

# Spring Ridge Community Development District

## Board of Supervisors

Guillermo Velez, Chairman  
Jane Brekka, Vice Chairperson  
Anthony Martino, Assistant Secretary  
Merry-Lyn Orlando, Assistant Secretary  
Alice Charoonsak, Assistant Secretary

Mark Vega, District Manager  
Whitney Sousa District Counsel  
Stephen Brletic, District Engineer  
Sandra Manuele, Clubhouse Manager

## Meeting Agenda

**Monday, September 18, 2023 – 1:00 p.m.**

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- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments (Limited to 3 Minutes Per Person)**
- 4. Consent Agenda**
  - A. Approval of Minutes of the August 21, 2023 Meeting (*Page 2*)
  - B. Acceptance of Financial Report as of July 31, 2023 (*Page 5*)
- 5. Engineer's Report**
- 6. Attorney's Report**
- 7. Manager's Report**
  - A. Acceptance of Fiscal Year 2024 Meeting Schedule (*Page 21*)
- 8. Clubhouse Manager's Report**
- 9. Supervisors' Requests**
- 10. Adjournment**

The next Meeting is scheduled for Monday, October 9, 2023 at 1:00 p.m.

### District Office:

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
954-603-0033

### Meeting Location:

Spring Ridge Recreation Center  
14133 Sweet Shrub Court  
Brooksville, Florida 34613  
352-540-3810

**MINUTES OF MEETING  
SPRING RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Spring Ridge Community Development District was held Monday, August 21, 2023 at 6:00 p.m. at Spring Ridge Recreation Center, located at 14133 Sweet Shrub Court, Brooksville, Florida 34613.

Present and constituting a quorum were:

Guillermo (Bill) Velez	Chairperson
Anthony Martino	Assistant Secretary
Merry-Lyn Orlando	Assistant Secretary
Alice Charoonsak	Assistant Secretary

Also present were:

Mark Vega	District Manager
Stephen Brletic	District Engineer ( <i>via phone</i> )
Sandra Manuele	Clubhouse Manager

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

The meeting was called to order and the roll was called. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes Per Person)**

There being no comments from members of the public present, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing for Adoption of the Fiscal Year 2024 Budget**

On MOTION by Mr. Velez, seconded by Ms. Orlando, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2024 Budget was opened at 6:05 pm. (4-0)

**A. Consideration of Resolution 2023-05, Adopting Fiscal Year 2024 Budget**

On MOTION by Ms. Charoonsak, seconded by Mr. Velez, with all in favor, Resolution 2023-05, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date, was adopted. (4-0)

**B. Consideration of Resolution 2023-06, Levying Fiscal Year 2024 Assessments**

On MOTION by Mr. Velez, seconded by Ms. Charoonsak, with all in favor, Resolution 2023-06, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of all District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted. (4-0)

On MOTION by Mr. Velez, seconded by Ms. Charoonsak, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2024 Budget was closed at 6:22 p.m. (4-0)

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the June 19, 2023 Meeting**
  - B. Acceptance of Financial Report as of June 30, 2023**
  - C. Acceptance of the Fiscal Year 2022 Audit**
- There being no comments or questions,

On MOTION by Ms. Orlando, seconded by Mr. Velez, with all in favor, the consent agenda, consisting of minutes of the June 19, 2023 Meeting, acceptance of Financial Report as of June 30, 2023 and acceptance of the Fiscal Year 2022 Audit, was approved. (4-0)

**SIXTH ORDER OF BUSINESS**

**Engineers' Report**

- Discussion ensued regarding rumble strip assessments on Holly Hammock, Fetterbush and Pine Top where each intersects Southern Charm.
- Mr. Brletic will provide proposals for two different types of solutions for erosion repair by Brookdale.

