

EAST RIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 10, 2025

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

East Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://eastridgecdd.com/>

December 3, 2025

Board of Supervisors
East Ridge Community Development District

Dear Board Members:

The Board of Supervisors of the East Ridge Community Development District will hold a Regular Meeting on December 10, 2025 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Operation and Maintenance Engineer's Report
4. Presentation of Operations and Maintenance Special Assessment Methodology Report
5. Consideration of Resolution 2026-01, Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-02, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024
7. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 3 & 5]
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

9. Acceptance of Unaudited Financial Statements as of October 31, 2025
10. Approval of September 8, 2025 Public Hearing and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk PLLC*
 - B. District Engineer: *Moore Bass Consulting, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 5, 2026 at 10:00 AM

○ QUORUM CHECK

SEAT 1	JAY REVELL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BRAD ODOM	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PETER METTLER, JR.	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	GARRISON BURR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	JAMES DAVENPORT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Board Members' Comments/Responses
13. Public Comments
14. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Chris Conti at 724-971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

3

OPERATION AND MAINTENANCE ENGINEER'S REPORT
EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:
MOORE BASS CONSULTING, INC.

December 2025

O&M ENGINEER'S REPORT

1. INTRODUCTION

This Report was prepared for the East Ridge Community Development District's ("East Ridge CDD"), and sets forth the description and costs allocations for the District's **operations and maintenance**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

2. Project Areas

The District was established by City of Tallahassee ("COT") Ordinance No. 23-O-26, effective August 23, 2023. The overall Development Program for the District as set forth in the CDD Master Report is shown in table 1 below:

TABLE 1

Category	Description
Area 1	Commercial Uses (including Town Center), Multi-Family Residential (300 units)
Area 2	Commercial Uses, Institutional Use, Multi-Family Residential (300 units)
Area 3	Single-Family Attached and Detached Residential (1,507 units)

3. Master Infrastructure

The master infrastructure of the project is defined as improvements that benefit multiple areas as described above. This includes the spine road (Talis Trails Boulevard), stormwater facilities serving the spine road, landscape / signage, and offsite roadway improvements (US-90).

The spine road is the main road that will connect from US-90 to Miccosukee Road and will allow access to all three areas of the project. The spine road will be constructed in phases with phase 1 extending from US-90 to the southern connection to Area 3 (single family residential). Phase 1 of the spine road will include two stormwater facilities. The northern facility will allocate impervious for both the spine road and the amenities area. The southern facility will allocate capacity for only the spine road. The spine road will include hardscape, landscape, signage, and monuments for way finding between the three areas.

The offsite roadway improvements includes two phases, the first phase includes turn lane and signal light improvements, and the second phase involves expanding the section of roadway fronting the project into four lanes.

The percentage benefits between all three areas of the master infrastructure is based on the estimate of vehicular trip generation of the three areas using the master infrastructure. The percentage breakdown is listed in the below table 2:

TABLE 2

Master Improvement	Area 1	Area 2	Area 3
Offsite Roadway Improvements - Mahan Phase 1	37%	17%	46%
Roadway Improvements - Spine Road Segment A	37%	17%	46%
Roadway Improvements - Spine Road Segment B	0%	0%	100%
Hardscape, Landscape, Signage, Monuments	37%	17%	46%

4. Ownership and Maintenance

Improvement ownership and maintenance is generally anticipated as set forth in Table 3.

TABLE 3

Proposed Infrastructure Improvement	Ownership	Operation & Maintenance
Roadway Improvements	City/FDOT as applicable	City/FDOT as applicable
Water and Sanitary Sewer Systems	City	City
Stormwater Management System	CDD	CDD
Amenities and Common Area Improvements	CDD	CDD
Landscape, Irrigation, and Signage	CDD	CDD

Stormwater Management Systems

The stormwater management facilities (SWMF) for this project serve both public and privately maintained improvements for this project. Per the latest concept plans, there are 17 stormwater management facilities designed for this project. Below is a list of the 17 facilities and a brief description of the area they serve. Attached is **Exhibit A** that illustrates the location of the facilities.

- SWMF #1 is privately maintained by the commercial lot number 2 as shown in the attached **Exhibit B** (parcel ID 1208206030020). This facility is designed to only have capacity for the commercial lot that it serves.
- SWMF #2 is maintained by the CDD and is designed to have capacity for the Spine Road. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the

City of Tallahassee within the rights-of-way. The pipes and inlets within the open space or CDD drainage easement are maintained by the CDD.

- SWMF #3 is maintained by the CDD and is designed for capacity of the CDD maintained shared infrastructure for Area 1 and private infrastructure within lots 3-10 as shown in the attached **Exhibit B**. The stormwater pipes from the last manhole to the connection to the facility will be maintained by the CDD. The stormwater pipes and inlets that serve the town center access road will be maintained by the CDD. Additionally, the offsite bypass stormwater conveyance from US-90 along the eastern side of Area 1 will be maintained by the CDD. All other future pipe connections for private parcels will be maintained by the individual lot owners.
- SWMF #4 is maintained by the CDD and is designed to have capacity for public road infrastructure within Area 2 and private infrastructure for future lots. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way. The pipes and inlets within the open space or CDD drainage easement are maintained by the CDD. Future conveyance systems that connect to the pipes within the Rights-of-way will be maintained privately.
- SWMF #5 is maintained by the CDD and is designed to have capacity for public road infrastructure within Area 2 and private infrastructure for future lots. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way. The pipes and inlets within the open space or CDD drainage easement are maintained by the CDD. Future conveyance systems that connect to the pipes within the rights-of-way will be maintained privately.
- SWMF #6 is maintained by the CDD and is designed to have capacity for the phase 1 limits of the Spine Road and CDD maintained infrastructure for the amenity center. See attached **Exhibit A** for locations of phase 1 Spine Road and the amenity center. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way. The pipes and inlets within the open space or CDD drainage easement are maintained by the CDD. Additionally, the stormwater conveyance from the amenities center to the facility will be maintained by the CDD.
- SWMF #7 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3, private single-family homes, and Spine Road segment B as illustrated in **Exhibit A**. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #8 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within

the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.

- SWMF #9 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #10 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #11 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 2 and private infrastructure for future lots. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD. Future conveyance systems that connect to the pipes within the rights-of-way will be maintained privately.
- SWMF #12 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 2 and private infrastructure for future lots. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD. Future conveyance systems that connect to the pipes within the rights-of-way will be maintained privately.
- SWMF #13 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3, private single-family homes, and Spine Road segment B as illustrated in **Exhibit A**. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #14 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #15 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3, private single-family homes, and Spine Road segment B as

illustrated in **Exhibit A**. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.

- SWMF #16 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.
- SWMF #17 is maintained by the CDD and is designed to have capacity for public infrastructure within Area 3 and private single-family homes. The stormwater pipes and inlets that convey runoff to the SWMF are maintained by the City of Tallahassee within the rights-of-way or COT drainage easements. The pipes and inlets within the open space or CDD drainage easements are maintained by the CDD.

Below is Table 4 that breaks down the percentage of each SWMF's benefiting Area 1, 2, and 3.

