,261	$ 114,240	$ 24,285	$ 39,401	$ 1,036	$ 11,719	$ 1,766	$ 1,380	$ -	$ -	$ -	$ 196,089
Special Assessments - Direct	-	-	83,426	31,253	-	-	-	9,420	-	-	-	-	124,099
Total Revenues	**$ -**	**$ 2,261**	**$ 197,667**	**$ 55,538**	**$ 39,401**	**$ 1,036**	**$ 11,719**	**$ 11,186**	**$ 1,380**	**$ -**	**$ -**	**$ -**	**$ 320,187**
Expenditures:													
General & Administrative:													
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	3,014	-	106	-	-	202	576	-	-	-	-	-	3,898
Annual Audit	-	-	-	-	-	6,800	-	-	-	-	-	-	6,800
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	500	500	500	500	500	500	500	500	500	-	-	-	4,500
Trustee Fees	-	-	-	-	-	-	-	4,434	-	-	-	-	4,434
Management Fees	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-	-	-	30,000
Information Technology	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Website Administration	100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	3	-	-	-	-	-	-	301	3	-	-	-	307
Insurance General Liability	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	263	87	87	119	91	91	91	91	92	-	-	-	1,011
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 18,270**	**$ 4,170**	**$ 4,277**	**$ 4,202**	**$ 4,175**	**$ 11,176**	**$ 4,749**	**$ 8,909**	**$ 4,178**	**$ -**	**$ -**	**$ -**	**$ 64,107**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ 11,250
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaimed Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,064	6,500	6,500	8,064	6,500	6,695	6,695	7,065	8,259	-	-	-	64,341
Fertilization	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatic Maintenance	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	-	-	-	11,025
Pond Discing	-	-	-	-	-	-	-	1,750	-	-	-	-	1,750
Contingency/Reserves	-	-	-	-	-	990	-	770	-	-	-	-	1,760
Subtotal Field Expenditures	**$ 10,539**	**$ 8,975**	**$ 8,975**	**$ 10,539**	**$ 8,975**	**$ 10,160**	**$ 9,170**	**$ 12,060**	**$ 10,734**	**$ -**	**$ -**	**$ -**	**$ 90,126**
Total Operations & Maintenance	**$ 10,539**	**$ 8,975**	**$ 8,975**	**$ 10,539**	**$ 8,975**	**$ 10,160**	**$ 9,170**	**$ 12,060**	**$ 10,734**	**$ -**	**$ -**	**$ -**	**$ 90,126**
Total Expenditures	**$ 28,809**	**$ 13,145**	**$ 13,252**	**$ 14,741**	**$ 13,150**	**$ 21,336**	**$ 13,919**	**$ 20,969**	**$ 14,911**	**$ -**	**$ -**	**$ -**	**$ 154,232**
Excess (Deficiency) of Revenues over Expenditures	$ (28,809)	$ (10,884)	$ 184,415	$ 40,797	$ 26,251	$ (20,300)	$ (2,200)	$ (9,783)	$ (13,532)	$ -	$ -	$ -	$ 165,955
Net Change in Fund Balance	**$ (28,809)**	**$ (10,884)**	**$ 184,415**	**$ 40,797**	**$ 26,251**	**$ (20,300)**	**$ (2,200)**	**$ (9,783)**	**$ (13,532)**	**$ -**	**$ -**	**$ -**	**$ 165,955**

Ridge at Apopka

Community Development District

Long Term Debt Report

Series 2022 Sppecial 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	$872,138	
Reserve Fund Balance	$872,138	
Bonds Outstanding		$12,935,000
		(185,000)
Less: Principal Payment - 5/1/24		(195,000)
Less: Principal Payment - 5/1/25		(205,000)
Less: Special Call- 5/1/25		(30,000)
Less: Special Call- 11/1/25		(10,000)
Less: Principal Payment - 5/1/26		(210,000)
Current Bonds Outstanding		**$12,100,000**

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	$114,504	
Bonds Outstanding		$3,255,000
Less: Principal Payment - 5/1/24		($45,000)
Less: Principal Payment - 5/1/25		($45,000)
Less: Principal Payment - 5/1/26		($50,000)
Current Bonds Outstanding		**$3,115,000**

Ridge at Apopka

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Orange County

Fiscal Year 2026

Gross Assessments	$ 206,813	$ 578,329	$ 241,609	$ 1,026,751
Net Assessments	$ 194,405	$ 542,962	$ 227,112	$ 964,479

ON ROLL ASSESSMENTS

allocation in %	20%	56%	24%	100%

Date	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service*	*2023 Debt Service*	*Total*
11/20/25	$ 1,788	$ 72	$ 492	$ -	$ 1,225	$ 247	$ 690	$ 288	$ 1,225
11/25/25	10,418	417	-	-	10,001	2,014	5,633	2,353	10,001
12/05/25	15,184	607	-	-	14,577	2,936	8,210	3,430	14,577
12/15/25	3,817	153	-	-	3,664	738	2,064	862	3,664
12/20/25	570,980	22,839	-	-	548,141	110,409	308,746	128,985	548,141
12/22/25	-	-	-	777	777	157	438	183	777
01/15/26	125,592	5,024	-	-	120,568	24,285	67,911	28,371	120,568
02/13/26	203,763	8,150	-	-	195,612	39,401	110,181	46,030	195,612
03/13/26	3,253	130	-	2,019	5,142	1,036	2,897	1,210	5,142
04/15/26	60,597	2,415	-	-	58,182	11,719	32,772	13,691	58,182
05/15/26	9,061	294	-	-	8,767	1,766	4,938	2,063	8,767
06/15/26	6,096	110	-	-	5,987	1,206	3,372	1,409	5,987
06/16/26	-	-	-	862	862	174	486	203	862
TOTAL	**$ 1,010,549**	**$ 40,210**	**$ 492**	**$ 3,659**	**$ 973,506**	**$ 196,089**	**$ 548,338**	**$ 229,080**	**$ 973,506**

98%	**Percent Collected**
$ 16,202	**Balance Remaining to Collect**

SECTION 3

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

The Board of Supervisors of the **Ridge at Apopka Community Development District will hold their regular meetings for Fiscal Year 2027 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 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

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

Ridge at Apopka CDD

Field Management Report

Contracted Services

- Landscape contractor's performance has been satisfactory. Bush hogging was completed for the east side of Parcel 8 during the last week of June.
- Aquatic maintenance continues and algae blooms/invasive species are addressed swiftly.
- GMS is soliciting pricing for midge/mosquito pond treatments and gathering proposals for stocking ponds with gambusia fish.

Site Items

- The section of damaged fencing around P-1 that was damaged by a vehicle was removed and disposed of. New fencing was installed to replace the damaged section.
- Additional erosion repairs were completed for the apartment ponds and P-3.
- One time discing was performed for the dry ponds. The need for additional discing services will be evaluated based on field conditions.