**SEVENTH ORDER OF BUSINESS**

**Attorney's Report**

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

There being no reports, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Clubhouse Manager's Report**

- Ms. Manuele updated the Board on the FHP Report with regards to Hernando County.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Hearing no requests from Supervisors, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Velez, seconded by Ms. Charoonsak, with all in favor, the meeting was adjourned. (4-0)

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Mark Vega  
Secretary

**Spring Ridge  
Community Development District**

**Financial Report**

*August 31, 2023*

**Prepared by**



# Spring Ridge

## Community Development District

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**Spring Ridge  
Community Development District**

**Financial Statements**

**(Unaudited)**

***August 31, 2023***

**Balance Sheet**

August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RECREATIONAL SPECIAL REVENUE FUND	SERIES 2015 A1 DEBT SERVICE FUND	SERIES 2015 A2 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 192,140	\$ 542	\$ 1,235	\$ 739	\$ 194,656
Cash On Hand/Petty Cash	100	-	-	-	100
Allow -Doubtful Accounts	(730)	(104)	(123)	(209)	(1,166)
Assessments Receivable	730	104	123	209	1,166
Due From Other Funds	-	343,153	16,862	18,042	378,057
Investments:					
Money Market Account	941,476	-	-	-	941,476
Reserve Fund (A-1)	-	-	56,260	-	56,260
Reserve Fund (A-2)	-	-	-	33,132	33,132
Revenue Fund (A-1)	-	-	15,931	-	15,931
Revenue Fund (A-2)	-	-	-	44,687	44,687
Deposits	10,850	-	-	-	10,850
<b>TOTAL ASSETS</b>	<b>\$ 1,144,566</b>	<b>\$ 343,695</b>	<b>\$ 90,288</b>	<b>\$ 96,600</b>	<b>\$ 1,675,149</b>

**LIABILITIES**

Accounts Payable	\$ 6,415	\$ -	\$ -	\$ -	\$ 6,415
Accrued Expenses	2,711	-	-	-	2,711
Accrued Taxes Payable	730	-	-	-	730
Sales Tax Payable	31	-	-	-	31
Due To Other Funds	378,057	-	-	-	378,057
<b>TOTAL LIABILITIES</b>	<b>387,944</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>387,944</b>

**FUND BALANCES**
**Nonspendable:**

Deposits	10,850	-	-	-	10,850
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**Restricted for:**

Debt Service	-	-	90,288	96,600	186,888
Special Revenue	-	343,695	-	-	343,695

**Assigned to:**

Operating Reserves	87,619	-	-	-	87,619
Reserves - ADA	19,675	-	-	-	19,675
Reserves - Clubhouse	17,318	-	-	-	17,318
Reserves - Gate/Entry Features	27,689	-	-	-	27,689
Reserves- Lake Embank/Drainage	47,058	-	-	-	47,058
Reserves - Parking Lots	61,595	-	-	-	61,595
Reserves - Roadways	142,408	-	-	-	142,408
Reserves - Swimming Pools	91,899	-	-	-	91,899
<b>Unassigned:</b>	<b>250,511</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250,511</b>