TABLE 4

SWMF AREA ALLOCATION			
SWMF Number	Area 1	Area 2	Area 3
#1	Privately Maintained		
#2	37%	17%	46%
#3	100%		
#4		100%	
#5		100%	
#6	18%	9%	73%
#7			100%
#8			100%
#9			100%
#10			100%
#11		100%	
#12		100%	
#13			100%
#14			100%
#15			100%
#16			100%
#17			100%

Amenities and Common Area Improvements

The amenities and common area improvements are associated with single-family residential and would benefit only Area 3.

Landscape and Irrigation and Signage

Landscape irrigation and signage within the spine road can be allocated between the three areas using the same percentage breakdown of the roadway improvements where Area 1 is allocated 37%, Area 2 is allocated 17%, and Area 3 is allocated 46%.

Other Shared Areas

The master plan of this project includes open space areas that may not have infrastructure or construction cost however there are maintenance cost associated with the conservation easement management plan(s) and the amenity trail upkeep. See attached **Exhibit C** for the conservation easement area.

The conservation easements benefit the overall project in several ways. First, the conservation easement mitigates the Spine Road impacts to the environmental features. The conservation easements also provides a tree credit bank to offset the tree removals from all current and future developments of the project. The benefit of tree credits is based on an area percentage allocation. In addition to the tree credit bank, the conservation easement provides a bank of urban forest area credits that is used to offset multifamily developments, commercial developments, and high-density single family residential (greater than 4 units per acre). Lastly, an amenity trail will meander through the conservation easement that will fully benefit Area 3.

Based on the above described benefits, the operation and maintenance cost of the open space areas show be allocated as 14% to Area 1, 33% to Area 2, and 53% to Area 3.

5. Future CDD Financed Infrastructure

There is not anticipated to be any other future item in Area 1 to be financed by the CDD.

Area 2 requires the construction of the employment center road, stormwater ponds 4, 5, 11, and 12, stormwater conveyance, and utility main extensions.

Area 3 requires the construction of remaining portion of Spine road (after phase 1), the subdivision infrastructure (including roads, mail kiosks, utilities, stormwater conveyance), amenity center, and stormwater facilities 8 , 9, 10, 13, 14, 15, 16, and 17.

6. Special Benefits and Apportionment to Single Family Units

The Improvements described herein confer a direct, special benefit upon each single-family residential parcel within Area 3 by providing enhanced access, public safety, stormwater management, utility capacity and reliability, landscaping and streetscape enhancements, and related community infrastructure that increases the utility, use, and value of each parcel in a manner distinct from the general public. Based on the engineering characteristics and functional use of the Improvements, the nature and degree of special benefit to single-family product types do not materially vary by lot frontage or minor variations in lot dimensions. Front-footage does not provide a reliable proxy for the receipt of benefit from these Improvements. Rather, the evidence demonstrates that the Improvements function to serve each single-family dwelling unit substantially equally.

Exhibit A: O&M Area Allocation

Exhibit B: Area 1 Lot Map

Exhibit C: Conservation Area Map

EXHIBIT A - O&M AREA ALLOCATION
EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA

SWMF AREA ALLOCATION			
SWMF Number	Area 1	Area 2	Area 3
#1	Privately Maintained		
#2	37%	17%	46%
#3	100%		
#4		100%	
#5		100%	
#6	18%	9%	73%
#7			100%
#8			100%
#9			100%
#10			100%
#11		100%	
#12		100%	
#13			100%
#14			100%
#15			100%
#16			100%
#17			100%

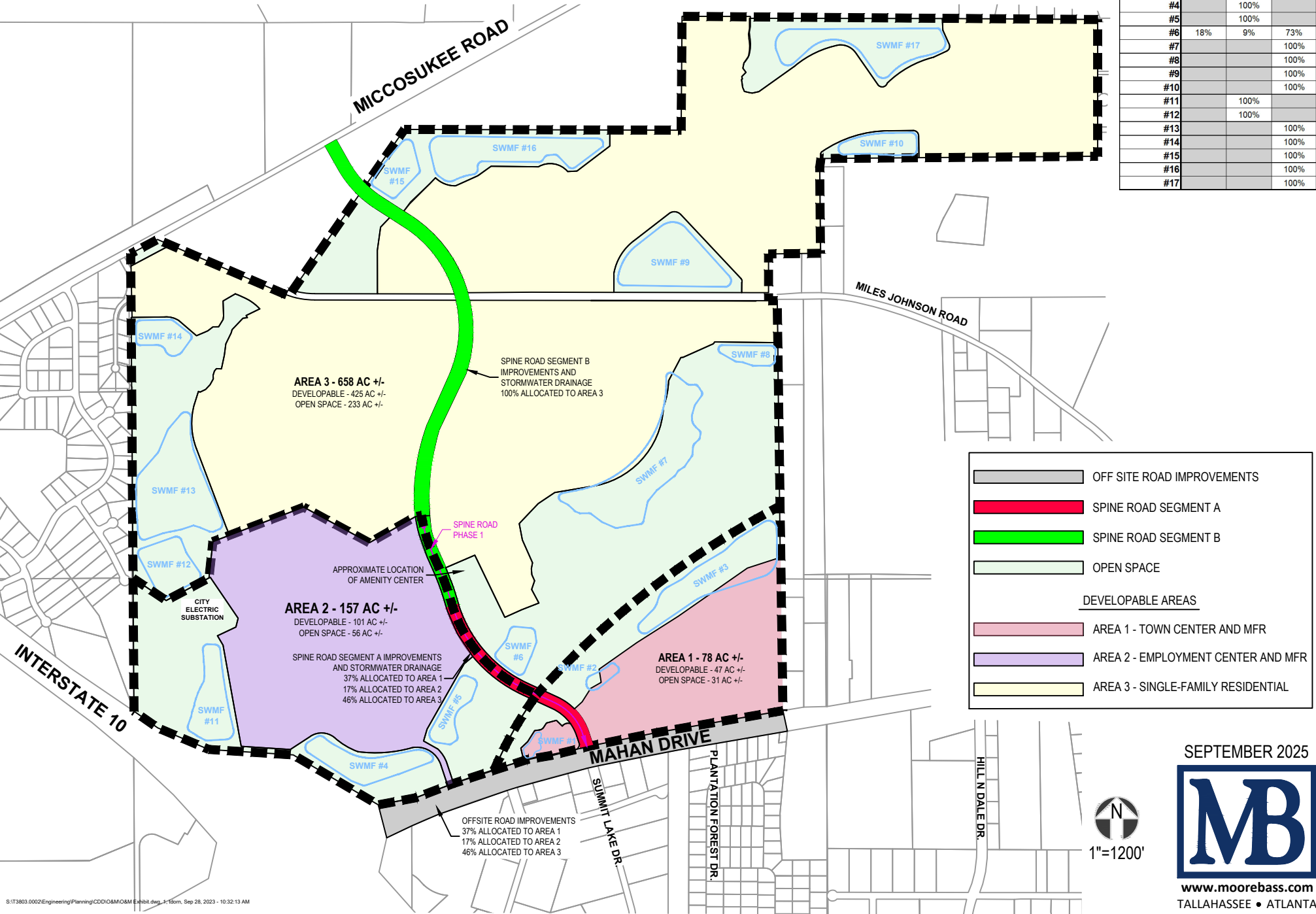


EXHIBIT B - AREA 1 LOT MAP
EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA

