

***PINE RIDGE PLANTATION***  
*Community Development District*

*April 16, 2019*

## Pine Ridge Plantation Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

P: (904) 940-5850 • F: (904) 940-5899

April 9, 2019

Board of Supervisors  
Pine Ridge Plantation  
Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Tuesday, April 16, 2019 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the January 15, 2019 Meeting and the February 19, 2019 Special Meeting
- IV. Discussion of Refunding
- V. Consideration of Clay Electric Proposals
- VI. Consideration of Proposal from VGloablTech for Website Compliance
- VII. Other Business
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager
  - C. Engineer
  - D. Operations Manager - Report
  - E. Amenity Manager
- IX. Audience Comments / Supervisor's Requests
- X. Financial Statements
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2019
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XI. Next Scheduled Meeting – May 21, 2019 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- XII. Adjournment

A copy of the minutes of the January 15, 2019 meeting and February 19, 2019 special meeting are enclosed for your review.



The fifth order of business is consideration of Clay Electric Proposals. Enclosed for your review are emails showing the proposed amounts.

The sixth order of business is ratification of lifeguard agreement, which will be provided under separate cover.

The sixth order of business is consideration of proposal from VGlobalTech, which is enclosed for your review.

Enclosed under the Operations Manager's Report is a memorandum.

Copies of the Balance Sheet and Statement of Revenues & Expenditures, Assessment Receipts Schedule and Check Register are enclosed for your review.

If you have any questions, please contact me.

Sincerely,

*Ernesto Torres*

Ernesto Torres  
District Manager

cc:	Jason Walters	Amy Hembree
	Peter Ma	Chris Hall
	Darrin Mossing	Rich Whetsel
	Amanda Rentsch	

## *AGENDA*

# *Pine Ridge Plantation Community Development District Agenda*

Tuesday  
April 16, 2019  
6:00 p.m.

Pine Ridge Plantation Amenity Center  
4200 Pine Ridge Parkway  
Middleburg, Florida 32068  
District Website: [www.pineridgeplantationcdd.com](http://www.pineridgeplantationcdd.com)

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## *MINUTES*

**MINUTES OF MEETING  
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, January 15, 2019 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairperson
Maria Haney	Vice Chairperson
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Nancy McNulty	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel
Chris Hall	Operations Manager
Amanda Ferguson	Amenity Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no audience comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 20, 2018 Meeting**

Mr. Torres stated included in your agenda package is a copy of the minutes of the November 20, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Minutes of the November 20, 2018 Meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Lake Doctors Agreement for Triploid Grass Carp**

Mr. Torres stated included in your agenda package is a copy of the Lake Doctors Agreement in the amount of \$1,260 for triploid grass carp.

On MOTION by Mr. Biagetti seconded by Ms. Haney with the all in favor the Lake Doctors Agreement for Triploid Grass Carp was ratified.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-03, Resolution Authorizing and Approving Change of Designated Registered Agent and Registered Office**

Mr. Torres stated Resolution 2019-03 is authorizing and approving the change of Registered Agent and Registered Office.

Mr. Walters stated someone from my firm is always listed as the Registered Agent on the State website. For whatever reason, the person who was the Registered Agent in my office was someone other than my self. This Resolution would just change the Registered Agent over to me.

On MOTION by Ms. Haney seconded by Mr. Biagetti with the all in favor

#### **SIXTH ORDER OF BUSINESS**

#### **Update of Street Lights Along Pine Ridge Parkway and Tynes Boulevard**

Mr. Torres stated this is an item that came up at the last meeting. There is a handout that was provided to you tonight. The letter is dated January 10, 2019. I have also been working with Supervisor Haney, Mr. Walters and resident Jeff Lewis. We haven't received the proposal back from Clay Electric yet.

Mr. Walters stated when the original streetlights were installed they were installed by Clay Electric and we pay the electric bill. Here, we are coming in after the fact to install lights. When Steve Andersen was still with the District, he reached out to the County and to Clay Electric and they sent over these forms, which was the Right-of-Way Permit Application and the Hold Harmless Revocable Permit. We would be adding lights that would be owned by Clay Electric, to light roads that would be owned by the County and property owned by the County. To me, there is not a whole lot of connection with us. We are essentially the funding mechanism. You can see in the letter that I reached out to Dale Smith, who is the Public

Works Director at Clay County to try to come to a middle ground, which was to say that we will be responsible during the installation but once they are owned in your property and lighting your roads then we won't be the responsible party. I reached out to Dale two or three times before this letter went out. I have left him a few messages and I haven't heard back. I have some other contacts and avenues that we might explore but that is kind of where we are on this. I hope that we will get there, to where they will take a more reasonable position or maybe we tell them that we are going to install more lights than just these. They may even be the permittee under this because at the end of the day they are going to own it. In terms of a ballpark per pole per light estimate, what would your estimate be on lighting installation cost?

Mr. Ma responded if I remember correctly, I think each light pole is about \$1,500 installed.

Mr. Walters stated so that is the installation cost and then we will pay the monthly electricity fee.

Mr. Ritchie stated I fail to comprehend the poles put in when the community was developed versus putting in poles afterwards.

Mr. Ma stated that was my point to Jason earlier.

Mr. Walters stated I agree and that is why I was stating in my letter that we were not asking for a deviation from the standard. We are asking for you to do it in the same way you would normally.

Mr. Arp asked when do you think you may hear back?

Mr. Walters responded I was expecting a call from Dale before today's meeting, so I am disappointed that I haven't heard back. I think someone from Clay Electric had mentioned that there may be a transformer with a meter that we already have, so that may help with having to do all of the electrical. Once, we get the proposals we will be able to get a better look.

## **SEVENTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney – Update of Refunding**



Mr. Walters stated we have had a few calls with the financing team. One of the good things is Richmond American is building. From an investor's standpoint, they look at rooftops. At the time that we got to that nonperforming piece, I believe we were at 85% rooftops. Every rooftop that goes up, helps us. If you think about the entire infrastructure within the District, you don't fund every bit of that because your assessment would be so high on the debt side that it becomes unmarketable. If there is \$50M in infrastructure then you might issue \$30M worth of bonds. What some of the indenture loan documents provide for was a pledge of the debt service reserve to pay some of those deferred costs. We have that in our indenture. The concern we have on the refinancing with deferred costs is that the debt service reserve account, which probably has \$600,000 or \$700,000 in it; we use that on the refinancing because on the good debt they require half of that amount. The extra \$400,000 goes towards reducing all of the costs. It is a very important tool in the refinancing. It helps you get a return on your refinancing. We did the analysis and the reality is we don't believe there are any deferred costs. The reason for that is even though you have a lot of infrastructure, including the whole eastern portion and western portion, was done privately. Those types of things would sometimes get included in deferred costs but under our provisions in the completion agreement, the language refers very specifically to the fact that deferred costs only accrue for contributions for the District for our own contracts. We have gone back and looked through all of our County records and we looked at all the requisitions. We don't believe there are any deferred costs. You only know there is deferred costs if someone can prove there are, so we don't believe there but we don't want to get in a situation, where the Developer makes a claim to say there were deferred costs and I am owed x amount out of those reserve funds. What I put together was a notice and a breakdown of the steps we have taken and it is our conclusion that we do not believe they are entitled to any deferred costs. The letter is from January 8<sup>th</sup>. I gave them 30 days to provide proof because in my mind that should be easy if there are deferred costs.

Mr. Ritchie asked who are these parties that you are writing to?

Mr. Walters responded this is the original Land Developer. They are the party that signed the completion agreement, which is attached to the letter. It is under the Ryland Group but that was assigned over to them once they took over the development.

Mr. Ritchie asked so after 30 days their offer has expired then?

Mr. Walters responded with the option I gave them. There are some funds left in the construction account that would be eligible for acquiring some piece of this infrastructure and part of that stipulation might say we will acquire this pond for \$5,000 but we need you to sign a release saying that you are not entitled to deferred costs.

**B. District Manager**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

**D. Operations Manager**

**1. Report**

**2. Consideration of Dog Waste Stations**

**3. Fire Systems**

**4. Consideration of Security Camera Proposal**

Mr. Hall stated one of the time clocks in here went bad, so went ahead and put a photo eye in. We trimmed the trees in the parking lot to allow more lighting and we also replaced the parking lot light that was out.

Mr. Ritchie asked did you get any response from Clay Electric on that pole across the street?

Mr. Hall responded no. I haven't received anything.

Mr. Ritchie asked have they been contacted?

Mr. Hall responded no.

Mr. Lewis stated I told Joey Wilkes about that already. Clay Electric will be replacing all of the lights with LEDs within the next year.

Mr. Hall stated I got quotes for doggie stations. First Coast Scoopers provided a quote for \$309 for each station. You are looking at \$387.55 a year for bags or \$277.11 a year for the other bags. RMS will change out the bags and they will not charge for that.

Ms. Haney stated I think this comes down to an issue that these stations are not going to fix and that is personal responsibility. You can put stations out there but are people going to

use them? No one is going to pay for kitty litter for my cat, so why am I paying for bags for someone's dog.

Mr. Arp stated I am in favor of it. Residents came to us wanting this. I feel like it is a nice offering and we have had requests for them.

Mr. Ritchie asked do you have these at Eagle Landing?

Mr. Biagetti responded we do not. It is something that we have discussed though.

On MOTION by Ms. McNulty seconded by Mr. Arp with Mr. Ritchie & Ms. Haney voting nay & Mr. Biagetti voting aye the Proposal from Dog Waste Depot for the Purchase of 3 Doggie Stations was approved.

Mr. Hall stated our fire system here has never been tested to my knowledge. I talked to Pye Barker and it should be tested quarterly to be in code. This is the proposal for that. They said they can do an annual inspection but it would not be under code.

Mr. Hall stated the next quote is for monitoring of the fire system.

Ms. Ferguson stated when the phone line goes down, we lose the fire system. Pye Barker is talking about doing a wireless controller, so it doesn't interfere with our phone lines.

Mr. Hall stated if we purchase the equipment for \$500 then it will cost us \$85 a month for the monitoring. The second option is we don't have to purchase anything. They just come and install it and then we pay \$95 a month but you have to sign a three-year contract.

On MOTION by Ms. Haney seconded by Mr. Biagetti with all in favor the Proposal from Pye Barker for Fire System Inspections & the Proposal from Pye Barker Option 2 in the Amount of \$1,140 a Year was approved.

Mr. Hall stated I have proposals for security cameras. Web Watch Dogs will install new cameras and a new DVR system with 32 channels.

Mr. Walters stated we won't pay for the tax on Web Watch Dogs because we are tax exempt.

On MOTION by Mr. Biagetti seconded by Mr. Biagetti with all in favor the Proposal from Web Watch Dogs for 6 New Cameras in the Amount of \$6,448 was approved.

**E. Amenity Manager**

Ms. Ferguson stated we have the camera setup for the access card pictures but I haven't sent out an email yet because you can only take one picture per access card. Right now, if you are 15 years and above, you can come here by yourself. My thought is to make every kid that is 15 and above have an access card and get their picture, as well. Right now, our fee is \$25 to purchase a card if you have lost your card.

Mr. Walters stated whenever we set rates, we have to hold a public hearing for that. To implement a new rate or change the rate on a card, we would have to do that through rule making. From time to time it is good to look at all of your rates, so we can include those in the notice, so if we wanted to change the rental rate or any other rates that we have then we can do that within the one public hearing.

Mr. Biagetti asked is there a probationary period where we could try a rate out for a short time?

Mr. Walters responded yes. We can have interim rates until we get to the hearing. We can do that in this case if you want to.

**NINTH ORDER OF BUSINESS****Audience    Comments    /    Supervisor's  
Requests**

Mr. Ritchie asked should consider purchasing a canopy over the playground?