<b>TOTAL FUND BALANCES</b>	<b>\$ 756,622</b>	<b>\$ 343,695</b>	<b>\$ 90,288</b>	<b>\$ 96,600</b>	<b>\$ 1,287,205</b>
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<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,144,566</b>	<b>\$ 343,695</b>	<b>\$ 90,288</b>	<b>\$ 96,600</b>	<b>\$ 1,675,149</b>
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**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 2,172	\$ 1,991	\$ 46,459	\$ 44,468	2139.00%
Room Rentals	-	-	281	281	0.00%
Special Assmnts- Tax Collector	394,147	394,147	394,147	-	100.00%
Special Assmnts- Discounts	(15,766)	(15,766)	(14,330)	1,436	90.89%
Other Miscellaneous Revenues	-	-	2,809	2,809	0.00%
Gate Bar Code/Remotes	-	-	1,757	1,757	0.00%
Access Cards	-	-	908	908	0.00%
<b>TOTAL REVENUES</b>	<b>380,553</b>	<b>380,372</b>	<b>432,031</b>	<b>51,659</b>	<b>113.53%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	9,600	8,800	8,600	200	89.58%
FICA Taxes	734	673	658	15	89.65%
ProfServ-Engineering	2,000	1,833	1,760	73	88.00%
ProfServ-Legal Services	7,000	6,417	2,630	3,787	37.57%
ProfServ-Mgmt Consulting	53,853	49,365	49,877	(512)	92.62%
ProfServ-Property Appraiser	7,883	7,883	7,883	-	100.00%
ProfServ-Trustee Fees	5,000	5,000	4,310	690	86.20%
Auditing Services	5,000	5,000	4,000	1,000	80.00%
Postage and Freight	1,055	967	559	408	52.99%
Insurance - General Liability	20,117	20,117	20,395	(278)	101.38%
Printing and Binding	50	46	16	30	32.00%
Legal Advertising	1,000	917	1,004	(87)	100.40%
Misc-Bank Charges	150	138	85	53	56.67%
Misc-Assessment Collection Cost	7,883	7,883	7,604	279	96.46%
Misc-Contingency	1,553	1,553	3,449	(1,896)	222.09%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>123,053</b>	<b>116,767</b>	<b>113,005</b>	<b>3,762</b>	<b>91.83%</b>
<b>Landscape Services</b>					
Contracts-Landscape	40,308	36,949	37,249	(300)	92.41%
Utility - Irrigation	10,000	9,167	18,632	(9,465)	186.32%
R&M-Renewal and Replacement	2,500	2,292	7,155	(4,863)	286.20%
R&M-Irrigation	1,250	1,146	1,144	2	91.52%
Misc-Contingency	100	92	-	92	0.00%
<b>Total Landscape Services</b>	<b>54,158</b>	<b>49,646</b>	<b>64,180</b>	<b>(14,534)</b>	<b>118.51%</b>
<b>Gatehouse</b>					
Communication - Teleph - Field	1,450	1,329	1,370	(41)	94.48%
Electricity - General	650	596	1,857	(1,261)	285.69%
R&M-General	6,714	6,155	4,604	1,551	68.57%
<b>Total Gatehouse</b>	<b>8,814</b>	<b>8,080</b>	<b>7,831</b>	<b>249</b>	<b>88.85%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlights	29,430	26,978	25,144	1,834	85.44%
R&M-Street Signs	1,000	917	-	917	0.00%
R&M-Walls and Signage	1,000	917	-	917	0.00%
Reserve - Gate/Entry Feature	2,591	2,591	-	2,591	0.00%
Reserve-Lake Embankm/Drainage	9,189	9,189	400	8,789	4.35%
Reserve - Roadways	5,000	5,000	-	5,000	0.00%
<b>Total Road and Street Facilities</b>	<b>48,210</b>	<b>45,592</b>	<b>25,544</b>	<b>20,048</b>	<b>52.98%</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	85,000	77,917	91,729	(13,812)	107.92%
FICA Taxes	6,503	5,961	7,118	(1,157)	109.46%
Security Service - Sheriff	6,100	5,592	3,930	1,662	64.43%
Communication - Telephone	2,500	2,292	2,937	(645)	117.48%
Electricity - General	7,500	6,875	5,104	1,771	68.05%
Utility - Refuse Removal	1,850	1,696	3,339	(1,643)	180.49%
Utility - Water & Sewer	2,000	1,833	1,705	128	85.25%
R&M-Clubhouse	3,918	3,592	5,780	(2,188)	147.52%
R&M-Pools	6,100	5,592	11,513	(5,921)	188.74%
Misc-Holiday Lighting	1,000	917	260	657	26.00%
Misc-Property Taxes	747	747	1,366	(619)	182.86%
Special Events	2,500	2,292	1,434	858	57.36%
Office Supplies	1,500	1,375	264	1,111	17.60%
Cleaning Supplies	2,100	1,925	2,307	(382)	109.86%
Op Supplies - General	8,000	7,333	5,531	1,802	69.14%
Op Supplies-Pool Chem.&Equipm.	3,000	2,750	5,403	(2,653)	180.10%
Reserve - Clubhouse	1,000	1,000	-	1,000	0.00%
Reserve - Swimming Pools	5,000	5,000	20,790	(15,790)	415.80%
<b>Total Parks and Recreation</b>	<b>146,318</b>	<b>134,689</b>	<b>170,510</b>	<b>(35,821)</b>	<b>116.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>380,553</b>	<b>354,774</b>	<b>381,070</b>	<b>(26,296)</b>	<b>100.14%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	25,598	50,961	25,363	0.00%
