

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 27,576				\$ 73,696
Allowable discounts (4%)	(1,103)				(2,948)
Assessment levy: on-roll - net	26,473	25,125	\$ 1,348	\$ 26,473	70,748
Assessment levy: off-roll	47,406	35,555	11,851	47,406	3,312
Landowner contribution	28,238	21,756	11,695	33,451	29,441
Total revenues	102,117	82,436	24,894	107,330	103,501
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	16,000	32,000	48,000	48,000
Legal	21,000	758	20,242	21,000	21,000
Engineering	2,800	-	2,800	2,800	2,800
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	333	667	1,000	1,000
EMMA software services	1,000	1,000	-	1,000	1,000
Trustee*	5,000	4,031	969	5,000	5,000
Telephone	200	67	133	200	200
Postage	500	36	464	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	424	6,076	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,200	5,814	-	5,814	6,200
Contingencies/bank charges	2,000	6	1,994	2,000	2,000
Website hosting & maintenance	705	1,410	-	1,410	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	827	501	326	827	2,211
Total professional & administrative	102,117	30,722	71,714	102,436	103,501
Total expenditures	102,117	30,722	71,714	102,436	103,501
Excess/(deficiency) of revenues over/(under) expenditures	-	51,714	(46,820)	4,894	-
Fund balance - beginning (unaudited)	-	(4,894)	46,820	(4,894)	-
Fund balance - ending	\$ -	\$ 46,820	\$ -	\$ -	\$ -

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	21,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,800
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
EMMA software services	1,000
Trustee	5,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,200
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	2,000
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	2,211
Total expenditures	<u><u>\$103,501</u></u>

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment: on-roll	\$ 123,218				\$ 154,334
Allowable discounts (4%)	(4,929)				(6,173)
Assessment levy: net	118,289	\$ 112,247	\$ 6,042	\$ 118,289	148,161
Special assessment: off-roll	43,985	32,989	10,996	43,985	15,048
Interest	-	1,554	-	1,554	-
Total revenues	162,274	146,790	17,038	163,828	163,209
EXPENDITURES					
Debt service					
Principal	35,000	-	35,000	35,000	35,000
Interest	121,125	59,531	61,594	121,125	119,594
Total debt service	156,125	59,531	96,594	156,125	154,594
Other fees & charges					
Property appraiser and tax collector	3,697	2,237	1,460	3,697	4,630
Total other fees & charges	3,697	2,237	1,460	3,697	4,630
Total expenditures	159,822	61,768	98,054	159,822	159,224
Excess/(deficiency) of revenues over/(under) expenditures	2,452	85,022	(81,016)	4,006	3,985
Beginning fund balance (unaudited)	140,595	115,377	200,399	115,377	119,383
Ending fund balance (projected)	\$ 143,047	\$ 200,399	\$ 119,383	\$ 119,383	\$ 123,368
Use of fund balance:					
Debt service reserve account balance (required)					(39,645)
Principal and Interest expense - November 1, 2026					(59,031)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 24,692

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			59,796.88	59,796.88	2,255,000.00
05/01/26	35,000.00	4.375%	59,796.88	94,796.88	2,220,000.00
11/01/26			59,031.25	59,031.25	2,220,000.00
05/01/27	40,000.00	4.375%	59,031.25	99,031.25	2,180,000.00
11/01/27			58,156.25	58,156.25	2,180,000.00
05/01/28	40,000.00	4.375%	58,156.25	98,156.25	2,140,000.00
11/01/28			57,281.25	57,281.25	2,140,000.00
05/01/29	45,000.00	4.375%	57,281.25	102,281.25	2,095,000.00
11/01/29			56,296.88	56,296.88	2,095,000.00
05/01/30	45,000.00	4.375%	56,296.88	101,296.88	2,050,000.00
11/01/30			55,312.50	55,312.50	2,050,000.00
05/01/31	45,000.00	5.250%	55,312.50	100,312.50	2,005,000.00
11/01/31			54,131.25	54,131.25	2,005,000.00
05/01/32	50,000.00	5.250%	54,131.25	104,131.25	1,955,000.00
11/01/32			52,818.75	52,818.75	1,955,000.00
05/01/33	50,000.00	5.250%	52,818.75	102,818.75	1,905,000.00
11/01/33			51,506.25	51,506.25	1,905,000.00
05/01/34	55,000.00	5.250%	51,506.25	106,506.25	1,850,000.00
11/01/34			50,062.50	50,062.50	1,850,000.00
05/01/35	60,000.00	5.250%	50,062.50	110,062.50	1,790,000.00
11/01/35			48,487.50	48,487.50	1,790,000.00
05/01/36	60,000.00	5.250%	48,487.50	108,487.50	1,730,000.00
11/01/36			46,912.50	46,912.50	1,730,000.00
05/01/37	65,000.00	5.250%	46,912.50	111,912.50	1,665,000.00
11/01/37			45,206.25	45,206.25	1,665,000.00
05/01/38	65,000.00	5.250%	45,206.25	110,206.25	1,600,000.00
11/01/38			43,500.00	43,500.00	1,600,000.00
05/01/39	70,000.00	5.250%	43,500.00	113,500.00	1,530,000.00
11/01/39			41,662.50	41,662.50	1,530,000.00
05/01/40	75,000.00	5.250%	41,662.50	116,662.50	1,455,000.00
11/01/40			39,693.75	39,693.75	1,455,000.00
05/01/41	80,000.00	5.250%	39,693.75	119,693.75	1,375,000.00
11/01/41			37,593.75	37,593.75	1,375,000.00
05/01/42	85,000.00	5.250%	37,593.75	122,593.75	1,290,000.00
11/01/42			35,362.50	35,362.50	1,290,000.00
05/01/43	90,000.00	5.250%	35,362.50	125,362.50	1,200,000.00
11/01/43			33,000.00	33,000.00	1,200,000.00
05/01/44	90,000.00	5.500%	33,000.00	123,000.00	1,110,000.00
11/01/44			30,525.00	30,525.00	1,110,000.00
05/01/45	100,000.00	5.500%	30,525.00	130,525.00	1,010,000.00
11/01/45			27,775.00	27,775.00	1,010,000.00
05/01/46	105,000.00	5.500%	27,775.00	132,775.00	905,000.00
11/01/46			24,887.50	24,887.50	905,000.00
05/01/47	110,000.00	5.500%	24,887.50	134,887.50	795,000.00