Ms. Haney responded it is a cost issue and a damage issue because those things blow off very easy. The County pays a lot of money on an annual basis to replace playground covers.

Mr. Biagetti stated I don't think it is something that we want to pursue right now. We will send a survey out to the residents at some point and get their opinions on things the majority of people want to see.

Mr. Preis stated I don't hear you address the safety of the kids with the playground. I'm not about a cover over the whole playground but maybe just the slide. I took an infrared thermometer and read the slide and it was 133 degrees.

Mr. Biagetti stated we have talked about the safety of the kids and the playground before.

**TENTH ORDER OF BUSINESS**

**Financial Statements**

**A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending November 30, 2018**

Mr. Torres stated included in your agenda package is a copy of the balance sheet and income statement.

**B. Assessment Receipts Schedule**

Mr. Torres stated included in your agenda package is a copy of the assessment receipts schedule.

**C. Approval of Check Register**

Mr. Torres stated included in your agenda package is a copy of the check register.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Check Register was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 19, 2019  
at 6:00 p.m. at the Pine Ridge Plantation  
Amenity Center**

Mr. Torres stated the next meeting is scheduled for March 19, 2019 at 6:00 p.m. at this location.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor to Schedule a February 19, 2019 Special Meeting at 6:00 p.m. at the Pine Ridge Plantation Amenity Center was approved.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Arp seconded by Mr. Biagetti with all in favor the Meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

MINUTES OF MEETING  
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, February 19, 2019 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairperson
Maria Haney	Vice Chairman
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Nancy McNulty	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Chris Hall	Operations Manager
Amanda Ferguson	RMS
Josh Feagin	R&D

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Perez asked has Seasons paid the back dues that were owed for the CDD property?

Mr. Biagetti responded yes. They brought everything current that we had in the agreement.

Ms. Perez stated I have heard that the people in the back will not pay CDD fees.

Mr. Biagetti stated that is incorrect. They are still responsible for all of the O&M and debt portion of the payment. Sometimes builders do offer an incentive to pay off the bond portion of the CDD.

**THIRD ORDER OF BUSINESS****Update Deferred Cost from Sandhill Development Company**

Mr. Walters stated you may recall, I sent a notice letter to Sandhill regarding the deferred cost issue, which we have discussed a few times. It had a 30 day response window, which ended on February 7<sup>th</sup>. I did receive a letter on February 7<sup>th</sup> and I will forward it to the board after the meeting. It was from an attorney that I have worked with in the past. He is down in Orlando and he does some CDD work that I came to find out was retained at the last minute by the Developer. It was somewhat of a wishy washy noncommittal letter stating that they had just been retained and reviewed some of the documents and based on information that they have been given, they thought there could be some deferred cost obligation. I have since spoken to that attorney and also to the Developer. I restated our position and the issues involved. The attorney said he would be going through all of the documents. He requested a few additional documents but I haven't heard back from him yet. At the end of the day, I let them know that we are building the analysis now for the refinancing and the board would have to make their own decision in terms of whether to proceed once we get to that point. I told him there wasn't a true incentive for them to fight this if there weren't truly any deferred cost and walked them through that it should be fairly easy for them to prove up any deferred cost through check registers and things like that. They were also committing to go back through all of their records and their invoices to see if there were any deferred costs. I have a call set up next week with the banking folks, as well, so we can run all sorts of different scenarios. I have asked for them to make the presentation at our March meeting and they are gearing up to do that. In March, we will have a little bit more clarity, in terms of where everyone stands and what our options look like.

**FOURTH ORDER OF BUSINESS****Update of Street Lighting**

Mr. Torres stated Jason and I have been in communications throughout the month with Clay Electric. We also had a meeting with Clay Electric. I invited Matt to attend, as well, as a board representative. We had a good discussion with them. We left the meeting with two options for board to consider. One option was to put lighting along Tynes Boulevard and the other option was at this intersection of Tynes Boulevard and Pine Ridge Parkway to Wetland Ridge Circle. The two prices came to \$135,000 for 25 lights along Tynes Boulevard and for

four lights at this intersection and across the street it would be \$8,353.19. I will let Jason cover the permitting and the agreement.

Mr. Arp asked how far would the poles go down Tynes Boulevard?

Mr. Lewis responded they are 300 foot slits on each side of the street.

Mr. Biagetti stated they would go from our sign near Tynes Elementary to the brick pillar next to the Isles of Pines street sign.

Mr. Ritchie stated it comes out to about \$5,500 a pole for the ones on Tynes Boulevard and then for the ones at the intersection and Wetland Ridge, it is about \$2,000 a pole. Why is there a difference?

Mr. Torres responded I believe the poles are going to be different to match and also, the cable to get electrical is going to be a little more. I think they will have to go under the road.

Mr. Walters stated if you recall, we had a lot of back and forth with the County about right-of-way permitting issues. As we did some more research and meeting with Clay Electric and also with discussion with the Engineer, we have determined that these poles can be sited on District property, so that entranceway area, we own all of that property on the backside of the right-of-way and we have buffer tracks that extend down Tynes Boulevard on the side. The determination was made that we could put the poles outside of the right-of-way on our property, which takes the County out of the equation. We are going back and forth with the folks at Clay Electric but once the poles are installed within District property, we would grant them an easement and then Clay Electric would be responsible for ownership and maintenance of those lights moving forward. According to the conversation we had with the Clay Electric folks today, these would be what they call unmetered lights, so it is simply a flat monthly fee that would be charged to the District.

Mr. Torres stated we would be paying an estimated monthly cost for the 25 poles at \$343.75. I don't have the price for the additional poles yet across the street. If you decided to proceed with that sort of cost, it would be out of your capital reserves. Right now, you are sitting at \$297,000. For 2019/2020 I looked at your capital reserve study and I see very little anticipated repairs that are costly. We have some fitness equipment listed, some pool and patio equipment, carpeting, ceiling fans, painting, etc. You certainly have the funds to pay for it all or partial or a fraction of it.

Mr. Ritchie asked are these prices firm or budget prices?



Mr. Torres responded firm.

Mr. Ritchie asked what is Richmond American doing for poles? Are they obligated to put in any poles?

Mr. Biagetti responded yes, they will have to put in street lights. They have to meet County guidelines.

Mr. Torres stated the Developer said he has a lighting plan for that.

Ms. Haney stated they have already started to put lights on the street, where the homes are located. I don't think it is their intent to contribute to any community lighting.

Mr. Lewis stated you can probably get the lighting plan from Clay Electric if you ask them.

Ms. Haney stated there are some really dark gaps down towards the Charter School, so maybe we could address that too.

Mr. Lewis stated Clay Electric did tell me that they will be putting the LED lighting in shortly, so replacing these dull bulbs with brighter lights may actually help with a lot of the issues that we have.

Mr. Biagetti stated I think part of our discussion with the new installation is they would put in LED lights.

Mr. Arp asked so how much did we spend out of the capital reserves last year?

Mr. Torres responded I don't have last year's numbers. I don't think we spent much but I can get you that information.

Mr. Arp stated I would also like to know how much we put into that each year.

Mr. Torres stated this year's contribution was \$35,000.

Mr. Ritchie stated maybe we can commit to doing so many this year and then so many next year, so it would balance out the budget.

Mr. Arp stated that is the thought that I am having. I would feel more comfortable with cutting that fund in half.

A resident asked would that increase the cost if we broke it up in different times?

Mr. Torres responded during our conversation they did not indicate that they would charge some sort of equipment deployment fee or anything like that.

Mr. Biagetti stated I didn't get that impression either.

Ms. McNulty stated maybe we can get the pricing of what it would be if we could break it up during the course of several years.

Ms. Haney asked did the HOA say they had a limited amount of funds that they were going to contribute to the effort?

Mr. Lewis responded that would be up to the HOA board. They do have some funds but I'm not sure what they would contribute.

Mr. Ritchie stated I think they have \$77,000 in capital reserves.

A resident stated at the last meeting I think they said \$84,000 or \$87,000.

Mr. Ritchie asked can we trust Clay Electric to come up with a plan?

Mr. Biagetti responded yes.

Mr. Ritchie stated I think the intersection on Pine Ridge Parkway and going towards Wetland Ridge Circle would be the priority. Do you agree?

Mr. Biagetti responded I agree.

Mr. Lewis stated I would recommend a second phase of adding lights down Tynes Boulevard going toward the school, so kids can have some lights going to the school.

Mr. Biagetti stated right and then another phase of lights going to the Charter School.

Mr. Arp stated depending on what we spent out of the capital reserves last year, I wouldn't be against lighting the intersection and installing the lights going toward Tynes Elementary at the same time.

Mr. Biagetti stated I think we should get the cost of that by the March meeting.

Ms. Haney stated I would also like to get a cost from Clay Electric to install lights by the Charter School.

Mr. Torres stated so we will get pricing for the different phases. Phase one will be the intersection, Wetland Ridge and towards Tynes Elementary. Phase two will be the remainder of Tynes Boulevard to Isles of Pines and phase three is the Charter School.

A resident stated I just wonder if all of this construction will put a strain on Clay Electric.

Mr. Biagetti stated I think they are ready to go.

A resident stated the only kids that are affected by the poor lighting is the high school kids. I don't think installing lights from here to Tynes Elementary will do us any good. To

me, I think we need lights for the high school kids, which is your entrance. I think you could kill two birds with one stone if you just put lights by the entrances.

Mr. Torres stated last year we budget for \$35,000 in repairs and replacements and we spent \$28,000, so our ending balance was \$300,310 for capital reserves.

A resident asked so all of the liability is assumed by Clay Electric?

Mr. Biagetti responded there is always liability but we are not signing that to the County.

## **FIFTH ORDER OF BUSINESS**

### **Discussion of Pictures for Access Cards and Cards for Children 15 Year of Age and Older**

Ms. Ferguson stated after the last meeting I contacted our current access card provider, which is Convergent. They said there is no possible upgrade to the system that you could make to have multiple pictures come up when one card is swiped. I decided to double check with other companies to make sure that was accurate and they all said the same exact thing. They even said the brand new systems can't do that. I am back to what I was proposing at the last meeting where everyone over 15 years of age has to have a card and it would be one picture per card. It would be relatively inexpensive for residents to pay for. We could charge them \$5 or \$8 or \$10 a card. I think Nancy had mentioned something about if they are 16 years of age then they have a driver's license, but we don't take that as their way to get in. They have to have an access card in order to get in the gates if they are over the age of 15 years of age.

Mr. Torres stated so if we all agree then we would set a public hearing for a rate hearing for the March meeting. If we put a range on the fees for access cards then if we wanted to raise it two years from now then we wouldn't have to another public hearing, correct?

Mr. Walters responded there is some grey area in there, as far as how long is too long. If we come up with a reasonable range and we adopt that range at the hearing then we can adjust those rates accordingly within that range.

Ms. Ferguson stated Jason also mentioned at the last meeting that since we are already going to spend the money on advertising costs that we look at all of the rates at Pine Ridge.

Mr. Torres asked can you draft your recommended ranges and then we can provide them to the board members?

Ms. Ferguson responded sure.

Mr. Walters stated I think we should have the board approve an introductory rate and move forward with the rate hearing. You could start implementing that rate now and then we will formally adopt it at the rate hearing.

Ms. Ferguson stated the cards cost us about \$1 to \$2 a piece. I would say \$5 per card would be good.

Mr. Biagetti stated I would be good with starting off with a \$5 charge.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor to Charge an Introductory Fee of \$5 Per Card for Anyone Over 15 Years of age was approved.

Ms. Ferguson stated the sales agent for Richmond American contacted me and they are going to coop with us for the Easter Event. They are going to bring in a couple food trucks and pay for all of the food for the residents.