Net change in fund balance	\$ -	\$ 25,598	\$ 50,961	\$ 25,363	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>705,661</b>	<b>705,661</b>	<b>705,661</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 705,661</b>	<b>\$ 731,259</b>	<b>\$ 756,622</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Special Assmnts- Tax Collector	52,000	52,000	52,000	-	100.00%
Special Assmnts- Discounts	(2,080)	(2,080)	(1,891)	189	90.91%
<b>TOTAL REVENUES</b>	<b>49,920</b>	<b>49,920</b>	<b>50,109</b>	<b>189</b>	<b>100.38%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Property Appraiser	1,040	1,040	1,040	-	100.00%
Misc-Assessment Collection Cost	1,040	1,040	1,003	37	96.44%
<b>Total Administration</b>	<b>2,080</b>	<b>2,080</b>	<b>2,043</b>	<b>37</b>	<b>98.22%</b>
<b><u>Parks and Recreation</u></b>					
Capital Outlay	47,840	47,840	-	47,840	0.00%
<b>Total Parks and Recreation</b>	<b>47,840</b>	<b>47,840</b>	<b>-</b>	<b>47,840</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>49,920</b>	<b>49,920</b>	<b>2,043</b>	<b>47,877</b>	<b>4.09%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	48,066	48,066	0.00%
Net change in fund balance	\$ -	\$ -	\$ 48,066	\$ 48,066	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>295,629</b>	<b>295,629</b>	<b>295,629</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 295,629</b>	<b>\$ 295,629</b>	<b>\$ 343,695</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 10	\$ 10	\$ 2,596	\$ 2,586	25960.00%
Special Assmnts- Tax Collector	118,194	118,194	118,194	-	100.00%
Special Assmnts- Discounts	(4,728)	(4,728)	(4,297)	431	90.88%
<b>TOTAL REVENUES</b>	<b>113,476</b>	<b>113,476</b>	<b>116,493</b>	<b>3,017</b>	<b>102.66%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Property Appraiser	2,364	2,364	2,364	-	100.00%
Misc-Assessment Collection Cost	2,364	2,364	2,280	84	96.45%
<b>Total Administration</b>	<b>6,328</b>	<b>6,328</b>	<b>4,644</b>	<b>1,684</b>	<b>73.39%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	60,000	60,000	60,000	-	100.00%
Interest Expense	49,440	49,440	49,440	-	100.00%
<b>Total Debt Service</b>	<b>109,440</b>	<b>109,440</b>	<b>109,440</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>115,768</b>	<b>115,768</b>	<b>114,084</b>	<b>1,684</b>	<b>98.55%</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,292)	(2,292)	2,409	4,701	-105.10%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating Transfers-Out	-	-	(1,267)	(1,267)	0.00%
Contribution to (Use of) Fund Balance	(2,292)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,292)</b>	<b>-</b>	<b>(1,267)</b>	<b>(1,267)</b>	<b>55.28%</b>
Net change in fund balance	\$ (2,292)	\$ (2,292)	\$ 1,142	\$ 3,434	-49.83%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>89,146</b>	<b>89,146</b>	<b>89,146</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 86,854</b>	<b>\$ 86,854</b>	<b>\$ 90,288</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 2,683	\$ 2,683	0.00%
Special Assmnts- Tax Collector	70,999	70,999	70,999	-	100.00%
Special Assmnts- Discounts	(2,840)	(2,840)	(2,581)	259	90.88%
<b>TOTAL REVENUES</b>	<b>68,159</b>	<b>68,159</b>	<b>71,101</b>	<b>2,942</b>	<b>104.32%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Property Appraiser	1,420	1,420	1,420	-	100.00%
Misc-Assessment Collection Cost	1,420	1,420	1,369	51	96.41%
<b>Total Administration</b>	<b>2,840</b>	<b>2,840</b>	<b>2,789</b>	<b>51</b>	<b>98.20%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	30,000	30,000	30,000	-	100.00%
Interest Expense	34,200	34,200	34,200	-	100.00%
<b>Total Debt Service</b>	<b>64,200</b>	<b>64,200</b>	<b>64,200</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>67,040</b>	<b>67,040</b>	<b>66,989</b>	<b>51</b>	<b>99.92%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	1,119	1,119	4,112	2,993	367.47%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating Transfers-Out	-	-	(746)	(746)	0.00%
Contribution to (Use of) Fund Balance	1,119	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,119</b>	<b>-</b>	<b>(746)</b>	<b>(746)</b>	<b>-66.67%</b>
Net change in fund balance	\$ 1,119	\$ 1,119	\$ 3,366	\$ 2,247	300.80%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>93,234</b>	<b>93,234</b>	<b>93,234</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 94,353</b>	<b>\$ 94,353</b>	<b>\$ 96,600</b>		