OFF SITE ROAD IMPROVEMENTS

SPINE ROAD SEGMENT A

SPINE ROAD SEGMENT B

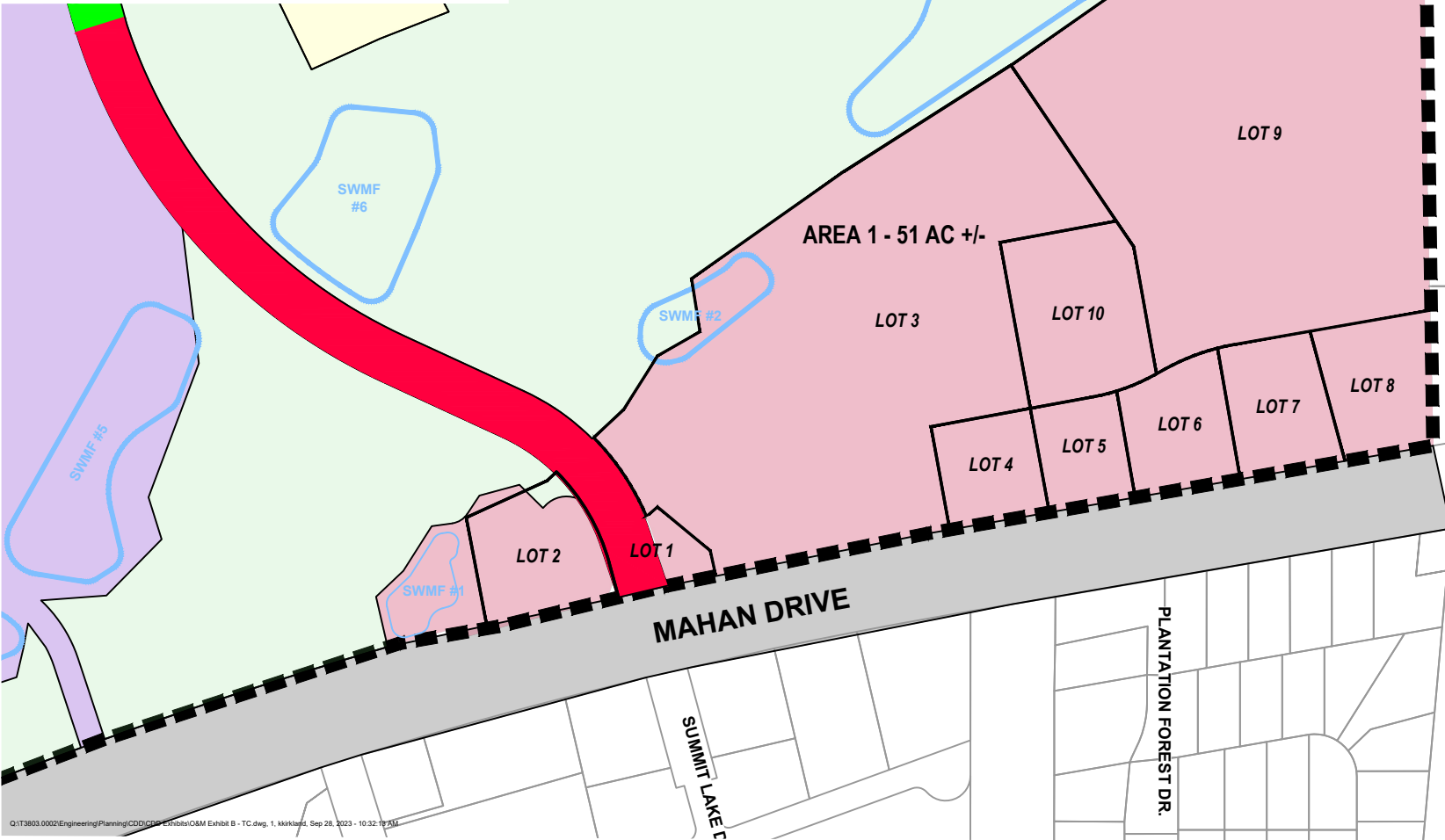
OPEN SPACE

DEVELOPABLE AREAS

AREA 1 - TOWN CENTER AND MFR

AREA 2 - EMPLOYMENT CENTER AND MFR

AREA 3 - SINGLE-FAMILY RESIDENTIAL



SEPTEMBER 2025

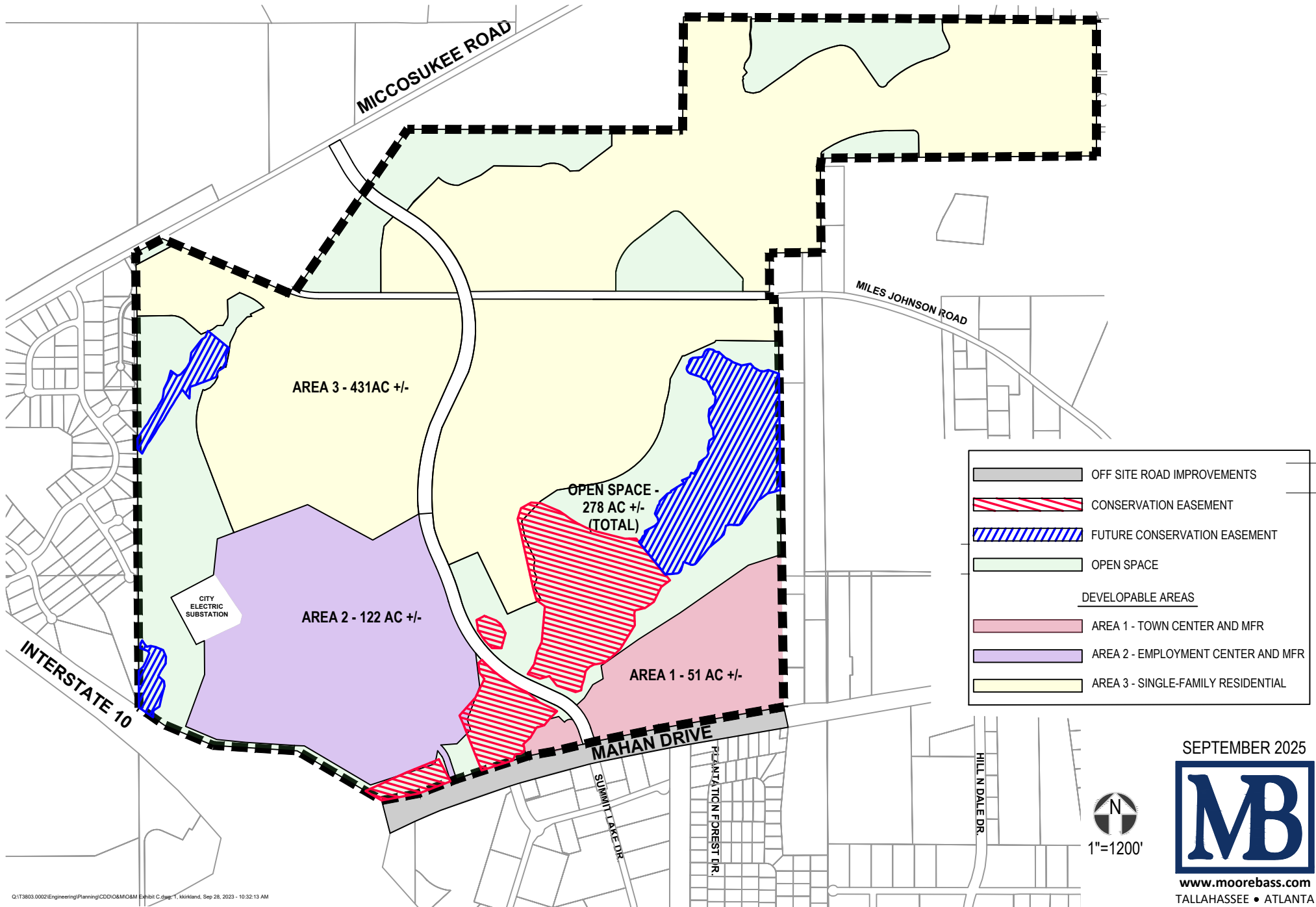


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EXHIBIT C - CONSERVATION AREA MAP

EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT

LEON COUNTY, FLORIDA



EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

4

EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT

Operations and Maintenance Special Assessment Methodology Report

October 31, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the O&M Report	1
1.3	Special Benefits and General Benefits	1
1.4	Requirements of a Valid Special Assessment Methodology.....	2
2.0	Development Plan and Capital Improvement Plan for the District	3
3.0	The Operations & Maintenance Expenditures of the District	
3.1	Professional & Administrative Expenditures	3
3.2	Field Operations and Fund Balance Expenditures	4
4.0	O&M Assessments Apportionment	4
5.0	Appendix	
	Table 1	6
	Table 2	6
	Table 3	7
	Table 4	8
	Table 5	9
	Table 6	10

1.0 Introduction

1.1 Purpose

This Operations and Maintenance Special Assessment Methodology Report (the "O&M Report") was developed to provide special assessment methodology for the apportionment of Operations and Maintenance Special Assessments (the "O&M Assessments") that are proposed to be levied by the East Ridge Community Development District (the "District") located in the City of Tallahassee, Leon County, Florida. This O&M Report allocates the District's O&M Assessments based on the special benefits derived by properties proposed to be developed within the District from the services funded in the District's operating budget (the "O&M Budget"), which is adopted annually by the District.

1.2 Scope of the O&M Report

This O&M Report describes the method for the determination and allocation of special benefits derived by the properties in the District as a result of the implementation of services described and expenditure of funds contained in the District's O&M Budget and the apportionment of the O&M Assessments in accordance with the requirements of Chapters 170, 190, and 197, Florida Statutes. The O&M Report references and relies on information contained within the Engineer's Report dated March 25, 2024 (the "Master Engineer's Report") as supplemented by the Operation and Maintenance Engineer's Report for the East Ridge Community Development District dated December 2025 (the "O&M Engineer's Report"), both prepared by Moore Bass Consulting, Inc. (the "District Engineer") as well as the Master Special Assessment Methodology Report dated February 27, 2024 (the "Master Assessment Report") prepared by Wrathell, Hunt and Associates, LLC (the "District Methodology Consultant").

1.3 Special Benefits and General Benefits

The services funded in the District's O&M Budget create special benefits for properties within the borders of the District and general benefits for properties outside of the borders of the District and the public at large. Special benefits include, but are not limited to, added use of the District's public infrastructure, enhanced functionality and utility of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. These special benefits are quantifiable, measurable, and directly attributable to the services funded by the O&M Budget and exceed

any general benefits to properties outside the District or the public at large. Property values in the District are also directly affected by the operations and maintenance of the District's infrastructure and provision of District's services, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of property within District.