Mr. Ritchie asked did they ever contact anyone to approve the sign locations? I know most of them were taken down immediately.

Mr. Biagetti responded I was involved a little bit in that. We had initially talked about having signs along the parkway. We didn't realize what those signs were going to be and how many.

## **SIXTH ORDER OF BUSINESS**

### **Audience    Comments    /    Supervisor's Requests**

Mr. Arp stated I noticed there was a lot of garbage on the Charter School side. Do our guys pick that up?

Mr. Hall responded I can have them do it.

Ms. McNulty asked have the pet stations come in yet?

Mr. Hall responded yes. They will be installed Thursday.

Mr. Ritchie stated when I saw the email that you and Jason and Peter and Matt went to Clay Electric, I was impressed with your pro-activeness. We appreciate that. You got a lot of problems resolved in one meeting.

Mr. Torres stated thank you.

Ms. Haney asked so prior to the next meeting, are the supervisors going to be emailed with a solid cost of the three phases?

Mr. Torres responded yes.

Ms. Haney asked can we reach out to the HOA to make a request for shared cost?

Mr. Ritchie responded their meeting is before ours at the next meeting, so we can address it there.

Ms. Haney asked do you think it would be good to have a representative from Clay Electric come to the next meeting in case anyone has any questions?

Mr. Torres responded yes. We can do that.

A resident asked so what happens if these kids lose their cards?

Ms. Ferguson responded the replacement fee is \$25, unless the board chooses to change that rate at the public hearing.

Ms. Perez stated it will be like when the kids have to go to school with their ID. They are responsible to have their school ID, so if they come here they are responsible to have that card. If they don't have their card then they don't get in. If they lost the card then they will have to go back to their parents and ask for more money.

Mr. Biagetti stated we can talk about that at the rate hearing but I think the \$25 replacement card fee will stand.

A resident asked how is that going to work when it is after hours and no one is in the office?

Ms. Ferguson responded starting Spring Break and throughout summer we have the gate attendants here to, so they will be here until the pool closes.

A resident stated I would just like to thank the board and staff for the job they have done the last two months to get everything done for the lights.

A resident asked if we have this problem now with trying to control the amount of people for this pool, what is going to happen when these additional homes are built and they share this same amenity center? Are there any plans in the future to have an additional pool or an additional amenity center?

Mr. Biagetti responded that is why we want to plan out how we are spending our capital dollars now. We may have an opportunity for a flow of cash if we refund or refinance the

bonds. There are things that we have talked about but we also don't want to spend all of our money.

Mr. Ritchie stated I think there is a misconception about the refinancing of the bonds. It is not for the benefit of the CDD. It is a benefit to the homeowners who pay this CDD fee.

Mr. Biagetti stated that is going to be a community decision. You can either decrease the bond portion of the payment for everyone or we could collect that cash to improve on the existing facilities.

A resident stated I think we have enough complaints from the residents already about the lack of facilities.

Mr. Biagetti stated I think we would put a survey out to the residents before we would do anything.

Mr. Torres stated we have a proposed fee from Riverside Management Services to provide the lifeguards. We budgeted for that. It has gone from \$15,000 to \$16,500. I will ask Jason to amend their agreement to reflect that change.

#### **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 19, 2019  
at 6:00 p.m. at the Pine Ridge Plantation  
Amenity Center**

Mr. Oliver stated the next meeting is scheduled for March 19, 2019 at 6:00 p.m. at this location.

#### **EIGHTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Meeting was adjourned.
--

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

## *FIFTH ORDER OF BUSINESS*

Will you need or does the district need any type of permission, permit or anything else from Clay County? Or do just simply an agreement with Clay Electric is all that is required?

**- Ernesto Torres**

.....  
Governmental Management Services

On Feb 13, 2019, at 3:40 PM, Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)> wrote:

Mr. Torres,

The updated S/L cost are as follows, along Tynes Blvd, new cost \$135,012.70, and for the short run going into the S/D \$8,353.19 ( eastside of Tynes ). Call w/any questions. Thanks.  
jm

.....  
**From:** Ernesto Torres [<mailto:etorres@gmsnf.com>]

**Sent:** Tuesday, February 12, 2019 4:05 PM

**To:** Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)>

**Subject:** Re: Pine Ridge Plantation - Clay Electric

Thank you Sir. This is a huge talking point for the CDD meeting. I appreciate your cooperation.

**- Ernesto Torres**

.....  
Governmental Management Services

On Feb 12, 2019, at 3:57 PM, Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)> wrote:

Mr. Torr s,

I will have a completed design tomorrow afternoon and should be able to send you something Thursday morning. jm

.....  
**From:** Ernesto Torres [<mailto:etorres@gmsnf.com>]

**Sent:** Tuesday, February 12, 2019 3:54 PM

**To:** Joseph Wilkes <[jwilkes@clayelectric.com](mailto:jwilkes@clayelectric.com)>; Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)>

**Subject:** Fwd: Pine Ridge Plantation - Clay Electric

Gentlemen,

We are ramping up for Pine Ridge Plantation CDD meeting on February 19,





**From:** Jessie Myers [jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)  
**Subject:** RE: Pine Ridge Plantation - Clay Electric  
**Date:** April 8, 2019 at 3:39 PM  
**To:** Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)

---

Mr. Torres,  
Street Lighting along Pine Ridge Plantation, from Buggy Whip west to the end ( by the charter school, approx. 1250' ), CEC to install 4 decorative S/L @ \$730.00ea plus the monthly rental. Call w/any questions. Thanks. jm

**From:** Ernesto Torres [<mailto:etorres@gmsnf.com>]  
**Sent:** Monday, April 08, 2019 11:45 AM  
**To:** Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)>  
**Subject:** Fwd: Pine Ridge Plantation - Clay Electric

Jessie, our meeting is next week. The reason for the meeting was to finalize Clay Electric's proposal. Will you have this ready for me soon?  
Thanks.  
Sincerely,

Ernesto Torres

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092  
P: (904) 940-5850 Extension 403  
F: (904) 940-5899  
E-mail: [etorres@gmsnf.com](mailto:etorres@gmsnf.com)

Begin forwarded message:

**From:** Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)>  
**Subject:** Re: Pine Ridge Plantation - Clay Electric  
**Date:** March 27, 2019 at 10:27:07 AM EDT  
**To:** Ernesto Torres <[etorres@gmsnf.com](mailto:etorres@gmsnf.com)>

No sir, not at all. I'll be back on your project next week. Business is good right now. Thanks. jm

Sent from my iPad

On Mar 27, 2019, at 9:44 AM, Ernesto Torres <[etorres@gmsnf.com](mailto:etorres@gmsnf.com)> wrote:

Jessie,

Just wanted to touch base with you - hopefully you haven't forgotten about us. Please let me know if you need anything else from us.

- Ernesto Torres

.....  
Governmental Management Services

Begin forwarded message:

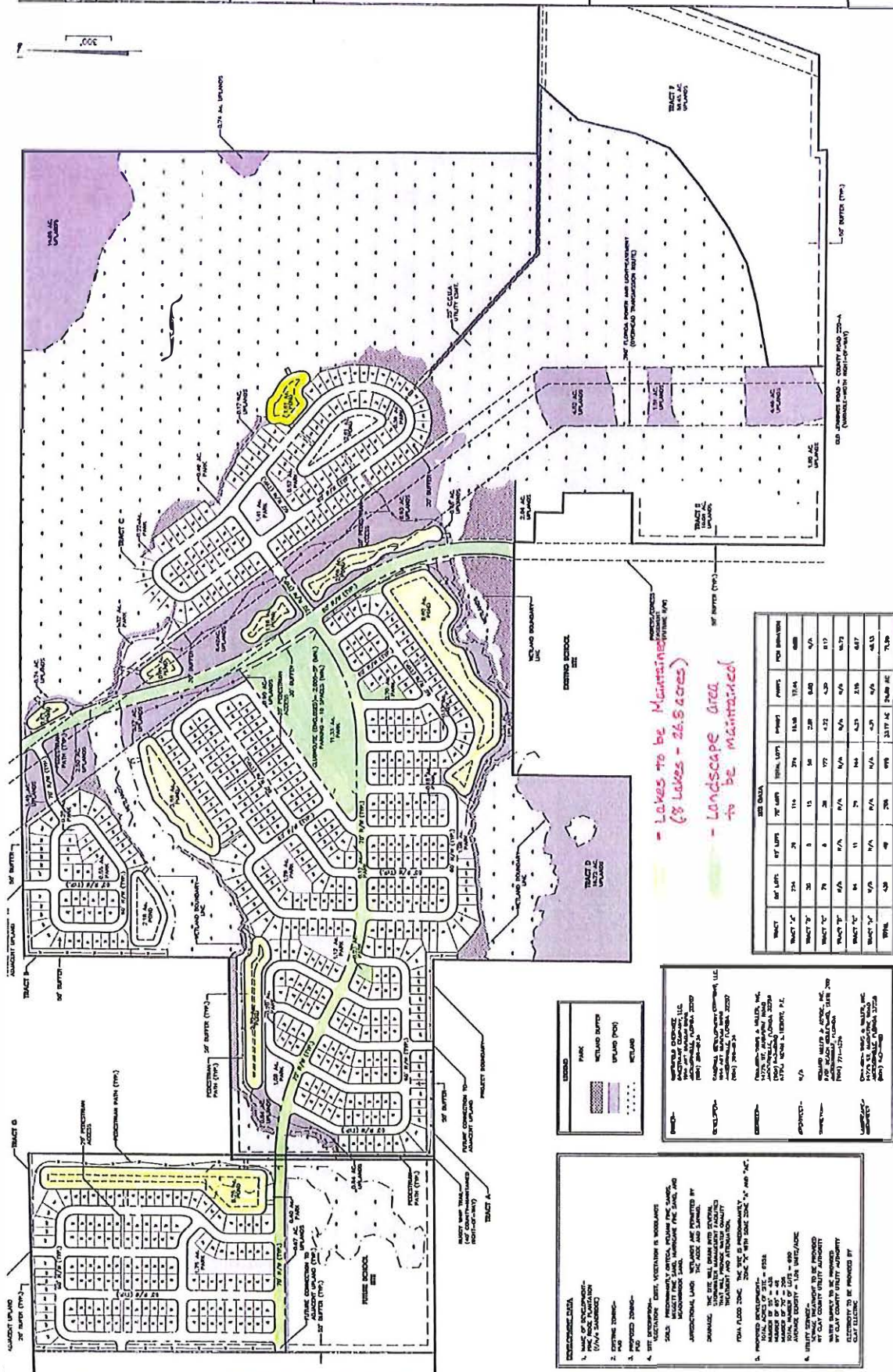
**From:** Ernesto Torres <[etorres@gmsnf.com](mailto:etorres@gmsnf.com)>  
**Subject:** Fwd: Pine Ridge Plantation - Clay Electric  
**Date:** March 18, 2019 at 9:45:47 AM EDT  
**To:** Jessie Myers <[jmyers@clayelectric.com](mailto:jmyers@clayelectric.com)>

Jessie see area highlighted in purple - just passed Night Owl Trail on Pine Ridge Parkway leading in to charter school.