## Spring Ridge

Community Development District

### Notes to the Financial Statements AUGUST 31, 2023

#### Assets

- ▶ The District has General Fund monies invested in one money market account. (See Cash & Investments Report for further details.)
- ▶ Allowance for Doubtful accounts represents amount due for prior years uncollected assessments
- ▶ Assessments Receivable represents amount due for FY 2022 uncollected assessments.
- ▶ Deposit is for Jorge Carreras Landscape Retaining Wall.

#### Liabilities

- ▶ Accounts Payable represents invoices from prior months paid in August.
- Accrued Expenses represents invoices for the month of August to be paid in September.
- Sales Tax Payable represents amount due to the District for sales tax on a rental refund. Credit will be adjusted the following month's sales tax return.

#### Financial Overview / Highlights

- ▶ As of August 2023, total revenues are at 113.53% of the annual budget. The special assessment tax collector is at 100%.
- ▶ Total expenditures are at 100.14% of the annual budget.

#### Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>General Fund Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Mgmt Consulting Serv	\$49,877	\$53,853	93%	The actual amount includes monthly management fee and annual assessment roll fee.
Insurance-General Liability	\$20,395	\$20,117	101%	Insurance payment for FY 2022-2023.
Misc-Contingency	\$3,449	\$1,553	222%	Innersync Studio website serv/compliance-paid in full; misc expenses.
<b><u>Landscape</u></b>				
Utility-Irrigation	\$18,632	\$10,000	186%	Payments to Hernando County Utilities.
R&M-Renewal & Replacement	\$7,155	\$2,500	286%	Panzner's Tree Services-\$3,100, prune palm trees and roots removal; Crespo Landscaping-\$1,350, remove damaged trees and debris; NDL-\$630, flower maintenance; NDL-\$1,625, clubhouse enhancements.
<b><u>Gatehouse</u></b>				
Electricity-General	\$1,857	\$650	286%	Payments to Withlacoochee River Electric.
<b><u>Parks and Recreation</u></b>				
Payroll Salaries	\$91,729	\$85,000	108%	All payments for payroll.
Security Service - Sheriff	\$3,930	\$6,100	64%	All payments for patrols.
Communications-Telephone	\$2,937	\$2,500	117%	Payments to Spectrum Business.
R&M-Pools	\$11,513	\$6,100	189%	Just Incredible Pool Services-\$3,783, replace external fan, hoses, vacuum gauge, PH chemical pump, installation of new vacuum pump valves,\$3,324 replace circulation motor; miscellaneous supplies.
Operating Supplies-Pool Chem.	\$5,403	\$3,000	180%	All payments made for pool chemicals and equipment.
Reserve-Swimming Pools	\$20,790	\$5,000	416%	PID Carreras pool edge concrete and side walk repair.

