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

April 23, 2025

Orange County Administrator

Mr. Byron Brooks 201 S. Rosalind Ave Orlando, FL 32801

City of Apopka Administrator

Mr. Jacob Smith 120 E. Main Street Apopka, FL 32703

Re:

Ridge at Apopka Community Development District

Proposed Budget Fiscal Year 2026

Dear Gentlemen:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2026 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Stacie M. Vanderbilt

Recording Secretary

Enclosures

Community Development District

Proposed Budget FY 2026



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General Fund	
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Proposed Budget General Fund

Description Parage Parag						
Price Pric	THE RESERVE AND THE PARTY OF TH		Actuals Thru	Projected Next	Projected Thru	
REVENUES: Special Assessments - On Roll \$130,087 \$81,903 \$48,184 \$130,087 \$207,255 \$20,225						Budget
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	Description	FYZ025	3/31/25	6 Months	9/30/25	FY 2026
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	REVENUES:					
Special Assessments - Direct S4,005 S46,005 S48,184 \$214,092 \$318,503 S214,092 \$165,908 \$48,184 \$214,092 \$318,503 S224,000 S48,184 \$214,092 \$318,503 S224,000 S48,184 S214,092 S318,503 S224,000 S48,184 S214,009 S224,000 S48,184 S214,000 S224,000 S48,184 S214,000 S224,000 S48,185 S224,000 S48,185 S224,000 S48,185 S224,000 S48,185 S224,000 S224,000 S48,185 S224,000 S224						
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Name		84,005	84,005		84,005	
Name						
Administrative: Ingineering Fees \$2,000 \$- \$1,500 \$2,000 District Counsel 22,500 4,896 6,854 11,750 20,000 Annual Audit 6,600 6600 - 6,600 6800 Arsessment Administration - - 1,100 1,100 1,100 Dissemination Agent 5,000 2,083 2,917 5,000 6,000 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 1,800 10,800 1,800	TOTAL REVENUES	\$214,092	\$165,908	\$48,184	\$214,092	\$318,503
Administrative: Ingineering Fees \$2,000 \$- \$1,500 \$2,000 District Counsel 22,500 4,896 6,854 11,750 20,000 Annual Audit 6,600 6600 - 6,600 6800 Arsessment Administration - - 1,100 1,100 1,100 Dissemination Agent 5,000 2,083 2,917 5,000 6,000 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 1,800 10,800 1,800	EVDENDITUDES.					
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District Counse 22,500	Engineering Fees	\$2,000	\$-	\$1,500	\$1,500	\$2,000
Sessement Administration		22,500	4,896	6,854	11,750	0 150
Sessment Administration	Annual Audit	6,600	6,600	-	6,600	200 000000000
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 District Management Fees 1,800 900 900 1,800 1,800 District Mensite Administration 1,200 600 600 1,200 1,200 Telephone 200 - 50 50 200 Postage & Delivery 500 1 500 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 TOTAL ADMINISTRATIVE \$101,555 \$41,925 \$43,909 \$85,834 \$106,703 Preside Management \$15,000 \$7,500 \$7,500 \$15,000 Internet 400 - 200 200 400 Electric 1,200 - 600 600 15,000 Internet 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 10,000 Landscape Maintenance 60,000 39,000 39,000 78,000 Landscape Contingency 10,000 11,300 6,000 17,300 10,000 Irrigation Repairs 3,000 - 2,000 2,000 5,000 Prest Control 2,400 - 1,500 1,500 4,000 Prest Control 2,400 - 1,500 1,500 5,000 Pond Discripe	Assessment Administration	_	-	-:	-	to Who we have
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Trustee Fees		5,000	2,083	2,917	5,000	
District Management Fees 40,000 20,000 20,000 40,000 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,800 1,200	Trustee Fees	9,956	-	8,278	8,278	
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Printing & Binding 250	-	5.720	5,408	-	5.408	
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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		-	-	-	-	
TOTAL EXPENDITURES \$214,092 \$104,750 \$109,759 \$214,509 \$318,503		æ	=		-	
TOTAL EXPENDITURES \$214,092 \$104,750 \$109,759 \$214,509 \$318,503	Total Field Operation	\$112,537	\$62,825	\$65,850	\$128,675	\$211,800
	TOTAL EVERINITHING		#404 PFC	64.00 ==0	4044 705	
EXCESS REVENUES (EXPENDITURES) \$- \$61,158 \$(61,575) \$(417) \$ -	TO LAL EXPENDITURES	\$214,092	\$104,750	\$109,759	\$214,509	\$318,503
	EXCESS REVENUES (EXPENDITURES)	ş.	\$61,158	\$(61,575)	\$(417)	\$

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.

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 ferlization, mulching, sande along the lake and wood chips.

Irrigation Repairs

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

Reclaimed Water

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

Aquatic Maintenance

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

Pest Control

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

Ianitorial 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.