- Ernesto Torres

.....  
Governmental Management Services

PINE RIDGE PLANTATION

[illegible]

SEE DATA							
INSTR	DEF LIPS	DEF LIPS	7% LIPS	10% LIPS	IMPORT	POWER	POW DEMAND
INSTR 1 <sup>st</sup>	254	25	114	274	18.18	13.54	0.68
INSTR 2 <sup>nd</sup>	20	5	15	28	9.83	0.68	
INSTR 3 <sup>rd</sup>	71	6	28	172	4.22	4.29	1.13
INSTR 4 <sup>th</sup>	84	8.5	8.5	8.5	8.5	8.73	
INSTR 5 <sup>th</sup>	84	11	29	144	6.23	2.16	0.57
INSTR 6 <sup>th</sup>	4	8.5	8.5	8.5	4.3	4.3	0.53
INSTR 7 <sup>th</sup>	438	49	200	999	33.37	24.61	7.39
TOTAL							

- Lakes to be Maintained (8 Lakes - 26.5 acres)
- Landscape Area to be maintained

LEGEND	
	PARK
	WETLAND BUFFER
	WETLAND (POT)
	WETLAND

[illegible]

1. REPRODUCTION OF THIS DOCUMENT IS PROHIBITED  
2. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
3. DATE 01-11-2001 BY 60322 UCBAW  
4. REASON: 25XCFR 171.16 (a) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821)

## *SIXTH ORDER OF BUSINESS*

# Pine Ridge Plantation CDD Website Compliance Proposal

(URL: <http://www.pineridgeplantationcdd.com/>)

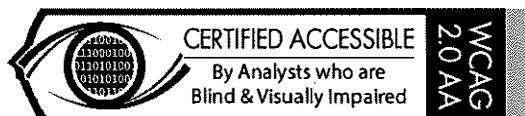
Website Accessibility for People with Disabilities as per

Non-discrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added <b>WCAG Standards</b> Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
Jan 5 <sup>th</sup> 2019	1.4	Discussion with Management Company	VB Joshi
Feb 15 <sup>th</sup> 2019	2.0	Human Audit Seal	VB Joshi



## VGlobalTech's Compliance Seal & Human Audit Compliance Seal



*VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (...and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal*

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Page 1 of 13

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## Table of Contents

1.0	The Law.....	3
2.0	ADA & WCAG Compliance – Introduction .....	5
2.1	Common Problems and VGlobalTech Solutions for Website Accessibility .....	6
2.1.1	Problem: Images Without Text Equivalents .....	6
2.1.2	Problem: Documents Are Not Posted In an Accessible Format.....	6
2.1.3	Problem: Specifying Colors and Font Sizes .....	6
2.1.4	Problem: Videos and Other Multimedia Lack Accessible Features.....	7
2.1.5	Web Content Accessibility Guidelines (WCAG) .....	7
3.0	Pricing.....	9
3.1	One time (website conversion and compliance cost):.....	9
3.2	ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated): .....	10
4.0	Proposal Acceptance:.....	12
5.0	References: .....	13

## 1.0 The Law

### Source:

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/Sections/0189.069.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html)

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

## 2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

**Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.**



## 2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

### 2.1.1 Problem: Images Without Text Equivalents

#### **Solution: Add a Text Equivalent to Every Image**

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an "alt" tag for brief amounts of text or a "longdesc" tag for large amounts, to each image and graphic on your agency's website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor's picture, adding an "alt" tag with the words "Photograph of Mayor Jane Smith" provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a "longdesc" tag that includes a text equivalent description of each location shown on the map – e.g., "City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue."

### 2.1.2 Problem: Documents Are Not Posted In an Accessible Format

#### **Solution: Post Documents in a Text-Based Format**

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### 2.1.3 Problem: Specifying Colors and Font Sizes

#### **Solution: Avoid Dictating Colors and Font Settings**

Websites should be designed so they can be viewed with the color and font sizes set in users' web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

## 2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

### **Solution: Include Audio Descriptions and Captions**

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

## 2.1.5 Web Content Accessibility Guidelines (WCAG)

### **Understanding the Four Principles of Accessibility**

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
  - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
  - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
  - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
  - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

**If any of these are not true, users with disabilities will not be able to use the Web.**

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

**Upon full remediation the CDD Website shall receive  
VGlobalTech's and Human Audit Compliance Seals**

### 3.0 Pricing

#### Website Complexity: Medium Level Websites

VGlobalTech team shall complete the following critical tasks for client website.  
All costs below are per website / CDD:

##### 3.1 One time (website conversion and compliance cost):

	Task
1.	Perform ADA Website Compliance Check for current website – Update ALL webpages on the website / Create new website with all current content. Create an accessibility before and after document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, <b>Web Content Accessibility Guidelines (WCAG)</b>
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)
	<b>Total (one-time compliance / conversion cost): \$2675 / one time</b>

3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):

**VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:**

	Task
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)
4.	Support (upto 8 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance – Upto 2 years of documents only as required by Florida Statute
	<b>Annual Maintenance (starts after initial compliance engagement quoted above section is complete): \$1350 / year</b> (can be broken up into smaller monthly bills)

***This proposal includes following points, stipulations terms and conditions:***

\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted*

\* email and phone communication

\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

\*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on [www.VGlobalTech.com](http://www.VGlobalTech.com) website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

#### 4.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

***The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.***

---

Select Proper Option Below, Sign and Date, Return to [contact@vglobaltech.com](mailto:contact@vglobaltech.com):

---

☐ **Section 3.1: One time (website conversion and compliance cost):**

☐ **Section 3.1: One time (website conversion and compliance cost)**

**+**

***Section 3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):***

---

For Customer

Date

VB Joshi

---

For VGlobalTech

Date

## 5.0 References:

**ADA Best Practices Tool Kit for State and Local Governments:**

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

**U.S. Department of Justice, Civil Rights Division, *Disability Rights Section***

<https://www.ada.gov/websites2.htm>

**Web design Standards:** <https://www.w3schools.com/>

**Web Content Accessibility Guidelines (WCAG)** <https://www.w3.org/TR/WCAG21/>

**VGlobalTech Web Content Accessibility Implementation and Checkpoints:**

<http://vglobaltech.com/website-compliance/>



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Page 13 of 13

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Call: 321-947-7777 | Email: [contact@VGlobalTech.com](mailto:contact@VGlobalTech.com)

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*EIGHTH ORDER OF BUSINESS*

*D.*

**Pine Ridge Plantation Community Development District**

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-509-6445

Date: April 16, 2019

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Amanda Ferguson, Amenity Manager &  
Christopher Hall, District Operations Manager

Re: Monthly Facility Memorandum

**Completed Items**

1. Poolside pylons have been repainted.
2. The kid's splash park has been repainted.
3. Waterslide tower stairs and railings have been scraped and painted.
4. Chips and cracks have been repaired in the water slide.
5. The pool restrooms grout has been steamed cleaned.
6. Four (4) lights were replaced on the tall poles on the pool deck.
7. New security cameras have been installed throughout the amenity center and playground.
8. Three (3) dog waste stations have been installed and maintained weekly.
9. Holes in the walls of the social room and office area have been repaired.
10. The breezeway and patio areas have been pressure washed.
11. Scraped up and removed sand along Pine Ridge Pkwy from Buggy Whip.
12. Fire sprinklers in the amenity center have been inspected.
13. The amenity center lights are being inspected and changed as necessary.
14. Playground has been inspected and the loose equipment has been tightened.
15. Trash is being picked up weekly along the roadways and common areas.

**Landscaping & Retention Ponds:**

1. R&D Landscaping continues maintaining the grounds throughout.
2. Two (2) tree stumps were removed and filled in with St. Augustine sod.
3. One (1) dead Crape Myrtle has been replaced.
4. One (1) dead Magnolia has been replaced.
5. Irrigation is being monitored and repaired as needed throughout the district.
6. Lake Doctors continues to treat and maintain the lakes.
7. Lakes and outfall structures are being inspected and cleaned of trash and debris monthly by RMS staff.

### Misc.

1. Total Clubhouse and Outdoor Rentals for February, March and April: 15
2. Community Yard Sales were held on Saturday, April 6th and Sunday, April 7th from 8:00 a.m. to 1:00 p.m.
3. An Adults Only Cornhole Tournament was held on March 31st from 4 p.m. to 7pm. Food trucks were also present. We had Team Love Seafood and Poutine on the Ritz attend.
4. Food Truck Saturday was held on February 2nd with the Frozen Sweets Truck attending from 12 to 3.
5. A Food Truck Sunday is scheduled for April 28th from 4pm to 7pm. Currently, we have Island Girls Seafood scheduled to attend.
6. Lifeguards and slide ran March 16th, 17th, 23rd and 24th from 11a.m. to 5pm.
7. Easter event is scheduled for April 13th from 1:00 p.m. to 3:00 p.m.
8. Fitness Pro replaced bad bearings on one elliptical.
9. A new laptop was purchased for the gate attendants. Convergent will be installing the Lenel Access Card System on the computer and the gate attendants will begin taking pictures of the residents for their access cards.
10. Residents hold an Adult Game Night in the clubhouse on Tuesday's and Thursday's.

Should you have any questions or comments regarding the above information, please contact Chris Hall at (904) 657-9211, [chall@rmsnf.com](mailto:chall@rmsnf.com) or Pine Ridge Amenity Manager at (904) 291-8878 [prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com).

## *TENTH ORDER OF BUSINESS*

*A.*

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**March 31, 2019**

	Governmental Fund Types				
	General	Capital Reserve	Debt Service	Capital Projects	Totals 2019
<b>ASSETS:</b>					
CASH	\$186,229	\$327,862	--	--	\$514,091
RECEIVABLES	\$3,326	--	--	--	\$3,326
INVESTMENTS					
Reserve A	--	--	\$772,660	--	\$772,660
Prepayment A	--	--	--	--	\$0
Revenue A	--	--	\$993,322	--	\$993,322
Construction	--	--	--	\$4,407	\$4,407
State Board	\$702,028	--	--	--	\$702,028
PREPAID EXPENSES	\$1,700	--	--	--	\$1,700
<b>TOTAL ASSETS</b>	<b>\$893,284</b>	<b>\$327,862</b>	<b>\$1,765,983</b>	<b>\$4,407</b>	<b>\$2,991,535</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$2,351	--	--	--	\$2,351
<b>FUND BALANCES:</b>					
NONSPENDABLE	\$0	--	--	--	\$0
UNASSIGNED	\$890,933	--	--	--	\$890,933
RESTRICTED FOR DEBT SERVICE	--	--	\$1,765,983	--	\$1,765,983
RESTRICTED FOR CAPITAL PROJECTS	--	\$327,862	--	\$4,407	\$332,269
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$893,284</b>	<b>\$327,862</b>	<b>\$1,765,983</b>	<b>\$4,407</b>	<b>\$2,991,535</b>

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - Tax Collector	\$537,569	\$487,108	\$487,108	\$0
Interest Income	\$1,500	\$750	\$5,200	\$4,450
Misc./Facility Rental Income	\$3,000	\$1,500	\$5,500	\$4,000
<b>TOTAL REVENUES</b>	<b>\$542,069</b>	<b>\$489,358</b>	<b>\$497,808</b>	<b>\$8,450</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors Fees/FICA Taxes	\$10,334	\$5,167	\$3,230	\$1,938
Engineering	\$7,000	\$3,500	\$0	\$3,500
Arbitrage	\$1,200	\$600	\$600	\$0
Dissemination	\$5,000	\$2,500	\$2,500	(\$0)
Assessment Roll	\$5,260	\$5,260	\$4,260	\$1,000
Attorney	\$20,000	\$10,000	\$8,206	\$1,794
Annual Audit	\$3,750	\$0	\$0	\$0
Trustee	\$6,000	\$0	\$0	\$0
Management Fees	\$44,290	\$22,145	\$22,145	\$0
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$350	\$175	\$128	\$47
Postage	\$600	\$300	\$346	(\$46)
Printing & Binding	\$1,200	\$600	\$706	(\$106)
Insurance	\$7,893	\$7,893	\$7,441	\$452
Legal Advertising	\$1,500	\$750	\$255	\$495
Other Current Charges	\$300	\$150	\$108	\$43
Website Domain	\$1,200	\$600	\$600	\$0
Office Supplies	\$500	\$250	\$46	\$204
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$117,552</b>	<b>\$60,565</b>	<b>\$51,246</b>	<b>\$9,319</b>
<b><u>GROUPS MAINTENANCE:</u></b>				
Landscape Maintenance	\$100,000	\$50,000	\$42,960	\$7,040
Lake Maintenance	\$7,728	\$3,864	\$5,196	(\$1,332)
Electric	\$2,500	\$1,250	\$545	\$705
Water	\$39,000	\$19,500	\$12,933	\$6,567
Repairs And Maintenance	\$20,000	\$10,000	\$6,184	\$3,816
Contingencies	\$550	\$275	\$2,235	(\$1,960)
<b>GROUPS MAINTENANCE EXPENDITURES</b>	<b>\$169,778</b>	<b>\$84,889</b>	<b>\$70,053</b>	<b>\$14,836</b>



# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<b>EXPENDITURES:</b>				
<b><u>AMENITY CENTER</u></b>				
Insurance	\$8,398	\$8,398	\$8,565	(\$167)
General Facility Maintenance	\$15,000	\$7,500	\$4,936	\$2,564
Repairs & Replacements	\$7,500	\$3,750	\$6,958	(\$3,208)
Recreational Passes	\$500	\$250	\$0	\$250
Postage	\$100	\$50	\$0	\$50
Printing & Email Marketing	\$125	\$63	\$0	\$63
Office Supplies	\$700	\$350	\$19	\$331
Other Current Charges	\$250	\$125	\$0	\$125
Permit Fees	\$250	\$250	\$0	\$250
Contingency	\$5,000	\$2,500	\$1,221	\$1,279
Amenity Management	\$50,923	\$25,462	\$25,461	\$0
Facility Assistant	\$24,561	\$12,281	\$0	\$12,281
Special Events	\$12,000	\$7,171	\$7,171	\$0
Preventive Maintenance	\$2,500	\$1,250	\$708	\$542
<b><u>Utilities</u></b>				
Water & Sewer	\$3,500	\$1,750	\$1,680	\$70
Electric	\$23,000	\$11,500	\$6,820	\$4,680
Telephone	\$3,000	\$1,500	\$1,198	\$302
Internet	\$1,360	\$680	\$0	\$680
<b><u>Management Contracts</u></b>				
Field Management Services	\$20,000	\$10,000	\$10,000	(\$0)
Lifeguards	\$16,500	\$0	\$0	\$0
Pool Maintenance	\$12,500	\$6,250	\$6,050	\$200
Pool Chemicals	\$11,400	\$5,700	\$5,895	(\$195)
Janitorial	\$7,740	\$3,870	\$3,870	\$0
Janitorial Supplies	\$1,200	\$600	\$519	\$81
Refuse Service	\$4,850	\$2,425	\$2,524	(\$99)
Security	\$10,000	\$5,000	\$4,467	\$533
Capital Projects	\$35,000	\$35,000	\$35,000	\$0
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$277,857</b>	<b>\$153,673</b>	<b>\$133,062</b>	<b>\$20,612</b>
<b><u>OTHER FINANCIAL SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCIAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$565,187</b>	<b>\$299,127</b>	<b>\$254,361</b>	<b>\$44,767</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$23,118)</b>		<b>\$243,447</b>	
FUND BALANCE - Beginning	\$23,118		\$647,486	
FUND BALANCE - Ending	\$0		<b>\$890,933</b>	

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
 Month-to-Month  
 Fiscal Year 2019

**REVENUES:**

ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Assessments - Tax Collector	\$537,569	\$0	\$2,914	\$143,785	\$332,045	\$3,939	\$4,424						\$487,108
Interest Income	\$1,500	\$799	\$796	\$868	\$907	\$817	\$1,013						\$5,200
Misc./Facility Rental Income	\$3,000	\$0	\$2,350	\$0	\$300	\$2,475	\$375						\$5,500
<b>TOTAL REVENUES</b>	<b>\$542,069</b>	<b>\$799</b>	<b>\$6,060</b>	<b>\$144,654</b>	<b>\$333,252</b>	<b>\$7,231</b>	<b>\$5,812</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$497,808</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fees/FICA Taxes	\$10,334	\$0	\$1,077	\$0	\$1,077	\$1,077	\$0						\$3,230
Engineering	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Arbitrage	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0						\$600
Dissemination	\$5,000	\$417	\$417	\$417	\$417	\$417	\$417						\$2,500
Assessment Roll	\$5,260	\$0	\$4,260	\$0	\$0	\$0	\$0						\$4,260
Attorney	\$20,000	\$1,215	\$1,572	\$345	\$0	\$1,991	\$3,084						\$8,206
Annual Audit	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Trustee	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Management Fees	\$44,290	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691						\$22,145
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83						\$500
Telephone	\$350	\$22	\$47	\$0	\$38	\$0	\$22						\$128
Postage	\$600	\$57	\$137	\$16	\$121	\$15	\$0						\$346
Printing & Binding	\$1,200	\$237	\$44	\$212	\$5	\$178	\$31						\$706
Insurance	\$7,893	\$7,441	\$0	\$0	\$0	\$0	\$0						\$7,441
Legal Advertising	\$1,500	\$0	\$61	\$0	\$61	\$61	\$73						\$255
Other Current Charges	\$300	\$0	\$50	\$0	\$13	\$33	\$13						\$108
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100						\$600
Office Supplies	\$500	\$15	\$0	\$16	\$1	\$14	\$0						\$46
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$0	\$0	\$0	\$0						\$175
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$117,552</b>	<b>\$13,277</b>	<b>\$12,313</b>	<b>\$4,879</b>	<b>\$5,606</b>	<b>\$7,657</b>	<b>\$7,513</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$51,246</b>

**GROUNDS MAINTENANCE:**

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$7,160	\$7,160	\$7,160						\$42,960
Lake Maintenance	\$7,728	\$656	\$656	\$656	\$1,916	\$656	\$656						\$5,196
Electric	\$2,500	\$175	\$182	\$0	\$0	\$82	\$107						\$545
Water	\$39,000	\$1,828	\$2,860	\$2,261	\$2,437	\$1,673	\$1,874						\$12,933
Repairs And Maintenance	\$20,000	\$0	\$1,820	\$1,201	\$1,496	\$1,687	\$0						\$6,184
Contingencies	\$550	\$0	\$720	\$0	\$0	\$1,515	\$0						\$2,235
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$169,778</b>	<b>\$9,619</b>	<b>\$13,398</b>	<b>\$11,278</b>	<b>\$13,009</b>	<b>\$12,753</b>	<b>\$9,796</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,053</b>

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Month-to-Month  
Fiscal Year 2019

ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
<b><u>AMENITY CENTER</u></b>													
Insurance	\$8,398	\$8,565	\$0	\$0	\$0	\$0	\$0						\$8,565
General Facility Maintenance	\$15,000	\$0	\$1,847	\$569	\$1,250	\$1,250	\$0						\$4,936
Repairs & Replacements	\$7,500	\$600	\$3,340	\$1,056	\$1,337	\$625	\$0						\$6,958
Recreational Passes	\$500	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Postage	\$100	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Printing & Email Marketing	\$125	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Office Supplies	\$700	\$0	\$19	\$0	\$0	\$0	\$0						\$19
Other Current Charges	\$250	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Permit Fees	\$250	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Contingency	\$5,000	\$0	\$0	\$0	\$794	\$427	\$0						\$1,221
Amenity Management	\$50,923	\$4,244	\$4,244	\$4,244	\$4,244	\$4,244	\$4,244						\$25,461
Facility Assistant	\$24,561	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Special Events	\$12,000	\$3,474	\$678	\$3,020	\$0	\$0	\$0						\$7,171
Preventive Maintenance	\$2,500	\$0	\$94	\$420	\$0	\$194	\$0						\$708
<b><u>Utilities</u></b>													
Water & Sewer	\$3,500	\$287	\$287	\$275	\$275	\$281	\$275						\$1,680
Electric	\$23,000	\$1,966	\$1,678	\$0	\$0	\$1,658	\$1,518						\$6,820
Telephone	\$3,000	\$206	\$369	\$220	\$34	\$369	\$0						\$1,198
Internet	\$1,360	\$0	\$0	\$0	\$0	\$0	\$0						\$0
<b><u>Management Contracts</u></b>													
Field Management Services	\$20,000	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667						\$10,000
Lifeguards	\$16,500	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Pool Maintenance	\$12,500	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008						\$6,050
Pool Chemicals	\$11,400	\$953	\$953	\$997	\$997	\$997	\$997						\$5,895
Janitorial	\$7,740	\$645	\$645	\$645	\$645	\$645	\$645						\$3,670
Janitorial Supplies	\$1,200	\$131	\$121	\$48	\$0	\$219	\$0						\$519
Refuse Service	\$4,850	\$503	\$507	\$506	\$504	\$503	\$0						\$2,524
Security	\$10,000	\$683	\$1,003	\$695	\$719	\$635	\$732						\$4,467
Capital Projects	\$35,000	\$0	\$0	\$0	\$0	\$35,000							\$35,000
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$277,857</b>	<b>\$24,931</b>	<b>\$18,459</b>	<b>\$15,390</b>	<b>\$13,474</b>	<b>\$14,723</b>	<b>\$46,086</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$133,062</b>
<b>TOTAL EXPENDITURES</b>	<b>\$565,187</b>	<b>\$48,027</b>	<b>\$44,170</b>	<b>\$31,548</b>	<b>\$32,088</b>	<b>\$35,133</b>	<b>\$63,395</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$254,361</b>
<b><u>OTHER SOURCES/USES:</u></b>													
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$23,118)</b>	<b>(\$47,228)</b>	<b>(\$38,110)</b>	<b>\$113,106</b>	<b>\$301,164</b>	<b>(\$27,902)</b>	<b>(\$57,583)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$243,447</b>

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT

### RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2019

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 03/31/19</b>	<b>ACTUAL THRU 03/31/19</b>	<b>VARIANCE</b>
<b>REVENUES:</b>				
Capital Reserve Funding	\$35,000	\$35,000	\$35,000	\$0
<b>TOTAL REVENUES</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>\$35,000</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Maintenance Reserve (1)	\$0	\$0	\$6,448	(\$6,448)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,448</b>	<b>(\$6,448)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$35,000</b>		<b>\$28,552</b>	
FUND BALANCE - Beginning	\$327,493		\$299,310	
FUND BALANCE - Ending	<b>\$362,493</b>		<b>\$327,862</b>	

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND 2006A

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<b>REVENUES:</b>				
Assessments - Tax Roll	\$727,641	\$727,641	\$840,815	\$113,174
Interest Income	\$3,000	\$1,500	\$13,212	\$11,712
<b>TOTAL REVENUES</b>	<b>\$730,641</b>	<b>\$729,141</b>	<b>\$854,027</b>	<b>\$124,886</b>
<b>EXPENDITURES:</b>				
Interest Expense - 11/1	\$297,810	\$297,810	\$297,810	\$0
Principal Expense - 5/1	\$340,000	\$0	\$0	\$0
Interest Expense - 5/1	\$297,810	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$935,620</b>	<b>\$297,810</b>	<b>\$297,810</b>	<b>\$0</b>
<b>OTHER FINANCIAL SOURCES/(USES)</b>				
Other Bond Service Costs	\$0	\$0	(\$29,413)	(\$29,413)
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCIAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$29,413)</b>	<b>(\$29,413)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$204,979)</b>		<b>\$526,804</b>	
FUND BALANCE - Beginning	\$233,914		\$1,239,178	
FUND BALANCE - Ending	<u>\$28,935</u>		<u>\$1,765,983</u>	

