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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
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
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**				