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

**Spring Ridge  
Community Development District**

**Supporting Schedules**

*August 31, 2023*

# Spring Ridge

## COMMUNITY DEVELOPMENT DISTRICT

### Non-Ad Valorem Special Assessments - Hernando County Tax Collector (Monthly Assessment Collection Distributions) For the Fiscal Year Ending September 30, 2023

						ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalty) Amount	Appraiser Cost	Collection Cost	Gross Amount Received	General Fund	Rec Fund	Series 2015A-1 Debt Service Fund	Series 2015A-2 Debt Service Fund
Assessments Levied FY 2023					\$ 635,341.17	\$ 394,147	\$ 52,000	\$ 118,194	\$ 70,999
Allocation %					100.00%	62.04%	8.18%	18.60%	11.18%
12/07/22	16,463	1,266	12,707	595	31,031	19,251	2,540	5,773	3,468
12/07/22	80,013	3,402		1,633	85,048	52,761	6,961	15,822	9,504
01/05/23	423,675	17,957		8,646	450,278	279,339	36,853	83,766	50,319
01/31/23	10,010	296		204	10,510	6,520	860	1,955	1,174
02/10/23	3,127	65		64	3,256	2,020	266	606	364
03/03/23	4,423	92		90	4,606	2,857	377	857	515
04/06/23	12,238	126		250	12,614	7,826	1,032	2,347	1,410
05/05/23	13,685	-		279	13,964	8,663	1,143	2,598	1,560
06/01/23	383	-		8	391	242	32	73	44
06/22/23	3,536	(105)		72	3,503	2,173	287	652	391
07/14/23	20,330	-		415	20,140	12,495	1,648	3,747	2,251
<b>TOTAL</b>	<b>\$587,882</b>	<b>\$23,099</b>	<b>\$12,707</b>	<b>\$12,257</b>	<b>\$635,341</b>	<b>\$394,147</b>	<b>\$52,000</b>	<b>\$118,194</b>	<b>\$70,999</b>
% Collected					100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING					\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)



# Spring Ridge CDD

Bank Reconciliation

Agenda Page 17

Bank Account No. 8391 Valley Bank GF  
Statement No. 08-23  
Statement Date 8/31/2023

G/L Balance (LCY)	194,655.12	Statement Balance	195,060.12
G/L Balance	194,655.12	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	195,060.12
Subtotal	194,655.12	Outstanding Checks	405.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	194,655.12	Ending Balance	194,655.12
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/8/2022	Payment	5626	JOSEPH MCCLELLAN	120.00	0.00	120.00
8/16/2023	Payment	5782	JOSHUA TWITTY	150.00	0.00	150.00
8/23/2023	Payment	5785	COASTAL FITNESS SERVICES INC	135.00	0.00	135.00
Total Outstanding Checks.....				405.00		405.00

**Spring Ridge**

Community Development District

**Cash and Investment Report**  
**August 31, 2023**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	Valley	5.450%	n/a	194,655
Petty Cash			n/a	100
Money Market Account	Valley	5.450%	n/a	941,476
			Subtotal	<u>\$ 1,136,231</u>
<b>DEBT SERVICE FUND</b>				
Series 2015 A1 Reserve Acct	US Bank	3.890%	n/a	56,260
Series 2015 A2 Reserve Acct	US Bank	3.890%	n/a	33,132
Series 2015 A1 Revenue Acct	US Bank	3.890%	n/a	15,931
Series 2015 A2 Revenue Acct	US Bank	3.890%	n/a	44,687
			Subtotal	<u>\$ 150,011</u>
			Total	<u><u>\$ 1,286,242</u></u>