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND 2006A/B

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$41	\$41
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41</b>	<b>\$41</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCIAL SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCIAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$41</b>	
FUND BALANCE - Beginning	\$0		\$4,366	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$4,407</b>	

# PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<b><u>Series 2006A Special Assessment Bonds</u></b>
Original Issue Amount:	\$14,090,000
Interest Rate:	5.40%
Maturity Date:	May 1, 2037
Reserve Fund Requirement:	Lesser of:
	(i) Max Annual Debt Service for Bonds Outstanding
	(ii) 125% of Average Debt Service for Bonds Outstanding
	(iii) 10% of Original proceeds

Bonds outstanding - 9/30/13	\$12,540,000	
Less:		
	11/1/13	\$0
	5/1/14	(\$260,000) Mandatory
	5/1/14	(\$15,000) Special Call
	11/1/14	(\$35,000) Special Call
	5/1/15	(\$275,000) Mandatory
	5/1/15	(\$5,000) Special Call
	5/1/16	(\$290,000) Mandatory
	5/1/17	(\$305,000) Mandatory
	5/1/18	(\$325,000) Mandatory
Current Bonds Outstanding:	\$11,030,000	

*B.*



**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019 SUMMARY OF ASSESSMENTS**

ASSESSED	# UNITS ASSESSED	SERIES 2006 DEBT ASSESSED	FY19 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	742	935,454.59	541,934.99	1,477,389.58
<b>TOTAL ASSESSED NET</b>	<b>742</b>	<b>935,454.59</b>	<b>541,934.99</b>	<b>1,477,389.58</b>

RECEIVED	BALANCE DUE	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	149,466.44	840,815.32	487,107.82	1,327,923.14
<b>TOTAL RECEIPTS</b>	<b>149,466.44</b>	<b>840,815.32</b>	<b>487,107.82</b>	<b>1,327,923.14</b>

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL
1	11/14/2018	5,029.93	2,913.98	7,943.91
2	11/30/2018	248,195.23	143,786.44	391,981.67
3	12/10/2018	508,603.85	294,648.42	803,252.27
4	12/18/2018	64,551.19	37,396.31	101,947.50
5	1/17/2019	6,798.54	3,938.58	10,737.12
6	2/20/2019	1,860.54	1,077.87	2,938.41
7	3/21/2019	5,776.04	3,346.22	9,122.26
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
<b>TOTAL FY18 TAX ROLL RECEIPTS</b>		<b>840,815.32</b>	<b>487,107.82</b>	<b>1,327,923.14</b>

<b>% TAX ROLL COLLECTED FY18</b>	<b>89.88%</b>	<b>89.88%</b>	<b>89.88%</b>
<b>TOTAL COLLECTED FY18</b>	<b>89.88%</b>	<b>89.88%</b>	<b>89.88%</b>

*C.*

# PINE RIDGE PLANTATION

Community Development District

## Check Run Summary - General Fund

2/1/2019 - 3/31/2019

Date	Check Numbers	Amount
<b>General Fund</b>		
2/1/19 - 2/28/19	2320-2335	\$ 29,161.24
3/1/19 - 3/31/19	2336-2354	\$ 367,768.24
		<b>\$ 396,929.48</b>
<b>Capital Reserves Fund</b>		
March 28, 2019	25-Jan	\$ 4,873.00
		<b>\$ 4,873.00</b>
<b>Utilities and Autopayments</b>		
January 25, 2019	Clay County Utilities	\$ 2,711.64
February 22, 2019	AT&T	\$ 575.00
February 28, 2019	Clay Electric	\$ 1,739.74
February 28, 2019	Clay County Utilities	\$ 1,954.08
March 27, 2019	SafeTouch	\$ 251.64
March 29, 2019	Clay Electric	\$ 1,624.62
March 29, 2019	Clay County Utilities	\$ 2,148.53
<b>TOTAL UTILITIES PAID ONLINE OR AUTOPAY</b>		<b>\$ 11,005.25</b>
		<b>\$ 412,807.73</b>

\*Fedex invoices available upon request.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 1  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/14/19	00031	1/31/19 PB936155	201901 330-57200-46300	SERVICE THRU 01/31/19	*	503.99	
				ADVANCED DISPOSAL			503.99 002320
2/14/19	00124	1/27/19 01272019	201901 330-57200-34500	SECURITY SVC 01/27/19	*	120.00	
				JEFF ANDERSON			120.00 002321
2/14/19	00069	12/20/18 294046	201901 310-51300-48000	NOT.OF MEETING-01/15/19	*	60.75	
				CLAY TODAY			60.75 002322
2/14/19	00080	8/31/18 W630321	201808 330-57200-49100	ACCESS CARDS	*	1,167.42	
				CONVERGINT TECHNOLOGIES LLC			1,167.42 002323
2/14/19	00106	2/02/19 02022019	201901 330-57200-34500	SECURITY THRU 1/05-1/18	*	240.00	
				MATTHEW EDMONSON			240.00 002324
2/14/19	00001	1/15/19 6-429-94	201901 310-51300-42000	DELIVERY THRU 01/18/19	*	104.41	
				FEDEX			104.41 002325
2/14/19	00039	1/17/19 18680	201901 330-57200-46100	GYM WIPES	*	140.00	
				FITNESS PRO			140.00 002326
2/14/19	00003	2/01/19 185	201902 310-51300-34000	MANAGEMENT FEES-FEB19	*	3,690.83	
		2/01/19 185	201902 310-51300-49100	WEBSITE ADMIN-FEB19	*	100.00	
		2/01/19 185	201902 310-51300-35100	COMPUTER TIME SVC-FEB19	*	83.33	
		2/01/19 185	201902 310-51300-31300	DISSEMINATION SVC-FEB19	*	416.67	
		2/01/19 185	201902 310-51300-51000	OFFICE SUPPLIES	*	13.52	
		2/01/19 185	201902 310-51300-42000	POSTAGE	*	14.76	
		2/01/19 185	201902 310-51300-42500	COPIES/PRINTS	*	177.90	
				GOVERNMENTAL MANAGEMENT SERVICES			4,497.01 002327
2/14/19	00005	1/31/19 105311	201812 310-51300-31500	GENERAL COUNSEL/MTG-DEC18	*	345.00	
				HOPPING GREEN & SAMS			345.00 002328

PRP --PINERIDGE-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 2  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/14/19	00076	2/01/19 412101	201902 320-53800-46400	MONTHLY WATER MGMT-FEB19	*	656.00	
		2/05/19 414119	201901 320-53800-46400	TRIPLOID GRASS CARP STOCK	*	1,260.00	
				THE LAKE DOCTORS INC			1,916.00 002329
2/14/19	00054	2/01/19 13129558	201902 330-57200-46400	WATER MANAGEMENT-FEB19	*	997.37	
				POOLSURE			997.37 002330
2/14/19	00073	2/01/19 254	201902 330-57200-46200	JANITORIAL SVC-FEB19	*	645.00	
		2/01/19 254	201902 330-57200-46400	POOL MAINT-FEB19	*	1,008.33	
		2/01/19 254	201902 330-57200-34000	OPERATIONS MGMT SVC-FEB19	*	1,666.67	
		2/01/19 254	201902 330-57200-34100	FACILITY MGMT SVC-FEB19	*	4,243.58	
				RIVERSIDE MANAGEMENT SERVICES INC			7,563.58 002331
2/28/19	00124	2/09/19 02092019	201902 330-57200-34500	SECURITY SVC 02/09/19	*	120.00	
				JEFF ANDERSON			120.00 002332
2/28/19	00069	2/07/19 295523	201902 310-51300-48000	NOT.OF MEETING-02/19/19	*	60.75	
				CLAY TODAY			60.75 002333
2/28/19	00134	2/01/19 27035	201902 320-53800-46200	MONTHLY MAINTENANCE FEB19	*	7,160.00	
				R&D LANDSCAPE & IRRIGATION			7,160.00 002334
2/28/19	00073	2/21/19 255	201901 330-57200-46000	GEN.FACILITY MAINT-JAN19	*	1,250.00	
		2/21/19 255	201901 320-53800-46000	R&M-GROUNDS JAN19	*	1,495.96	
		2/21/19 255	201901 330-57200-46100	REPAIRS/REPLACE	*	625.00	
		2/21/19 255	201901 330-57200-49000	CONTINGENCY	*	794.00	
				RIVERSIDE MANAGEMENT SERVICES INC			4,164.96 002335
3/07/19	00031	2/28/19 PB940046	201902 330-57200-46300	SERVICE THRU 02/28/19	*	503.03	
				ADVANCED DISPOSAL			503.03 002336
				PRP --PINERIDGE-- BPEREGRINO			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 3  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/19	00124	2/24/19 02242019	201902 330-57200-34500	SECURITY SVC 02/24/19	*	120.00	
				JEFF ANDERSON			120.00 002337
3/07/19	00106	3/04/19 03042019	201902 330-57200-34500	SECURITY THRU 02/01-02/15	*	240.00	
				MATTHEW EDMONSON			240.00 002338
3/07/19	00003	3/01/19 186	201903 310-51300-34000	MANAGEMENT FEES-MAR19	*	3,690.83	
		3/01/19 186	201903 310-51300-49100	WEBSITE ADMIN-MAR19	*	100.00	
		3/01/19 186	201903 310-51300-35100	INFORMATION TECH-MAR19	*	83.33	
		3/01/19 186	201903 310-51300-31300	DISSEMINATION FEE-MAR19	*	416.67	
		3/01/19 186	201903 310-51300-42500	COPIES	*	30.90	
		3/01/19 186	201903 310-51300-41000	TELEPHONE	*	21.84	
				GOVERNMENTAL MANAGEMENT SERVICES			4,343.57 002339
3/07/19	00005	2/28/19 105923	201903 310-51300-31500	GENERAL COUNSEL/MTG JAN19	*	3,084.49	
				HOPPING GREEN & SAMS			3,084.49 002340
3/07/19	00054	3/01/19 13129558	201903 330-57200-46500	WATER MANAGEMENT-MAR19	*	997.37	
				POOLSURE			997.37 002341
3/07/19	00134	2/21/19 28922	201902 320-53800-49000	RPLC TREE/SPD/RMV STUMPS	*	1,515.00	
				R&D LANDSCAPE & IRRIGATION			1,515.00 002342
3/07/19	00073	3/01/19 256	201903 330-57200-46200	JANITORIAL SERVICES-MAR19	*	645.00	
		3/01/19 256	201903 330-57200-46400	POOL MAINTENANCE-MAR19	*	1,008.33	
		3/01/19 256	201903 330-57200-34000	OPERATION MGMT-MAR19	*	1,666.67	
		3/01/19 256	201903 330-57200-34100	FACILITY MGMT-MAR19	*	4,243.58	
				RIVERSIDE MANAGEMENT SERVICES INC			7,563.58 002343
3/14/19	00039	3/01/19 19082	201902 330-57200-46600	INSPCT ELLIPTCL/TGHT BOLT	*	100.00	
				FITNESS PRO			100.00 002344