There is no doubt that the general public and property owners outside the District will benefit from the services funded in the O&M Budget. However, these general benefits are incidental in nature when compared to the substantial and direct special benefits conferred upon properties within the District. The services funded in the O&M Budget are designed specifically to meet the needs of property within the District and provide benefits that are distinct from, and exceed, any incidental general benefits to the public at large. Properties outside the District boundaries do not depend on the services funded in the O&M Budget and receive no special benefits from such services. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Special Assessment Methodology

Under Florida law, there are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the District's existence and the operation and maintenance of the improvements and the District's activities, and the special benefits must be measurable and must exceed any general benefits to the public at large. Second, the special assessments allocated to each benefited property must be fairly and reasonably apportioned among the benefited properties and cannot exceed the proportional special benefit to each parcel.

The determination has been made by the District that the duty to pay the non-ad valorem special assessments is valid based on the special and peculiar benefits imparted upon the properties within the borders of the District, which special benefits are measurable, exceed any general benefits to properties outside the District or the public at large, and are not shared by properties outside the District. The allocation of responsibility for payment of the O&M Assessments to the properties within the borders of the District associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each land use and product type. Accordingly, no property within the borders of the District will be assessed for the payment of O&M Assessments

greater than the determined special benefit particular to that property.

2.0 Development Plan and Capital Improvement Plan for the District

The development of East Ridge is anticipated to be conducted by Greenpointe Developers, LLC (the "Developer") or an affiliate related thereto. Based upon the information provided by the Developer and the Engineer, the current development plan envisions:

- A. Area 1: A total of 47 +/- developable acres of commercial uses and Multi-Family units.
- B. Area 2: A total of 101 +/- developable acres of Commercial and institutional use and Multi-Family units.
- C. Area 3: A total of 663 +/- acres that includes 1,507 single-family residential units.

This is the projected development plan as of the date of this Report, although land use types and unit numbers may change throughout the development period. Any material changes to the development plan may require an update to this O&M Report. Table 1 in the *Appendix* illustrates the projected development plan for the land within the District.

3.0 The Operations & Maintenance Expenditures of the District

3.1 Professional & Administrative Expenditures

The O&M Budget expenditures of the District consist of professional and administrative expenditures that at the time of writing of this O&M Report include but are not limited to management, engineering, legal counsel, advertising, insurance, and annual audit that are necessary for the ongoing operation of the District and that may change in scope and cost in the future. The O&M Budget's professional and administrative expenditures benefit all property within the District, and will be allocated to the various land uses and product types on an ERU basis as defined in the Master Assessment Report, with the modification of using a uniform ERU for all residential units as such units receive substantially similar benefits from the professional and administrative services of the O&M Budget. This allocation methodology has been determined by the District to reasonably and fairly apportion costs based on the relative special benefits received by each property type, ensuring that no property is assessed in excess of the reasonable cost of the

proportionate special benefit provided to such property. Table 3 in the *Appendix* illustrates the ERU weights allocated to the various land uses and product types proposed to be developed within the District with relation to the apportionment of the portion of the O&M Assessments.