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			21,862.50	21,862.50	795,000.00
05/01/48	115,000.00	5.500%	21,862.50	136,862.50	680,000.00
11/01/48			18,700.00	18,700.00	680,000.00
05/01/49	120,000.00	5.500%	18,700.00	138,700.00	560,000.00
11/01/49			15,400.00	15,400.00	560,000.00
05/01/50	130,000.00	5.500%	15,400.00	145,400.00	430,000.00
11/01/50			11,825.00	11,825.00	430,000.00
05/01/51	135,000.00	5.500%	11,825.00	146,825.00	295,000.00
11/01/51			8,112.50	8,112.50	295,000.00
05/01/52	145,000.00	5.500%	8,112.50	153,112.50	150,000.00
11/01/52			4,125.00	4,125.00	150,000.00
05/01/53	150,000.00	5.500%	4,125.00	154,125.00	-
Total	2,255,000.00		2,178,050.00	4,433,050.00	

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment: on-roll	\$ -				\$ 218,121
Allowable discounts (4%)	-				(8,725)
Assessment levy: net	-	\$ -	\$ -	\$ -	209,396
Special assessment: off-roll	-	152,139	47,198	199,337	-
Interest	-	2,566	-	2,566	-
Total revenues	-	154,705	47,198	201,903	209,396
EXPENDITURES					
Debt service					
Principal	-	-	45,000	45,000	50,000
Interest	-	26,750	77,661	104,411	153,353
Total debt service	-	26,750	122,661	149,411	203,353
Other fees & charges					
Costs of issuance	-	5,925	-	5,925	-
Property appraiser and tax collector	-	-	-	-	6,544
Total other fees & charges	-	5,925	-	5,925	6,544
Total expenditures	-	32,675	122,661	155,336	209,897
Excess/(deficiency) of revenues over/(under) expenditures	-	122,030	(75,463)	46,567	(501)
OTHER FINANCING SOURCES/(USES)					
Transfer out		(312)	-	(312)	-
Total other financing sources/(uses)	-	(312)	-	(312)	-
Beginning fund balance (unaudited)	-	134,158	255,876	134,158	180,413
Ending fund balance (projected)	\$ -	\$ 255,876	\$ 180,413	\$ 180,413	\$ 179,912
Use of fund balance:					
Debt service reserve account balance (required)					(101,426)
Principal and Interest expense - November 1, 2026					(75,583)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 2,903