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 Requiremen	t		Interest Du	ue 11/1/26	\$326,375.00

AMORTIZATIONSCHEDULE

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	340,981.2
05/01/24	12,750,000	4.750%	195,000	340,981	
11/01/24	12,555,000	4.750%	-	336,350	872,331.2
05/01/25	12,555,000	4.750%	205,000	336,350	
11/01/25	12,320,000	4.750%		331,481	872,831.2
05/01/26	12,320,000	4.750%	215,000	331,481	
11/01/26	12,105,000	4.750%	-	326,375	872,856.2
05/01/27	12,105,000	4.750%	225,000	326,375	
11/01/27	11,880,000	4.750%		321,031	872,406.2
05/01/28	11,880,000	5.000%	235,000	321,031	
11/01/28	11,645,000	5.000%		315,156	871,187.5
05/01/29	11,645,000	5.000%	245,000	315,156	-
11/01/29	11,400,000	5.000%	-	309,031	869,187.5
05/01/30	11,400,000	5.000%	260,000	309,031	
11/01/30	11,140,000	5.000%	-	302,531	871,562.5
05/01/31	11,140,000	5.000%	270,000	302,531	
11/01/31	10,870,000	5.000%	•	295,781	868,312.5
05/01/32	10,870,000	5.000%	285,000	295,781	
11/01/32	10,585,000	5.000%		288,656	869,437.5
05/01/33	10,585,000	5.375%	300,000	288,656	
11/01/33	10,285,000	5.375%		280,594	869,250.0
05/01/34	10,285,000	5.375%	320,000	280,594	
11/01/34	9,965,000	5.375%	-	271,994	872,587.5
05/01/35	9,965,000	5.375%	335,000	271,994	
11/01/35	9,630,000	5.375%	-	262,991	869,984.3
05/01/36	9,630,000	5.375%	355,000	262,991	000 440 4
11/01/36	9,275,000	5.375%	-	253,450	871,440.6
05/01/37	9,275,000	5.375%	375,000	253,450	074 024 0
11/01/37	8,900,000	5.375%	205.000	243,372	871,821.8
05/01/38	8,900,000	5.375%	395,000	243,372 232,756	071 120 1
11/01/38	8,505,000	5.375%	415,000	232,756	871,128.1
05/01/39	8,505,000 8,090,000	5.375% 5.375%	413,000	221,603	869,359.3
11/01/39 05/01/40	8,090,000	5.375%	440,000	221,603	007,007,0
11/01/40	7,650,000	5.375%	110,000	209,778	871,381.2
05/01/41	7,650,000	5.375%	465,000	209,778	0,1,0011
11/01/41	7,185,000	5.375%	105,000	197,281	872,059.3
05/01/42	7,185,000	5.375%	490,000	197,281	0.2,007.0
11/01/42	6,695,000	5.375%	-	184,113	871,393.7
05/01/43	6,695,000	5.500%	515,000	184,113	
11/01/43	6,180,000	5.500%	,	169,950	869,062.5
05/01/44	6,180,000	5.500%	545,000	169,950	
11/01/44	5,635,000	5.500%		154,963	869,912.5
05/01/45	5,635,000	5.500%	575,000	154,963	
11/01/45	5,060,000	5.500%		139,150	869,112.5
05/01/46	5,060,000	5.500%	610,000	139,150	
11/01/46	4,450,000	5.500%		122,375	871,525.0
05/01/47	4,450,000	5.500%	645,000	122,375	
11/01/47	3,805,000	5.500%		104,638	872,012.5
05/01/48	3,805,000	5.500%	680,000	104,638	
11/01/48	3,125,000	5.500%		85,938	870,575.0
05/01/49	3,125,000	5.500%	720,000	85,938	
11/01/49	2,405,000	5.500%		66,138	872,075.0
05/01/50	2,405,000	5.500%	760,000	66,138	
11/01/50	1,645,000	5.500%		45,238	871,375.0
05/01/51	1,645,000	5.500%	800,000	45,238	0.00 100 1
11/01/51	845,000	5.500%	A.=	23,238	868,475.0
05/01/52	845,000	5.500%	845,000	23,238	868,237.5

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:		- , ,	o i i o i i o		
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)	\$ -	\$ -	\$-	\$ -	S -
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 D	ue 11/1/26	\$86,981.25