3.2 Field Operations and Fund Balance Expenditures

The O&M Budget expenditures of the District consist of field operations (Common Shared Costs) and field operations (Area Specific Costs) that at the time of writing of this O&M Report include but are not limited to field management, stormwater management, entry monuments, walls and hardscaping, landscape maintenance for Spine Road ROW, exterior buffers, irrigation supply, conservation easement maintenance, trail maintenance, and amenity complex/parks that are necessary for the ongoing operation and maintenance of the public infrastructure improvements that are owned or maintained by the District and fund any increases to fund balance and that may change in scope and cost in the future. The O&M Budget's field operations expenditure will consist of three (3) separate components; Area 1, Area 2, and Area 3. Table 2 in the *Appendix* illustrates the specific components of the O&M Budget expenditures for each respective Area of the District.

The O&M field operations expenditures will be allocated to the various land uses and product types on an ERU basis within each respective Area of the District. The ERU factors used in this O&M Report are based on the ERU factors developed in the Master Assessment Methodology Report, with the modification of using a uniform ERU for all residential units as such units receive substantially similar benefits from field operations components of the O&M Budget. This methodology has been determined to fairly and reasonably apportion the field operations costs based on the special benefits received. Table 3 in the *Appendix* illustrates the ERU weights allocated to the various land uses and product types proposed to be developed within the District with relation to the apportionment of the portion of the O&M Assessments.

4.0 O&M Assessments Apportionment

The O&M Budget consists of professional & administrative expenditures and field operation expenditures that benefit all property within each respective Area of the District. The purpose of this O&M Report is to allocate the O&M Assessments based on the special benefits that the various properties proposed to be developed

within the District derive from the various services funded in the O&M Budget, ensuring that no property is assessed in excess of the reasonable cost of the proportionate special benefit provided to such property.

Table 4 in the *Appendix* illustrates the apportionment of O&M Assessments related to the professional and administrative costs based on the Adopted Fiscal Year 2026 Budget, as may be amended from time to time, for the District using the ERU benefit allocation illustrated in Table 3 in the *Appendix* attached hereto and incorporated herein by reference. Similarly, Table 5 in the *Appendix* illustrates the apportionment of O&M Assessments related to the field operation costs based on the Adopted Fiscal Year 2026 Budget for the District using the ERU benefit allocation illustrated in Table 3 in the *Appendix*. Finally, Table 6 in the *Appendix* illustrates the total O&M Assessments based on the Adopted Fiscal Year 2026 Budget for the District. The District reserves the right to collect the O&M Assessments on a gross basis and to reallocate the assessments as necessary to address delinquencies, changes in land use, or other circumstances, provided that no property shall be assessed in excess of the special benefits it receives.

5.0 Appendix

Table 1

East Ridge

Community Development District

Development Plan

Unit Type	Unit of Measurement	Total Number of Units
Area 1		
Town Center and Multi-Family Units	Developable Acres	47
Total		47
Area 2		
Employment Center, Multi-Family Units, Institutional Use*	Developable Acres	101
Total		101
Area 3		
Single Family Units	Dwelling Unit	1,507
Total		1,507

*Includes projected 24-acre public institutional use; developable acreage may be reduced upon conveyance to a governmental entity

Table 2

East Ridge

Community Development District

Professional & Administrative and Field Operations Costs

Proposed Infrastructure Improvement	Area 1	Area 2	Area 3	Total
Admin and Professional	\$3,166.47	\$6,804.53	\$101,529.00	\$111,500.00
	\$3,166.47	\$6,804.53	\$101,529.00	\$111,500.00
Operations (Common Shared Costs)				
Field Management	\$283.99	\$610.27	\$9,105.74	\$10,000.00
	37%	17%	46%	100%
Stormwater Management Pond #2	\$555.00	\$255.00	\$690.00	\$1,500.00
Entry Monuments, Walls and Hardscaping	\$2,775.00	\$1,275.00	\$3,450.00	\$7,500.00
Landscape Maint. Spine Road ROW, Exterior Buffers	\$119,131.00	\$54,736.00	\$148,109.00	\$321,976.00
Irrigation Supply	\$8,107.00	\$3,725.00	\$10,080.00	\$21,912.00
	18%	9%	73%	100%
Stormwater Management Pond #6	\$495.00	\$248.00	\$2,008.00	\$2,751.00
	14%	33%	53%	100%
Conservation Easement Maint	\$7,980.00	\$18,810.00	\$30,210.00	\$57,000.00
Operations (Area Specific Costs)				
Stormwater Management Pond #3 - Area 1	\$8,250.00	\$0.00	\$0.00	\$8,250.00
Stormwater Management Pond #4, 5, 11, 12 - Area 2	\$0.00	\$14,500.00	\$0.00	\$14,500.00
Stormwater Management Pond #8-10, 13-17 - Area 3	\$0.00	\$0.00	\$37,000.00	\$37,000.00
Trail Maintenance	\$0.00	\$0.00	\$15,000.00	\$15,000.00
Amenity Complex/Parks	\$0.00	\$0.00	\$286,808.00	\$286,808.00
Total Operations Costs	\$147,577.36	\$94,159.44	\$542,461.20	\$784,198.00
Grand Total	\$150,743.82	\$100,963.97	\$643,990.20	\$895,698.00

Table 3

East Ridge

Community Development District

Cost Benefit Allocation

Area 1

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Town Center and Multi-Family Units	47	1.00	47.00
Total	47		47.00

Area 2

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Employment Center, Multi-Family Units, Institutional Use*	101	1.00	101.00
Total	101		101.00

Area 3

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Single Family Units	1,507	1.00	1,507.00
Total	1,507		1,507.00

*Includes projected 24-acre public institutional use; developable acreage may be reduced upon conveyance to a governmental entity

Table 4

East Ridge

Community Development District

Professional & Administrative Cost Assessment Apportionment*

Area 1

Unit Type	Total Number of Developable Acre	Professional & Administrative Cost Assessment Apportionment	Professional & Administrative Cost Net Assessment per Developable Acre	Professional & Administrative Cost Gross Assessment per Developable Acre
Town Center and Multi-Family Units	47	\$3,166.47	\$67.37	\$72.44
Total		\$3,166.47		

Area 2

Unit Type	Total Number of Developable Acre	Professional & Administrative Cost Assessment Apportionment	Professional & Administrative Cost Net Assessment per Developable Acre	Professional & Administrative Cost Gross Assessment per Developable Acre
Employment Center, Multi-Family Units, Institutional Use*	101	\$6,804.53	\$67.37	\$72.44
Total		\$6,804.53		

Area 3

Unit Type	Total Number of Units	Professional & Administrative Cost Assessment Apportionment	Professional & Administrative Cost Net Assessment per Unit	Professional & Administrative Cost Gross Assessment per Unit
Single Family Units	1,507	\$101,529.00	\$67.37	\$72.44
Total		\$101,529.00		
Grand Total		\$111,500.00		

