TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT

PASCO COUNTY

REGULAR BOARD MEETING
OCTOBER 28, 2026
1:00 P.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.tworidgescdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TWO RIDGES
COMMUNITY DEVELOPMENT DISTRICT
Sales Office – Valencia Ridge
32555 Murano Court
Wesley Chapel, Florida 33543
REGULAR BOARD MEETING
October 28, 2026
1:00 P.M.
1 (800) 743-4099 PARTICIPANT PASSCODE: 6576090

A. Call to Order
B. Proof of Publication……...Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. July 22, 2026 Regular Board Meeting & Public Hearing's Minutes……...Page 2
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report…….Page 7
    2. Consider Resolution No. 2026-08 – Adopting Fiscal Year 2025/2026 Amended Budget……..Page 10
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Publication Date
2026-10-21

Subcategory
Miscellaneous Notices

TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULES
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Ridges Community Development District will hold Regular Meetings in the Sales Office of Valencia Ridge located at 32555 Murano Court, Wesley Chapel, Florida 33543 at 1:00 p.m. on the following dates:
October 28, 2026
January 28, 2027
March 24, 2027
July 27, 2027
August 25, 2027
The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.
If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.
Meetings may be cancelled from time to time without advertised notice.
TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
www.tworidgescdd.org
PUBLISH: TAMPA BAY TIMES (PASCO COUNTY) 10/21/26 108031

TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
JULY 22, 2026

A. CALL TO ORDER

The July 22, 2026, Regular Board Meeting of the Two Ridges Community Development District (the "District") was called to order at 1:00 p.m. in the Sales Office of Valencia Ridge located at 32555 Murano Court, Wesley Chapel, Florida 33543.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Tampa Bay Times* on July 1, 2026, and July 8, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman John Strowbridge, Vice Chairman Clayton Ratliff and Supervisors Michele Mason (via phone) and Sean McArdle.

Staff present included: District Manager Michelle Krizen of Special District Services, Inc.; and District Counsel Kyle Magee of Kutak Rock (via phone).

D. ADDITIONS AND DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There was no public comment at this time.

F. APPROVAL OF MINUTES

1. April 22, 2026, Regular Board Meeting

The minutes of the April 22, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously approving the minutes of the October 22, 2025, Regular Board Meeting, as presented.

A **motion** was then made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing on the Revised Rules of Procedure.

G. PUBLIC HEARING

1. Proof of Publication

roof of publication was presented which showed that notice of the Public Hearing on the Revised Rules of Procedure had been published in *Tampa Bay Times* on June 17, 2026, and June 24, 2026, as legally required.

2. Receive Public Comment on the Revised Rules of Procedure

There was no public present for comments.

Mr. McGee presented the updates capturing statutory changes to bring the District's current policies up-to-date.

A **motion** was then made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously closing the Public Hearing on the Revised Rules of Procedure and reconvening the Regular Board Meeting.

3. Consider Resolution No. 2026-03 – Adopting Revised Rules of Procedure

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously adopting Resolution No. 2026-03, as presented.

A **motion** was then made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing on the Fiscal Year 2026/2027 Final Budget.

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing on the Fiscal Year 2026/2027 Final Budget had been published in *Tampa Bay Times* on July 1, 2026, and July 8, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There was no public on the Fiscal Year 2026/2027 Final Budget.

It was noted that this budget was consistent with the budget previously presented.

A **motion** was then made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously closing the Public Hearing on the Fiscal Year 2026/2027 Final Budget and reconvening the Regular Board Meeting.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously adopting Resolution No. 2026-04, as presented.

4. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Annual Assessment

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05
[FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This resolution authorizes the collection and enforcement of special assessments to fund the budget that was approved above. A discussion ensued regarding whether or not everything was platted and would be on the tax roll. There is an area that is in final plat phasing and might not make the tax roll. A direct bill will need to be sent to the developer.

A **motion** was made by Mr. McArdle, seconded by Mr. Strowbridge and passed unanimously adopting Resolution No. 2026-05, as presented; and further authorizing the Chairman to execute a direct billing agreement, as advised by District Counsel.

J. OLD BUSINESS

There were no Old Business items to come before the Board at this time.

K. NEW BUSINESS

1. Consider Resolution No. 2026-06 – Adopting Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-06 was presented, entitled:

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A consensus of the Board was reached to remove the April meeting from the schedule.