PRP --PINERIDGE-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 4  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/14/19	00093	2/25/19 20192160	201903 300-15500-10000	PONY/ZOO DEPOSIT 04/13/19	*	1,700.00	
				JACKSONVILLE CARRIAGE CO LLC			1,700.00 002345
3/14/19	00076	3/01/19 417664	201903 320-53800-46400	MONTHLY WATER MGMT-MAR19	*	656.00	
				THE LAKE DOCTORS INC			656.00 002346
3/14/19	00134	3/01/19 29744	201903 320-53800-46200	MONTHLY MAINTENANCE-MAR19	*	7,160.00	
				R&D LANDSCAPE & IRRIGATION			7,160.00 002347
3/21/19	00124	3/10/19 03102019	201903 330-57200-34500	SECURITY SVC 03/10/19	*	120.00	
				JEFF ANDERSON			120.00 002348
3/21/19	00087	2/19/19 1435869	201902 330-57200-46600	QUARTERLY PEST SVC-FEB19	*	94.00	
				BRANDON PEST CONTROL			94.00 002349
3/21/19	00073	3/12/19 257	201902 330-57200-46000	GEN.FACILITY MAINT-FEB19	*	1,250.00	
		3/12/19 257	201902 320-53800-46000	R/M-GROUNDS FEB19	*	1,667.00	
		3/12/19 257	201902 330-57200-46100	REPAIRS/REPLACE	*	625.00	
		3/12/19 257	201902 330-57200-49000	CONTINGENCY	*	427.00	
		3/12/19 257	201902 330-57200-46201	JANITORIAL SUPPLIES	*	219.30	
				RIVERSIDE MANAGEMENT SERVICES INC			4,188.30 002350
3/21/19	00037	3/20/19 03202019	201903 300-58100-10000	FY19 CAPITAL RSRV FUNDING	*	35,000.00	
				PINE RIDGE PLANTATION CDD			35,000.00 002351
3/21/19	00045	3/20/19 03202019	201903 300-15100-10000	EXCESS FUNDS TRANSFER	*	300,000.00	
				STATE BOARD OF ADMINISTRATION			300,000.00 002352
3/28/19	00107	2/06/19 SSI08730	201901 330-57200-34500	EMPLOYEE ADMIN FEE-JAN19	*	80.00	
		2/06/19 SSI08730	201901 330-57200-34500	SCHEDULING FEE-JAN19	*	75.00	
		3/05/19 SSI08793	201902 330-57200-34500	EMPLOYEE ADMIN FEE-FEB19	*	80.00	

PRP --PINERIDGE-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 5  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT	...
		3/05/19	SSI08793 201902 330-57200-34500		*	75.00		
			SCHEDULING FEE-FEB19					
				CLAY COUNTY SHERIFF'S OFFICE			310.00	002353
3/28/19	00069	3/06/19	296756 201903 310-51300-48000		*	72.90		
			NOT.RULE DVLPMNT 04/16/19					
				CLAY TODAY			72.90	002354
TOTAL FOR BANK A						396,929.48		
TOTAL FOR REGISTER						396,929.48		

PRP --PINERIDGE-- BPEREGRINO





ADVANCED DISPOSAL  
CLAY COUNTY - PB  
7580 PHILIPS HWY  
JACKSONVILLE FL 32256

31  
Service Thru 11/31/19  
133.572.463

Pay By Phone: 1-877-720-1583  
Phone PIN: 1271152330000

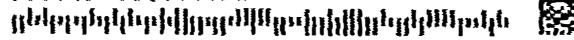
Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and clearer? Visit us at [www.AdvancedDisposal.com](http://www.AdvancedDisposal.com).

Should you have questions about charges, please see the back of this invoice, call your service representative or go to [www.AdvancedDisposal.com](http://www.AdvancedDisposal.com).

**Thank you for your business!**

**RETURN SERVICE REQUESTED**

000645 000000052



PINE RIDGE PLANTATION CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

### Account Information

Account Number	PB115233
Site Number	0000
Invoice Date	January 31, 2019
Invoice Number	PB0000936155

### Account Summary

Previous Balance	\$506.46
Payments/Adjustments	\$0.00
Current Invoice Amount	\$503.99

<b>Amount Due</b>	<b>\$1,010.45</b>
-------------------	-------------------

<b>Due Date</b>	<b>Upon Receipt</b>
-----------------	---------------------

### Invoice Breakdown

Current	\$1,010.45
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00

It's easy being Green. sign up  
for ebill and auto pay at  
<http://www.AdvancedDisposal.com/billpay>

## Contact Us

(904) 783-7000  
JacksonvilleFL@AdvancedDisposal.com

Previous Balance

**\$506.46**

### Payments and Adjustments

**\$0.00**

PINE RIDGE AMENITY CENTER (0001)  
4200 PINE RIDGE PARKWAY MIDDLEBURG, FL

<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
1.00 - 4.00YD: COMM FL TRASH (002)					
01/31/19	FUEL SURCHARGE	SC129120	1.00	46.48	46.48
01/31/19	ENVIRONMENTAL FEE	SC129119	1.00	69.12	69.12
01/31/19	TRASH STANDARD		1.00	288.00	288.00
	SERVICE:				
	02/01/19 - 02/28/19				
	Clay Co Franchise Fee		403.60		65.79
	<b>SITE TOTAL</b>				<b>469.39</b>
01/31/19	C ADMIN FEE	SC129865	1.00	7.00	7.00
01/31/19	COMPLIANCE AND	SC129866	1.00	22.75	22.75
	BUSINESS IMPACT				
	CHARGE				
	Clay Co Franchise Fee		29.75		4.85

Please print correct address below:

## Change of Address

မှန်မည်

Phone (Home)

Phone (Mobile)

Phone (Work)

410

5149

d17

අප්පඤ්ච

TURN



**Advanced  
Disposal**

PINE RIDGE PLANTATION CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

PB1901221001.btl-1291-000000052

**Account Information**

Account Number	PB115233
Site Number	0000
Invoice Date	January 31, 2019
Invoice Number	PB0000936155

Page 3 of 3

**Current Charges (Continued)**



2

**Current Charges  
Amount Due**

**\$503.99  
\$1,010.45**



# CCSO OFF-DUTY INVOICE

RECEIVED  
FEB 01 2009

\*-INVOICE DATE  
DATE: 01/27/2019


 文部科学省

TO:  
PINE RIDGE PLANTATION  
4200 PINE RIDGE PARKWAY  
MIDDLEBURG, FL 32068

124

FOR:  
jalliver@qmsnf.com  
prngr@universklemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
01/27/19	Neighborhood, Pool and Clubhouse patrol and security	1745-2145	4.0	\$30.00	\$120.00
	Security Soc 1/27/19				
	1.33.572-345				
DEPUTY SIGNATURE:				TOTAL	120.00

Make all checks payable to Jeff Anderson

**Thank you for your business!**

C. Hall 2/1/19  
Security  
001.330.57200.34500

43141  
adreceipt

LA  
NOT. of Meeting - 01/15/19  
1-31-513.48

**CLAY  
TODAY**

3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200

**Recorder**

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831

## Advertising Invoice

PINE RIDGE PLANTATION C.D.D.  
475 W TOWN PL # 114  
SAINT AUGUSTINE, FL 32092

Cust#:502790  
Ad#:294046  
Phone#:904-001-0001  
Date:12/20/2018

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.50

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	01/03/2019	01/03/2019	1	60.75	60.75

### Payment Information:

Date:	Order#	Type
12/20/2018	294046	BILLED ACCOUNT

Total Amount: 60.75

Tax: 0.00

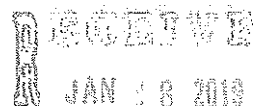
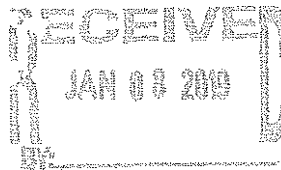
Amount Due: 60.75

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

### Ad Copy

**Notice of Meeting**  
**Pine Ridge Plantation**  
**Community Development District**  
The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, January 15, 2019 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-6850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-6850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres



BY: \_\_\_\_\_

**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
 Published Weekly  
 Orange Park, Florida

**STATE OF FLORIDA**  
**COUNTY OF CLAY:**

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

**NOTICE OF MEETING**

in the matter of

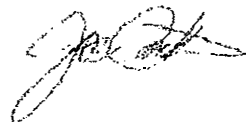
**JAN MEETING**

**LEGAL: 43141 ORDER: 294046**

was published in said newspaper in the issues:

**01/03/2019**

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 01/03/2019

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003  
 Telephone (904) 264-3200 - FAX (904) 264-3285  
 E-Mail: Christie@opcfla.com

**Notice of Meeting**  
**Pine Ridge Plantation**

**Community Development District**  
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Ernesto Torres  
 District Manager  
 Legal 43141 published Jan 3, 2019 in  
 Clay County's Clay Today newspaper

Remit To:

CONVERGINT TECHNOLOGIES LLC  
35257 EAGLE WAY  
CHICAGO, IL 60678-1352

Invoice	W630321
Invoice Date	08/31/18
Payment Terms	NET 30
Customer Code	1015876
Customer P.O. #	

\*\* Include Invoice # or customer code on check \*\*

Bill to:

Pine Ridge  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

**Convergent**  
TECHNOLOGIES

[www.convergent.com](http://www.convergent.com)

Job:

Pine Ridge  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

Fire Alarm/Life Safety, Electronic Security, &  
Building Automation Systems

Remarks: GMS Azalea ridge WOH W630321

Quantity	Description	Unit Price	Amount
1.000	CLAMSHELL 125KHz PROX BADGE	1,131.42	1,131.42
1.000	Freight	36.00	36.00
Subtotal:			1,167.42
Total:			1,167.42

RECEIVED  
JAN 25 2019

BY: .....

Item 1) Equipment: Access Cards

Problem Description: Box Sale of parts to customer

*It's About Choice*

*C. Hall 1/25/19*  
*Operating Supplies*  
*001.330.57200.51000*  
*49100*

For questions about this invoice, contact your local Convergent office at (877) 881-7724  
Convergent is an Equal Opportunity/Affirmative Action Employer who  
is committed to workforce diversity. M/F/D/V.

Print Date: 08/31/18

Page: 1

Matt Edmonson  
1561 Night Owl Tr, Middleburg, FL 32068  
(386) 931-6948

## CCSO OFF-DUTY INVOICE

RECEIVED  
FEB 04 2019

INVOICE DATE  
DATE:02/02/2019

BY: \_\_\_\_\_

TO:  
PINE RIDGE PLANTATION  
4200 PINE RIDGE PARKWAY  
MIDDLEBURG, FL 32068

FOR:  
[joliver@gmsnf.com](mailto:joliver@gmsnf.com)  
[prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com)

106

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
01-05-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
01-18-18	Neighborhood Pool and Clubhouse patrol and security	1700-2100	4.0	\$30.00	\$120.00
	Security Thru 1/05-1/18				
	1.33-572.345				
DEPUTY SIGNATURE: TOTAL					\$240.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

Always Improving LLC dba Fitness Pro  
 1400 Village Square Blvd #3-293  
 Tallahassee, FL 32312  
 (850) 523-8882  
 admin@wearefitnesspro.com  
 http://www.wearefitnesspro.com

# Invoice



1400 Village Square #3-293  
 Tallahassee, FL 32312  
 850-523-8882

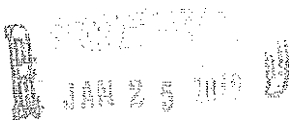
AMANDA RENTSCH  
 Pine Ridge Plantation Amenity Center  
 Pine Ridge Plantation Amenity Center  
 4200 Pine Ridge Parkway  
 Middleburg, FL 32068

AMANDA RENTSCH  
 Pine Ridge Plantation Amenity Center  
 Pine Ridge Plantation Amenity Center  
 4200 Pine Ridge Parkway  
 Middleburg, FL 32068

Invoice #	DATE	TOTAL DUE	DUPLICATE	TERMS	REMARKS
18680	01/17/2019	\$140.00	01/27/2019	Due 10 days from receipt	

Please detach top portion and return with your payment.