* Costs based on Adopted Fiscal Year 2026 Budget - for illustrative purposes only and may change in future fiscal years

Table 5

East Ridge

Community Development District

Field Operations Cost Assessment Apportionment*

Area 1

Unit Type	Total Number of Developable Acre	Field Operations and Fund Balance Cost Assessment Apportionment	Field Operations and Fund Balance Cost Net Assessment per Developable Acre	Field Operations and Fund Balance Cost Gross Assessment per Developable Acre
Town Center and Multi-Family Units	47	\$147,577.36	\$3,139.94	\$3,376.28
Total		\$147,577.36		

Area 2

Unit Type	Total Number of Developable Acre	Field Operations and Fund Balance Cost Assessment Apportionment	Field Operations and Fund Balance Cost Net Assessment per Developable Acre	Field Operations and Fund Balance Cost Gross Assessment per Developable Acre
Employment Center, Multi-Family Units, Institutional Use*	101	\$94,159.44	\$932.27	\$1,002.44
Total		\$94,159.44		

Area 3

Unit Type	Total Number of Units	Field Operations and Fund Balance Cost Assessment Apportionment	Field Operations and Fund Balance Cost Net Assessment per Unit	Field Operations and Fund Balance Cost Gross Assessment per Unit
Single Family Units	1,507	\$542,461.20	\$359.96	\$387.05
Total		\$542,461.20		
Grand Total		\$784,198.00		

* Costs based on Adopted Fiscal Year 2026 Budget - for illustrative purposes only and may change in future fiscal years

Table 6

East Ridge

Community Development District

Total Operations and Maintenance Cost Assessment Apportionment*

Area 1

Unit Type	Total Number of Developable Acre	Professional & Administrative Cost Gross Assessment per Developable Acre	Field Operations and Fund	Total Operations and Maintenance Cost Gross Assessment per Developable Acre
			Balance Cost Gross Assessment per Developable Acre	
Town Center and Multi-Family Units	47	\$72.44	\$3,376.28	\$3,448.73

Area 2

Unit Type	Total Number of Developable Acre	Professional & Administrative Cost Gross Assessment per Developable Acre	Field Operations and Fund	Total Operations and Maintenance Cost Gross Assessment per Developable Acre
			Balance Cost Gross Assessment per Developable Acre	
Employment Center, Multi-Family Units, Institutional Use*	101	\$72.44	\$1,002.44	\$1,074.89

Area 3

Unit Type	Total Number of Units	Professional & Administrative Cost Gross Assessment per Unit	Field Operations and Fund	Total Operations and Maintenance Cost Gross Assessment per Unit
			Balance Cost Gross Assessment per Unit	
Single Family Units	1,507	\$72.44	\$387.05	\$459.50

* Costs based on Adopted Fiscal Year 2026 Budget - for illustrative purposes only and may change in future fiscal years

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Ridge 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 is in the process of acquiring and/or constructing 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 District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the Board has considered and hereby approves, for purposes of noticing and setting a public hearing, the O&M Methodology (hereinafter defined) attached hereto as **Exhibit A**; and

WHEREAS, the Board has also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap in the amounts set forth in **Exhibit B** ("**O&M Assessment Cap**"); and

WHEREAS, the adoption of an O&M Assessment Cap will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied below said O&M Assessment Cap; and

WHEREAS, in the future, if the anticipated annual operations and maintenance assessments are projected to exceed said O&M Assessment Cap, the District Manager shall provide all notices required by law; and

WHEREAS, the District's Board of Supervisors ("**Board**") has further determined it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in each fiscal year's budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within each fiscal year's budget, in accordance with the Operations and Maintenance Special Assessment Methodology Report attached hereto as **Exhibit A** and incorporated herein by reference ("**O&M Methodology**"); and

WHEREAS, the District hereby determines that benefits do and will accrue to the properties within the District, as outlined in the O&M Methodology, in an amount equal to or in excess of the Assessments, and that such Assessments are fairly and reasonably allocated as set forth in the O&M Methodology; and

WHEREAS, the Board has considered the O&M Methodology, the O&M Assessment Cap, and desires to set the required public hearings thereon and has deemed it in the best interests of the District and its landowners to approve an O&M Assessment Cap as set forth in the O&M Methodology.

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

1. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in each succeeding fiscal year's budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the O&M Methodology and the O&M Assessment Cap and will be further described each year upon adoption of that year's fiscal year budget, all of which are on file and available for public inspection at the "**District's Office**," Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or will be on file at the appropriate time each fiscal year, as applicable. The Assessments shall be levied and apportioned within the District on all benefitted lots, units and lands, as described in the O&M Methodology, the O&M Assessment Cap and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of each fiscal year pursuant to Chapter 170, *Florida Statutes*, or, alternatively, collected pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.
2. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the O&M Methodology and the O&M Assessment Cap are hereby declared and set for the following date, hour and location:

DATE: February 2, 2026

HOUR: 10:00 a.m.
LOCATION: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301

3. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby approves an O&M Assessment Cap in the amounts set forth in **Exhibit B** and pursuant to the O&M Methodology and hereby sets the public hearing set forth herein.
- b. In the future, if the anticipated annual Assessments are projected to exceed the amounts set forth in the O&M Assessment Cap, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting annual Assessments that exceed the O&M Assessment Cap, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by Section 190.008, *Florida Statutes*.

4. **BENEFIT & ALLOCATION 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 as shown in **Exhibit A** is hereby found to be fair and reasonable.
5. **MAXIMUM LIEN.** The maximum lien of the Assessments for operations and maintenance noticed by this Resolution shall be effective upon adoption of this Resolution and after holding the public hearings thereon. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for the Assessments. Such current maximum lien is the "O&M Assessment Cap."
6. **ASSESSMENT ROLL.** The preliminary Assessment Roll, attached to this Resolution in **Exhibit A** and **Exhibit B**, shows the O&M Assessment Cap by product type and is hereby approved for purposes of noticing and setting the public hearings, and upon final adoption following the public hearings, shall constitute the maximum rate for Assessments consistent with this Resolution.
7. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published as required by law and in a newspaper of general circulation published in Leon County,

Florida. Additionally, notice of the public hearings shall be mailed in the manner prescribed in Florida law.

8. **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.
9. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2025.

ATTEST:

**EAST RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: O&M Methodology

Exhibit B: O&M Assessment Cap on Preliminary Assessment Roll

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

6

**East Ridge
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

East Ridge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-22
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
MANAGEMENT LETTER	25-27



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
East Ridge Community Development District
City of Tallahassee, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of East Ridge Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of East Ridge Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
East Ridge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
East Ridge Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 12, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering East Ridge Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

**East Ridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of East Ridge Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**East Ridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(29,380) (net position).
- ◆ Governmental activities revenues totaled \$71,412 while governmental activities expenses totaled \$100,792.

**East Ridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities 2024
Current assets	\$ 38,414
Current liabilities	67,794
Net Position Unrestricted	<u>\$ (29,380)</u>

This is the initial year of operations for the District.