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			76,676.25	76,676.25	3,015,000.00
05/01/26	50,000.00	4.375%	76,676.25	126,676.25	2,965,000.00
11/01/26			75,582.50	75,582.50	2,965,000.00
05/01/27	50,000.00	4.375%	75,582.50	125,582.50	2,915,000.00
11/01/27			74,488.75	74,488.75	2,915,000.00
05/01/28	55,000.00	4.375%	74,488.75	129,488.75	2,860,000.00
11/01/28			73,285.63	73,285.63	2,860,000.00
05/01/29	55,000.00	4.375%	73,285.63	128,285.63	2,805,000.00
11/01/29			72,082.50	72,082.50	2,805,000.00
05/01/30	60,000.00	4.375%	72,082.50	132,082.50	2,745,000.00
11/01/30			70,770.00	70,770.00	2,745,000.00
05/01/31	60,000.00	4.375%	70,770.00	130,770.00	2,685,000.00
11/01/31			69,457.50	69,457.50	2,685,000.00
05/01/32	65,000.00	5.000%	69,457.50	134,457.50	2,620,000.00
11/01/32			67,832.50	67,832.50	2,620,000.00
05/01/33	65,000.00	5.000%	67,832.50	132,832.50	2,555,000.00
11/01/33			66,207.50	66,207.50	2,555,000.00
05/01/34	70,000.00	5.000%	66,207.50	136,207.50	2,485,000.00
11/01/34			64,457.50	64,457.50	2,485,000.00
05/01/35	75,000.00	5.000%	64,457.50	139,457.50	2,410,000.00
11/01/35			62,582.50	62,582.50	2,410,000.00
05/01/36	75,000.00	5.000%	62,582.50	137,582.50	2,335,000.00
11/01/36			60,707.50	60,707.50	2,335,000.00
05/01/37	80,000.00	5.000%	60,707.50	140,707.50	2,255,000.00
11/01/37			58,707.50	58,707.50	2,255,000.00
05/01/38	85,000.00	5.000%	58,707.50	143,707.50	2,170,000.00
11/01/38			56,582.50	56,582.50	2,170,000.00
05/01/39	90,000.00	5.000%	56,582.50	146,582.50	2,080,000.00
11/01/39			54,332.50	54,332.50	2,080,000.00
05/01/40	95,000.00	5.000%	54,332.50	149,332.50	1,985,000.00
11/01/40			51,957.50	51,957.50	1,985,000.00
05/01/41	100,000.00	5.000%	51,957.50	151,957.50	1,885,000.00
11/01/41			49,457.50	49,457.50	1,885,000.00
05/01/42	105,000.00	5.000%	49,457.50	154,457.50	1,780,000.00
11/01/42			46,832.50	46,832.50	1,780,000.00
05/01/43	110,000.00	5.000%	46,832.50	156,832.50	1,670,000.00
11/01/43			44,082.50	44,082.50	1,670,000.00
05/01/44	115,000.00	5.000%	44,082.50	159,082.50	1,555,000.00
11/01/44			41,207.50	41,207.50	1,555,000.00
05/01/45	120,000.00	5.300%	41,207.50	161,207.50	1,435,000.00
11/01/45			38,027.50	38,027.50	1,435,000.00
05/01/46	130,000.00	5.300%	38,027.50	168,027.50	1,305,000.00
11/01/46			34,582.50	34,582.50	1,305,000.00
05/01/47	135,000.00	5.300%	34,582.50	169,582.50	1,170,000.00
11/01/47			31,005.00	31,005.00	1,170,000.00
05/01/48	140,000.00	5.300%	31,005.00	171,005.00	1,030,000.00
11/01/48			27,295.00	27,295.00	1,030,000.00

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	150,000.00	5.300%	27,295.00	177,295.00	880,000.00
11/01/49			23,320.00	23,320.00	880,000.00
05/01/50	160,000.00	5.300%	23,320.00	183,320.00	720,000.00
11/01/50			19,080.00	19,080.00	720,000.00
05/01/51	165,000.00	5.300%	19,080.00	184,080.00	555,000.00
11/01/51			14,707.50	14,707.50	555,000.00
05/01/52	175,000.00	5.300%	14,707.50	189,707.50	380,000.00
11/01/52			10,070.00	10,070.00	380,000.00
05/01/53	185,000.00	5.300%	10,070.00	195,070.00	195,000.00
11/01/53			5,167.50	5,167.50	195,000.00
05/01/54	195,000.00	5.300%	5,167.50	200,167.50	-
Total	3,015,000.00		2,881,091.25	5,896,091.25	

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Assessment Area One

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF	124	\$ 273.96	\$ 1,244.63	\$ 1,518.59	\$ 1,523.18
Total	124				

Off-Roll Assessments

Assessment Area One

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF Unplatted	13	\$ 254.79	\$ 1,157.51	\$ 1,412.29	\$ 1,416.56
Total	13				

On-Roll Assessments

Assessment Area Two

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF Unplatted	145	\$ 273.96	\$ 1,504.28	\$ 1,778.24	\$ 273.96
Total	145				

Landowner Contributions

Fututre Assessment Area(s)

Product/Parcel	Units	FY 2025 O&M Landowner Contributions per Unit	FY 2026 DS Assessment per Unit	FY 2025 Total Assessment/ Landowner Contributions per Unit	FY 2025 Total Assessment/ Landowner Contributions per Unit
SF Unplatted	109	Dev Funding	\$ -	Dev Funding	Dev Funding
Total	109				