It was noted that the amended budget would be presented in October with the proposed budget in March.

A **motion** was made by Mr. Strowbridge, seconded by Mr. McArdle and passed unanimously adopting Resolution No. 2026-06, as amended.

L. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

M. BOARD MEMBER COMMENTS

Mr. McGee reminded the Board to complete their annual 4 hours of ethics training by December 31, 2026.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Strowbridge, seconded by Mr. McArdle and passed unanimously adjourning the Regular Board Meeting at 1:07 p.m.

ATTESTED BY:

Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Two Ridges Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-20 on February 26, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of October, 2026.

ATTEST:	**TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Two Ridges Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 28th day of October, 2026.

ATTEST:

TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Two Ridges
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	275,888	**211,285**	211,285
O&M Assessments - Direct Bill	0	**61,625**	61,625
Debt Assessments	776,330	**607,710**	607,710
Debt Assessments - Direct Bill	0	**158,557**	158,557
Interest Income	240	**165**	148
Total Revenues	**$ 1,052,458**	**$ 1,039,342**	**$ 1,039,325**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**0**	0
Management	36,000	**36,000**	36,000
Legal	30,000	**6,000**	3,087
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,500	**4,300**	4,300
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,000	**5,000**	5,000
Legal Advertisements	15,000	**2,000**	934
Miscellaneous	1,500	**1,200**	945
Postage	200	**330**	314
Office Supplies	1,500	**625**	575
Dues & Subscriptions	175	**200**	200
Website Management & ADA Compliance	3,000	**3,000**	3,000
Trustee Fees	4,500	**4,246**	4,246
Continuing Disclosure Fee	1,000	**1,000**	1,000
Total Administrative Expenditures	**110,025**	**69,551**	**65,251**
Maintenance Expenditures			
Engineering/Inspections	6,000	**1,000**	0
Miscellaneous Maintenance	1,000	**500**	0
Stormwater System Inspections & Maintenance	5,800	**500**	0
Lake Maintenance	108,000	**84,000**	84,000
Two Ridges Road Public ROW Sidewalk Maintenance	5,000	**500**	0
Two Ridges Road Public ROW Mowing	15,000	**500**	0
Open Space Tract East Of Two Ridges Road Public ROW Maintenance	8,750	**500**	0
Total Maintenance Expenditures	**149,550**	**87,500**	**84,000**
Total Expenditures	**$ 259,575**	**$ 157,051**	**$ 149,251**
REVENUES LESS EXPENDITURES	**$ 792,883**	**$ 882,291**	**$ 890,074**
Bond Payments	(729,750)	**(730,964)**	(730,964)
BALANCE	**$ 63,133**	**$ 151,327**	**$ 159,110**
County Appraiser & Tax Collector Fee	(21,044)	**(15,729)**	(15,729)
Discounts For Early Payments	(42,089)	**(31,805)**	(31,805)
EXCESS/ (SHORTFALL)	**$ -**	**$ 103,793**	**$ 111,576**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 103,793**	**$ 111,576**

Fund Balance As Of 9/30/2025	$13,878
Projected FY 2025/2026 Activity	$103,793
Fund Balance As Of 9/30/2026	$117,671

AMENDED FINAL BUDGET

TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2025
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**25,000**	24,830
NAV Assessment Collection	729,750	**572,406**	572,406
Payment from Developer	0	**158,557**	158,557
Transfer from Capital Projects	0	**10,668**	10,668
Total Revenues	**$ 730,750**	**$ 766,631**	**$ 766,461**
EXPENDITURES			
Principal Payments	145,000	**145,000**	145,000
Interest Payments	581,419	**487,083**	487,083
Bond Redemption	4,331	**0**	0
Total Expenditures	**$ 730,750**	**$ 632,083**	**$ 632,083**
Excess/ (Shortfall)	**$ -**	**$ 134,548**	**$ 134,378**

FUND BALANCE AS OF 9/30/25	$563,750
FY 2025/2026 ACTIVITY	$134,548
FUND BALANCE AS OF 9/30/26	$698,298

Notes

Reserve Fund Balance = $364,875*. Revenue Account Balance = $333,423*

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of $289,169.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	$10,300,000	Annual Principal Payments Due:
Interest Rate =	4.25% - 6.00%	May 1st
Issue Date =	July 2025	Annual Interest Payments Due:
Maturity Date =	May 2055	November 1st
Par Amount As Of 9/30/26 =	$10,155,000	