**East Ridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities
	2024
Program Revenues	
Operating contributions	\$ 71,412
Expenses	
General government	61,703
Interest and other charges	39,089
Total Expenses	100,792
Change in Net Position	(29,380)
Net Position - Beginning of Year	-
Net Position - End of Year	\$ (29,380)

This is the initial year of operations for the District.

**East Ridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because management fees and legal fees were less than anticipated.

The September 30, 2024 budget was not amended.

Economic Factors and Next Year's Budget

East Ridge Community Development District will continue to develop in 2025; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of East Ridge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the East Ridge Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

East Ridge Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 12,649
Due from developer	20,765
Prepaid expenses	5,000
Total Assets	<u>38,414</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	15,289
Due to developer	47,505
Unearned revenues	5,000
Total Liabilities	<u>67,794</u>
NET POSITION	
Unrestricted	<u><u>\$ (29,380)</u></u>

See accompanying notes to financial statements.

East Ridge Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues	Net (Expenses) Revenues and Changes in Net Position
		Operating Grants and Contributions	Governmental Activities
Governmental Activities			
General government	\$ (61,703)	\$ 71,412	\$ 9,709
Interest and other charges	(39,089)	-	(39,089)
Total Governmental Activities	<u>\$ (100,792)</u>	<u>\$ 71,412</u>	<u>(29,380)</u>
	Change in Net Position		(29,380)
	Net Position- October 1, 2023		<u>-</u>
	Net Position - September 30, 2024		<u>\$ (29,380)</u>

See accompanying notes to financial statements.

East Ridge Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 12,649	\$ -	\$ 12,649
Due from developer	12,950	7,815	20,765
Prepaid expenses	5,000	-	5,000
Total Assets	<u>\$ 30,599</u>	<u>\$ 7,815</u>	<u>\$ 38,414</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 7,474	\$ 7,815	\$ 15,289
Due to developer	8,416	39,089	47,505
Unearned revenues	5,000	-	5,000
Total Liabilities	<u>20,890</u>	<u>46,904</u>	<u>67,794</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenues	<u>7,950</u>	<u>-</u>	<u>7,950</u>
FUND BALANCES			
Nonspendable - prepaid	5,000	-	5,000
Unassigned	<u>(3,241)</u>	<u>(39,089)</u>	<u>(42,330)</u>
Total Fund Balances	<u>1,759</u>	<u>(39,089)</u>	<u>(37,330)</u>
 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	 <u>\$ 30,599</u>	 <u>\$ 7,815</u>	 <u>\$ 38,414</u>

See accompanying notes to financial statements.

East Ridge Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ (37,330)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Unavailable revenues are recognized as deferred inflows of resources at the fund level, but this amount is recognized as revenues when earned at the government-wide level.	<u>7,950</u>
Net Position of Governmental Activities	<u><u>\$ (29,380)</u></u>

See accompanying notes to financial statements.

East Ridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Developer contributions	\$ 63,462	\$ -	\$ 63,462
Expenditures			
Current			
General government	61,703	-	61,703
Debt service			
Other	-	39,089	39,089
Total Expenditures	61,703	39,089	100,792
Net Change in Fund Balances	1,759	(39,089)	(37,330)
Fund Balances - October 1, 2023	-	-	-
Fund Balances - September 30, 2024	\$ 1,759	\$ (39,089)	\$ (37,330)

See accompanying notes to financial statements.

East Ridge Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (37,330)
--	-------------

Amounts reported for governmental activities in the Statement of Activities are different because:

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level.

This is the change in unavailable revenue in the current year.

7,950

Change in Net Position of Governmental Activities	<u>\$ (29,380)</u>
---	--------------------

See accompanying notes to financial statements.

East Ridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	\$ 106,740	\$ 106,740	\$ 63,462	\$ (43,278)
Expenditures				
Current				
General government	106,740	106,740	61,703	45,037
Net Change in Fund Balances	-	-	1,759	1,759
Fund Balances - October 1, 2023	-	-	-	-
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,759</u>	<u>\$ 1,759</u>

See accompanying notes to financial statements.

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 23, 2023, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 23-O-26 of the City of Tallahassee, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the East Ridge Community Development District. The District is governed by a Board of Supervisors who are elected to four-year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the East Ridge Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for certain preliminary costs associated with the issuance of new debt.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

c. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$17,649 and the carrying value was \$12,649. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District did not have investment activity in the current year.

East Ridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District did not hold any investments subject to the fair value hierarchy.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE C – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District recognized \$71,412 in operating contributions from the Developer for the year ended September 30, 2024. Additionally, the District has a balance due to the Developer of \$47,505 and a balance due from the Developer of \$20,765.

NOTE D – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE E – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There have been no claims or settled claims from these risks since inception.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
East Ridge Community Development District
City of Tallahassee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of East Ridge Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 12, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered East Ridge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of East Ridge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of East Ridge Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
East Ridge Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether East Ridge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
East Ridge Community Development District
City of Tallahassee, Florida

Report on the Financial Statements

We have audited the financial statements of the East Ridge Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated June 12, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 12, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial audit of the District.



To the Board of Supervisors
East Ridge Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not East Ridge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the East Ridge Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the East Ridge Community Development District. It is management's responsibility to monitor the East Ridge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, East Ridge Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$30,136
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
East Ridge Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the East Ridge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: N/A
- 2) Total special assessments collected was \$0.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: There were no outstanding bonds as of September 30, 2024.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 12, 2025

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 10th day of December, 2025.

ATTEST:

**EAST RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION;
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, East Ridge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Leon County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of City of Tallahassee Ordinance No. 23-O-26 creating the District (the "Ordinance") is August 23, 2023; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at ____:____ __.m., at

_____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 10th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of December, 2025.

Attest:

**EAST RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within East Ridge Community Development District (the "District") in Leon County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing cerbonec@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: ____:____.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the East Ridge Community Development District to be held at ____:____ __.m., on November 3, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the East Ridge Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
3.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

8

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

8A

**East Ridge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings 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 two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *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 with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

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 ☐ Not Applicable ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐ Not Applicable ☒

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 ☐ Not Applicable ☒

As of September 2025, the District had not acquired and/or constructed any improvements.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Board resolution pending.