**SPRING RIDGE**

Community Development District

**Payment Register by Fund  
For the Period from 08/01/23 to 08/31/23  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	5777	08/07/23	INFRAMARK LLC	98446	JULY 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,976.25
001	5777	08/07/23	INFRAMARK LLC	98446	JULY 2023 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$16.80
001	5777	08/07/23	INFRAMARK LLC	98446	JULY 2023 MANAGEMENT SERVICES	RECORD STORAGE FEE	549900-51301	\$60.00
001	5778	08/07/23	JOEL RODRIGUEZ	77463	7/18/23 SECURITY SERVICES	Security Service - Sheriff	534365-57201	\$120.00
001	5779	08/07/23	NDL LLC	141453	CLUBHOUSE ENHANCEMENTS	R&M-Renewal and Replacement	546002-53902	\$1,625.00
001	5779	08/07/23	NDL LLC	141454	ANNUALS PROPOSAL	R&M-Renewal and Replacement	546002-53902	\$300.00
001	5780	08/07/23	STRALEY ROBIN VERICKER	23381	PROFESSIONAL SERVICES THRU 7/11/23	ProfServ-Legal Services	531023-51401	\$576.25
001	5781	08/16/23	BRLETIC DVORAK INC	1183	ENGG SVCS 7/31/23 - 8/4/23	ProfServ-Engineering	531013-51501	\$700.00
001	5782	08/16/23	JOSHUA TWITTY	77558	7/28/23 - 7/28/23 SECURITY SERVICES	Security Service - Sheriff	534365-57201	\$150.00
001	5783	08/16/23	TIMES PUBLISHING COMPANY	06107-072623	O&M ASSESSMENTS/AFFIDAVIT MATERIAL	Legal Advertising	548002-51301	\$910.10
001	5783	08/16/23	TIMES PUBLISHING COMPANY	0000296499	BUDGET HEARING/AFFIDAVIT MATERIAL	Legal Advertising	548002-51301	\$93.80
001	5784	08/16/23	US BANK	6999746	TRUSTEE FEE - IN ADVANCE 7/1/23 - 6/30/24	ProfServ-Trustee Fees	531045-51301	\$4,310.00
001	5785	08/23/23	COASTAL FITNESS SERVICES INC	T - 33300	EQUIPMENT SERVICE	R&M-Clubhouse	546015-57201	\$135.00
001	5786	08/23/23	EVGENIA ASH	003	7/1/23 - 7/28/23 POOL HRS	Misc-Contingency	549900-51301	\$363.00
001	5787	08/23/23	NDL LLC	141661	AUGUST 2023 MNTHLY CONTRACTUAL SERVICE	Contracts-Landscape	534050-53902	\$3,359.00
001	DD1748	08/03/23	CHARTER COMMUNICATIONS-ACH	061323 ACH	6/13/23 - 7/12/23 BILL PRD	Communication - Telephone	541003-57201	\$220.57
001	DD1763	08/07/23	REPUBLIC SERVICES #762 - ACH	0762-003366899 ACH	08/01 - 08/31/23 PICK UP SERVICE	Utility - Refuse Removal	543020-57201	\$262.26
001	DD1764	08/07/23	REPUBLIC SERVICES #762 - ACH	061723 ACH	7/1/23 - 7/31/23 PICK UP SERVICE	Utility - Refuse Removal	543020-57201	\$365.52
001	DD1765	08/11/23	WITHLACOOCHEE RIVER ELECTRIC	072523 ACH	ELECTRIC SRVC FROM 6/20/23 - 7/20/23	Electricity - General	543006-53904	\$69.87
001	DD1765	08/11/23	WITHLACOOCHEE RIVER ELECTRIC	072523 ACH	ELECTRIC SRVC FROM 6/20/23 - 7/20/23	Electricity - General	543006-57201	\$536.33
001	DD1765	08/11/23	WITHLACOOCHEE RIVER ELECTRIC	072523 ACH	ELECTRIC SRVC FROM 6/20/23 - 7/20/23	Electricity - Streetlighting	543013-54101	\$2,448.56
001	DD1765	08/11/23	WITHLACOOCHEE RIVER ELECTRIC	072523 ACH	ELECTRIC SRVC FROM 6/20/23 - 7/20/23	Electricity - General	543006-53904	\$127.34
001	DD1767	08/21/23	HERNANDO COUNTY UTILITIES - ACH	073123-ACH	6/28/23 - 7/31/23 UTILITY SERVICES	Utility - Water & Sewer	543021-57201	\$128.42
001	DD1767	08/21/23	HERNANDO COUNTY UTILITIES - ACH	073123-ACH	6/28/23 - 7/31/23 UTILITY SERVICES	Utility - Irrigation	543014-53902	\$1,533.12