AMORTIZATION SCHEDULE

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

Period	Outstanding	Coupons	Principal	Interest	Annual Debt Service
	Balance		70	-	Sel vice
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	0 1,2 2 2 10 7
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	22.,2.10.10
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	200,000
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	224 425 50
11/01/33	2,695,000	5.500%	75,000	76,256 76,256	224,437.50
05/01/34	2,695,000 2,620,000	5.500% 5.500%	75,000	74,194	225,450.00
11/01/34 05/01/35	2,620,000	5.500%	80,000	74,194	223,730.00
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	220,20,20
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	202 (50.00
11/01/42	1,840,000	5.500%	125,000	52,744 52,744	223,650.00
05/01/43	1,840,000	5.500% 5.750%	125,000	49,306	227,050.00
11/01/43	1,715,000	5.750%	130,000	49,306	227,030.00
05/01/44 11/01/44	1,715,000 1,585,000	5.750%	130,000	45,569	224,875.00
05/01/45	1,585,000	5.750%	140,000	45,569	1,07,0100
11/01/45	1,445,000	5.750%	- 10,000	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	300000000000000000000000000000000000000
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	000010
11/01/50	620,000	5.750%	405 000	17,825	225,968.75
05/01/51	620,000	5.750%	195,000	17,825	225 042 00
11/01/51	425,000	5.750%	205.000	12,219	225,043.75
05/01/52	425,000	5.750%	205,000	12,219	222 542 75
11/01/52	220,000 220,000	5.750% 5.750%	220,000	6,325 6,325	223,543.75 226,325.00
05/01/53	220,000	J./ JU70	220,000	Uaci	£40,343.00
Total			\$3,255,000	\$3,535,234	\$6,790,234
Jour			40/200/000	4010001#0 K	401.701204

Community Development District

Non-Ad Valorem Assessments FY 2026

						91	O&M A	sses	sments							LES CAT
Land Use		Units	ERU Value	ERU's	% ERU's	N	et Budget	N	et Per Unit	Gr	oss Per Unit	ross Per iit Series 2022	ross Per nit Series 2023	FY2026 Total	Y2025 Total	icrease, ecrease
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	5	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

Community Development District

Non-Ad Valorem Assessments Comparison FY 2026

			_				Debt Service	ce -	Series 2022		_	_						
Land Use		Units	ERU Value	ERU's	% ERU's	Imp	Improvement Cost		ctual Bonds	% Iss		Pa	r Debt Per Unit	Aı	nnual Debt	et Annual Per Unit	I	Gross annual er Unit
Commercial	1	100000	0.5	50	4.01%	\$	251,413.11	\$	178,730.88	1	1.38%	\$	1.79	\$	12,097.11	\$ 0.12	\$	0.1
SF 60'	2	89	1.2	106.8	8.56%	\$	919,040.60	\$	1,052,946.78	8	8.14%	\$	11,830.86	\$	71,266.99	\$ 800.75	\$	851.8
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	\$	780.8
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	\$	461.4
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	\$	283.9
MF	3.1	374	0.4	120	9.62%	\$	1,309,443.27	\$	1,870,289.18	14	4.46%	\$	5,000.77	\$	126,587.47	\$ 338.47	\$	360.0
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	\$	0.1
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	\$	0.1
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	\$	1,298.5
Bungalow 30-35	4	98	0.65	81.25	6.51%	\$	1,065,787.79	\$	1,221,075.35	9	9.44%	\$	9,768.60	\$	64,794.85	\$ 661.17	\$	703.3
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	\$	541.0
Industrial	5	1500000	0.2	300	24.04%	\$	2,182,405.46	\$	2,500,386.61	19	9.33%	\$	1.67	\$	169,234.59	\$ 0.11	\$	0.1
MF	6	304	0,4	151.2	12.12%	\$	1,649,898.53	\$	1,520,235.06	1	1.75%	\$	5,000.77	\$	102,894.63	\$ 338.47	\$	360.0
Commercial	6.1	150000	0.5	75	6.01%	\$	377,119.66	\$	268,096.31		2.07%	\$	1.79	\$	18,145.66	\$ 0.12	\$	0.1
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	\$	1,993.0
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	\$	1,824.6
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	\$	1,122.8
		1851300		1247.8		\$ 1	1,290,019,91	\$	12,935,000.00	100	0.00%			\$	873,500.86			

The Harries	5						Debt Service	e -	Series 2023		j						du la
Land Use		Units	ERU Value	ERU's	% ERU's	In	nprovement Cost	A	ctual Bonds	% Issued	P	ar Debt Per Unit	Aı	ınual Debt	t Annual er Unit	I	Gross Annual Per Unit
TH 20'	2	95	0.4	38	14.69%	\$	572,713.13	\$	572,713.13	20.20%	\$	657,423.73	\$	45,870.71	\$ 482.85	\$	513.67
Bungalow 30-35	2	60	0.65	39	15.08%	\$	587,784.52	\$	423,993.11	14.95%	\$	486,706.38	\$	33,959.17	\$ 565.99	\$	602.11
SF 55'	2	79	1.1	86.9	33.59%	\$	1,309,704.49	\$	878,391.63	30.98%	\$	1,008,315.46	\$	70,353.62	\$ 890.55	\$	947.40
SF60	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			