Asst. Secretary

Chair/Vice Chair:

Print Name:

East Ridge Community Development District

Date:

8-26-2024

District Manager:

Print Name:

East Ridge Community Development District

Date:

8-26-2024

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

8B

**East Ridge 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 regular Board of Supervisor meetings 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 two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *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 with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

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: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable 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 ☐ Not Applicable ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐ Not Applicable ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐ Not Applicable ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

East Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

East Ridge Community Development District

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
ASSETS				
Cash	\$ 11,930	\$ -	\$ -	\$ 11,930
Due from Landowner	9,971	3,906	116	13,993
Total assets	<u>\$ 21,901</u>	<u>\$ 3,906</u>	<u>\$ 116</u>	<u>\$ 25,923</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,458	\$ 3,906	\$ 116	\$ 8,480
Landowner advance	6,000	-	-	6,000
Developer Advance-legal Adver	2,415	-	-	2,415
Due to Landowner	-	58,603	8,261	66,864
Total liabilities	<u>12,873</u>	<u>62,509</u>	<u>8,377</u>	<u>83,759</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	9,971	-	-	9,971
Total deferred inflows of resources	<u>9,971</u>	<u>-</u>	<u>-</u>	<u>9,971</u>
Fund balances:				
Restricted for:				
Debt service	-	(58,603)	-	(58,603)
Unassigned	(943)	-	(8,261)	(9,204)
Total fund balances	<u>(943)</u>	<u>(58,603)</u>	<u>(8,261)</u>	<u>(67,807)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,901</u>	<u>\$ 3,906</u>	<u>\$ 116</u>	<u>\$ 25,923</u>

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 292,778	0%
Total revenues	-	-	292,778	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	6,459	0%
Management/accounting/recording*	2,000	2,000	48,000	4%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Audit**	-	-	5,000	0%
Arbitrage rebate calculation**	-	-	500	0%
Emma software service	-	-	2,000	0%
Dissemination agent**	-	-	2,000	0%
Trustee	-	-	5,500	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	41	41	500	8%
Legal advertising	-	-	2,000	0%
Annual special district fee	175	175	175	100%
Insurance	5,300	5,300	6,000	88%
Contingencies/bank charges	36	36	1,750	2%
Website maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	7,569	7,569	111,499	7%
Field operations				
Field management	-	-	5,000	0%
Property insurance	-	-	3,000	0%
Landscape maintenance				
Maintenance contract	-	-	109,771	0%
Tree/plant replacement	-	-	5,000	0%
Irrigation repairs	-	-	2,500	0%
Irrigation supply	-	-	7,968	0%
Trail maintenance	-	-	10,000	0%
Entry monuments, walls and hardscape	-	-	5,000	0%
Repair, maintenance, pressure washing	-	-	2,500	0%
Stormwater management				
Maintenance - stormwater ponds	-	-	4,760	0%
Lake bank erosion repairs	-	-	2,500	0%
Wetland buffer maintenance	-	-	8,280	0%
Upland maintenance	-	-	5,000	0%
Contingency	-	-	10,000	0%
Total field operations	-	-	181,279	0%
Total expenditures	7,569	7,569	292,778	3%

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,569)	(7,569)	-	
Net change in fund balances	(7,569)	(7,569)	-	
Fund balances - beginning	<u>6,626</u>	<u>6,626</u>	<u>-</u>	
Fund balances - ending	<u>\$ (943)</u>	<u>\$ (943)</u>	<u>\$ -</u>	

* WHA will charge a reduced management fee \$2,000/month until bonds are issued

**These items will be realized when bonds are issued

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Total debt service	<u>-</u>	<u>-</u>
Net change in fund balances	-	-
Fund balances - beginning	(58,603)	(58,603)
Fund balances - ending	<u><u>\$ (58,603)</u></u>	<u><u>\$ (58,603)</u></u>

**EAST RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	-	-
Beginning fund balance	(8,261)	(8,261)
Ending fund balance	<u>\$ (8,261)</u>	<u>\$ (8,261)</u>

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the East Ridge Community Development District held a Public Hearing and Regular Meeting on September 8, 2025 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301.

Present:

Brad Odom (via telephone)	Chair
Peter Mettler Jr.	Assistant Secretary
James Davenport	Assistant Secretary
Jay Revell	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates LLC
Roy Van Wyk	District Counsel
Mary Grace Henley (via telephone)	Kilinski Van Wyk PLLC
Chris Kuhn (via telephone)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:11 a.m.

Supervisors Revell, Davenport and Mettler were present. Supervisor Odom attended via telephone. Supervisor Burr was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-07, Re-Scheduling and Noticing the Budget Hearing for Fiscal Year 2026; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2025-07, Re-Scheduling and Noticing the Budget Hearing for Fiscal Year 2026; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Affidavit of Publication****B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-08. She reviewed the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Discussion: Updated Provisions of the
District's Rules of Procedure****A. Memorandum****B. Revisions of Rules of Procedure – 2025 Legislative Updates**

These items were included for informational purposes.

C. Consideration of Resolution 2025-09, To Designate the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date

Ms. Cerbone stated it is necessary to set a public hearing date to present and adopt the revised Rules of Procedure. She discussed finalizing a pending bond issuance remotely and the requirement for Staff to present and for the Board to approve the proposed Fiscal Year 2027 budget by June 15, 2026. She suggested setting the Revised Rules of Procedure public hearing on the first Monday of April, May or June 2026.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2025-09, To Designate the Date, Time and Place of Public Hearing for April 6, 2026 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date, was adopted.

It was noted that April 6, 2025 follows the Easter holiday and May would be more convenient. The motion was revised.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, rescinding the vote on Resolution 2025-09 to reconsider the date, was approved.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, Resolution 2025-09, To Designate the Date, Time and Place of Public Hearing for May 4, 2026 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Special Districts
Performance Measures and Standards
Reporting FY2026**

Ms. Cerbone presented the Performance Measures and Standards Reporting for Fiscal Year 2026. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Special Districts Performance Measures and Standards.

- Authorization of Chair to Approve Findings Related to FY2025 Special Districts Performance Measures and Standards Reporting

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Special Districts Performance Measures and Standards Reporting, were approved.

SEVENTH ORDER OF BUSINESS**Ratification Items**

- A. Powerhouse, Inc. Corrective Storm Drain Easement Agreement

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Powerhouse, Inc. Corrective Storm Drain Easement Agreement, was ratified.

I. Storm Drain Easement Agreement

This item was pulled.

- B. Temporary Construction and Access License Agreement (Phase 1 Project Improvements)

Ms. Cerbone stated that this item is for approval instead of ratification.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Temporary Construction and Access License Agreement related to the Phase 1 Project Improvements, was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of April 7, 2025 Regular Meeting Minutes**

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the April 7, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Mr. Van Wyk reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Mr. Conti will email the Memorandum with links to free online courses.

B. District Engineer: Moore Bass Consulting, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Hard Copy Agendas vs Tablets**

The Board consensus was to receive hard copy agendas.

- **NEXT MEETING DATE: December 8, 2025 at 10:00 AM**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public were present.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, the meeting adjourned at 10:30 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

189

190

191

192

193

194 _____
Secretary/Assistant Secretary

Chair/Vice Chair

EAST RIDGE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Kilinski Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2025 CANCELED	Regular Meeting	10:00 AM
November 3, 2025 CANCELED	Regular Meeting	10:00 AM
December 8, 2025 <i>rescheduled to December 10, 2025</i>	Regular Meeting	10:00 AM
December 10, 2025	Regular Meeting	10:00 AM
January 5, 2026	Regular Meeting	10:00 AM
February 2, 2026	Regular Meeting	10:00 AM
March 2, 2026	Regular Meeting	10:00 AM
April 6, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM
May 4, 2026	Regular Meeting	10:00 AM
June 1, 2026	Regular Meeting	10:00 AM
July 13, 2026	Regular Meeting	10:00 AM
August 3, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	10:00 AM
September 14, 2026	Regular Meeting	10:00 AM