001	DD1768	08/30/23	CHARTER COMMUNICATIONS-ACH	081323 ACH	8/13/23 - 9/12/23 BILL PRD	Communication - Telephone	541003-57201	\$229.97
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Cleaning Supplies	551003-57201	\$117.44
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	R&M-Clubhouse	546015-57201	\$27.17
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Op Supplies - General	552001-57201	\$63.36
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Office Supplies	551002-57201	\$82.19
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	R&M-Clubhouse	546015-57201	\$66.38
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Cleaning Supplies	551003-57201	\$94.88
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Op Supplies-Pool Chem.&Equipm.	552032-57201	\$260.43
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Op Supplies - General	552001-57201	\$17.95
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	R&M-Clubhouse	546015-57201	\$83.74
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	Op Supplies - General	552001-57201	\$11.99
001	DD1769	08/31/23	VALLEY NATIONAL BANK	072023 ACH	6/16/23 - 7/8/23 CC PURCHASES	R&M-Clubhouse	546015-57201	\$32.01
001	DD1740	08/03/23	SANDRA MANUELE	PAYROLL	August 03, 2023 Payroll Posting			\$1,386.90
001	DD1741	08/03/23	LAURIE B LIEDKE	PAYROLL	August 03, 2023 Payroll Posting			\$656.15
001	DD1742	08/03/23	LORI A. BUSCEMI	PAYROLL	August 03, 2023 Payroll Posting			\$838.42
001	DD1743	08/03/23	JOSE R. DEL TORO	PAYROLL	August 03, 2023 Payroll Posting			\$840.38
001	DD1749	08/17/23	SANDRA MANUELE	PAYROLL	August 17, 2023 Payroll Posting			\$1,338.69
001	DD1750	08/17/23	LAURIE B LIEDKE	PAYROLL	August 17, 2023 Payroll Posting			\$656.15
001	DD1751	08/17/23	LORI A. BUSCEMI	PAYROLL	August 17, 2023 Payroll Posting			\$934.77
001	DD1753	08/17/23	JOSE R. DEL TORO	PAYROLL	August 17, 2023 Payroll Posting			\$794.21
001	DD1754	08/29/23	JANE ANN BREKKA	PAYROLL	August 29, 2023 Payroll Posting			\$169.70

**Payment Register by Fund**  
**For the Period from 08/01/23 to 08/31/23**  
**(Sorted by Check / ACH No.)**

<b>Total Checks Paid</b>	<b>\$35,288.33</b>
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**NOTICE OF FISCAL YEAR 2024 MEETINGS  
SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Spring Ridge Community Development District will hold their meetings and workshops for Fiscal Year 2024 at the Spring Ridge Recreation Center, located at 14133 Sweet Shrub Court, Brooksville, Florida 34613, on the second Monday of the following months at 1:00 p.m.:

October 9, 2023  
November 13, 2023  
January 8, 2024  
February 12, 2024 (Workshop)  
March 11, 2024  
April 8, 2024 (Workshop)  
May 13, 2024  
June 10, 2024  
August 12, 2024  
September 9, 2024

Meetings and workshops may be continued to a date and time certain which will be announced at the meetings and workshops without further publication of notice. There may be occasions when one or more Supervisors will participate via phone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting or workshop. 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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.

Mark Vega  
District Manager