DATE	DESCRIPTION	QTY	UNIT
01/16/2019	SHIPPING 3 Jan 16, 2019; SHIPPING 3	4	20.00
01/16/2019	2XL-36 Jan 16, 2019; 900 count gym wipes	4	120.00
01/17/2019	SERVICE REQUEST 22668 - DELIVER 4 ROLLS OF WIPES		
BALANCE DUE			\$140.00



39

C. Hall 1/25/19  
 Repairs + replacements  
 cool. 330.57200. 46100



Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 185  
Invoice Date: 2/1/19  
Due Date: 2/1/19  
Case:  
P.O. Number:

Bill To:  
Pine Ridge Plantation CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

RECEIVED  
FEB 07 2019

ST: ...

3	Description	Hours/Qty	Rate	Amount
	Management Fees - February 2019 1-31-513-34		3,690.83	3,690.83
	Website Administration - February 2019 491		100.00	100.00
	Information Technology - February 2019 computer time svc 351		83.33	83.33
	Dissemination Agent Services - February 2019 313		416.67	416.67
	Office Supplies 510		13.52	13.52
	Postage 420		14.76	14.76
	Copies/Prints 425		177.90	177.90
Total				\$4,497.01
Payments/Credits				\$0.00
Balance Due				\$4,497.01

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

January 31, 2019

Pine Ridge Community Development District  
Governmental Management Services  
5385 North Nob Hill Road  
Sunrise, FL 33351

Bill Number 105311  
Billed through 12/31/2018

RECEIVED  
FEB 01 2019

General Counsel/Monthly Meeting Dec 18  
PRIDGE 00001 JMW

BY: [Signature]

### FOR PROFESSIONAL SERVICES RENDERED

12/04/18	JMW	Confer with Torres regarding street lighting.	0.30 hrs
12/07/18	JMW	Confer with Haney and Torres regarding street light issues at Tynes Boulevard.	0.80 hrs
12/27/18	JMW	Review stormwater permit amendment application; confer with Ma regarding same.	0.40 hrs
Total fees for this matter			\$345.00

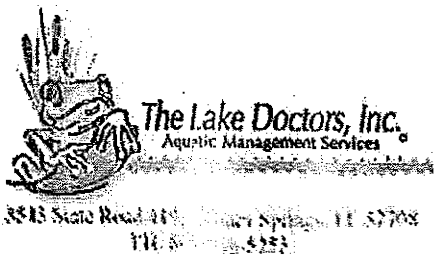
### MATTER SUMMARY

Walters, Jason M.	1.50 hrs	230 /hr	\$345.00
TOTAL FEES			\$345.00
TOTAL CHARGES FOR THIS MATTER			<u>\$345.00</u>

### BILLING SUMMARY

Walters, Jason M.	1.50 hrs	230 /hr	\$345.00
TOTAL FEES			\$345.00
TOTAL CHARGES FOR THIS BILL			<u>\$345.00</u>

Please include the bill number on your check.



RECEIVED  
FEB 01 2019

# INVOICE

Invoice #	412101
Account #	719342
Invoice Date	2/1/2019
Due Date	2/21/2019
Rep	LRW

**Bill To**  
PINE RIDGE PLANTATION CO-OP  
GOVERNMENTAL MANAGEMENT SERVICES  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE, FL 32080

Invoice Questions:  
Lakes@lakedoctors.com  
Payment Questions:  
Payments@lakedoctors.com

P.O. #	Terms	Invoice Date Reflects Month of Service Provided
	NET 15 DAYS	
Item	Description	Amount
	Monthly Water Maint Serv-R Feb 1/19 76 C. Hall 2/1/19 Lake Maintenance 001.320.53800.46400	656.00
<b>Customer Total Balance</b>		\$656.00
<b>Total Invoice</b>		\$656.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit [www.lakedoctors.com](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

**Bill To**  
PINE RIDGE PLANTATION CO-OP  
GOVERNMENTAL MANAGEMENT SERVICES  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE, FL 32080

Amount Enclosed

Invoice #	412101
Account #	719342
Date	2/1/2019

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

The Lake Doctors, Inc.  
3545 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW

Mastercard Visa American Express

Card # \_\_\_\_\_

Card Verification # \_\_\_\_\_

Exp. Date # \_\_\_\_\_

Print Name \_\_\_\_\_

Billing Address: \_\_\_\_\_ Check box if name as above

Signature \_\_\_\_\_



3543 State Road 419, Winter Springs, FL 32708  
PH: 800-666-5253

RECEIVED  
FEB 15 2019

BY: \_\_\_\_\_

# INVOICE

Invoice #	414119
Account #	719342
Invoice Date	2/5/2019
Due Date	2/15/2019
Rep	ERW

Bill To
PINE RIDGE PLANTATION CDD 9655 FLORIDA MINING BLVD BLDG 300 SUITE 305 JACKSONVILLE, FL 32257

Invoice Questions:  
Lakes@lakedoctors.com  
Payment Questions:  
Payments@lakedoctors.com

P.O. No.	Terms
	NET 10 DAYS

Item	Description	Amount
	Triploid Grass Carp Stocking (180) 01/17/19 132,538.464 76	1,260.00
Total Invoice		\$1,260.00

To ensure prompt and accurate processing of your payment, please include your remittance stub and/or your account number/invoice number on your check.

For scheduling, please contact your local office.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
PINE RIDGE PLANTATION CDD 9655 FLORIDA MINING BLVD BLDG 300 SUITE 305 JACKSONVILLE, FL 32257

Amount Enclosed

Invoice #	414119
Account #	719342
Date	2/5/2019

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at:  
[Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com)

The Lake Doctors, Inc.  
3543 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW  
Mastercard Visa American Express

Card # \_\_\_\_\_

Card Verification # \_\_\_\_\_

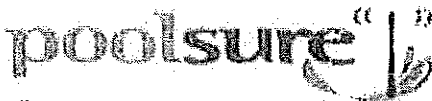
Exp. Date # \_\_\_\_\_

Print Name \_\_\_\_\_

Billing Address: \_\_\_\_\_ Check box if same as above

\_\_\_\_\_

Signature \_\_\_\_\_



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date 2/1/2019

Invoice # 131295583841

Terms	Net 20
Due Date	2/21/2019
PO #	
Customer #	13GMS100

<b>Bill To</b> GMS, LLC - Pine Ridge Plantation 475 W Town Place, Suite 114 St. Augustine FL 32092	<b>Ship To</b> GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate Jan 19	1	ea	938.32
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<div>54</div> <div>C. Hester 1/25/19</div> <div>Pool Maintenance</div> <div>001.330.57200.46400</div>				

\*\*A prepayment discount of 5% is available if the entire amount for 2019 is paid for by check or ACH by January 31st, 2019. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.\*\*

Total 997.37  
Amount Due \$997.37

## Remittance Slip

Customer  
13GMS100  
Invoice #  
131295583841

Amount Due \$997.37

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295583841

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
2/1/2019	254

Bill To
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092

RECEIVED  
FEB 01 2019

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
73	Jenitorial Services - February 2019 330,572,4620	645.00	645.00
	Pool Maintenance Services - February 2019 330,572,4640	1,008.33	1,008.33
	Operations Management Services - February 2019 330,572,3400	1,666.67	1,666.67
	Facility Management Services - February 2019 330,572,3410	4,243.58	4,243.58
		Total	\$7,563.58

RMW

2.1.19

# CCSO OFF-DUTY INVOICE

100-443887-100

[illegible]

FOR:  
joliver@gmsnf.com  
prmgr@riversidemqtsvc.com

124

Make all checks payable to Jeff Anderson

**Thank you for your business!**

**CLAY  
TODAY**

3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200

**Recorder**  
Not your average recorder, not your average reader.

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831

## Advertising Invoice

#69  
Nbt. as Meeting - 02/19/19  
210-513-48

**PINE RIDGE PLANTATION C.D.D.**  
475 W TOWN PL # 114  
SAINT AUGUSTINE, FL 32092

Cust#:502790  
Ad#:295523  
Phone#:904-001-0001  
Date:02/07/2019

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.50

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	02/07/2019	02/07/2019	1	60.75	60.75

### Payment Information:

Date:	Order#	Type
01/31/2019	295523	BILLED ACCOUNT

Total Amount: 60.75

Tax: 0.00

Amount Due: 60.75

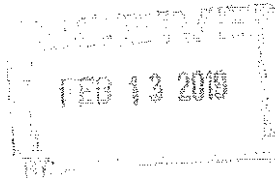
Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

### Ad Copy

#### Notice of Meeting

**Pine Ridge Plantation**  
Community Development District  
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Ernesto Torres





**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
 Published Weekly  
 Orange Park, Florida

**STATE OF FLORIDA**  
**COUNTY OF CLAY:**

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

**NOTICE OF MEETING**

In the matter of

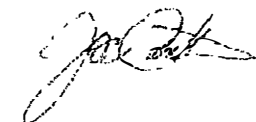
**FEB MEETING**

**LEGAL: 43338 ORDER: 295523**

was published in said newspaper in the issues:

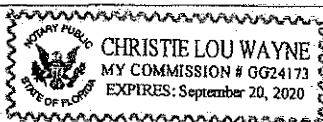
**02/07/2019**

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me **02/07/2019**.

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003  
 Telephone (904) 264-3200 - FAX (904) 264-3285  
 E-Mail: Christie@opcfla.com

**Notice of Meeting**  
**Pine Ridge Plantation**

**Community Development District**  
 The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, February 19, 2019 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place,

Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres  
 District Manager  
 Legal 43338 published Feb 7, 2019 in  
 Clay County's Clay Today newspaper

R&D Landscaping & Irrigation  
 8850 Corporate Square Court  
 Jacksonville, FL 32216  
 (904) 737-9733



February 2019  
 Invoice #27035

Shipping Address
PINE RIDGE CDD C/O GMS 4200 PINE RIDGE PLANTATION MIDDLEBURG FL 32068 United States

Shipping Address
PINE RIDGE CDD United States

Invoice #	Invoice Date	Due Date	Terms	PO #
	2/1/2019	3/3/2019	Net 30	

Item	Qty	Rate	Amount
<b>Monthly Maintenance</b> Description: Current month landscape maintenance	1	\$7,160.00	\$7,160.00

Please Remit Payments To:  
 SSS R&D OPCO LLC (Oh)  
 7887 Safeguard Circle  
 Valley View, OH 44125.

Subtotal	\$7,160.00
Payments/Credits	\$0.00
Balance Due	\$7,160.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

RECEIVED  
 FEB 15 2019

BY: .....

#134

C. Hall 2/14/19  
 Landscape Maint

001. 320. 53800. 46800

Riverside Management Services, Inc

9655 Florida Mining Blvd West

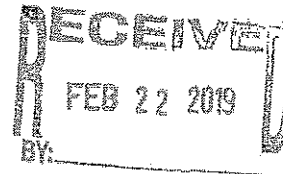
Suite 305

Jacksonville, FL 32257

# Invoice

Date	Invoice #
2/21/2019	255

Bill To
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance January 1 - January 31, 2019	2,774.83	2,774.83
	Maintenance Supplies	1,390.13	1,390.13
	<i>#PS</i> Gen. Facility Maint. 330,572.4600	\$1250. <sup>00</sup>	
	R & M - Grounds 320,538.4600	\$1495. <sup>96</sup>	
	Repairs / Replace 330,572.4610	\$625. <sup>00</sup>	
	Contingency 330,572.4900	\$794. <sup>00</sup>	
Total			\$4,164.96

ZAW  
2,21,19

RMS

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JANUARY 2019**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/3/19	8	L.F.	Performed light inspection, replaced bulbs on walkway, adjusted timer on light timer, removed white residue from light pole, removed Christmas lights and decorations, repaired table in clubhouse, picked up supplies
1/4/19	3	L.F.	Blew leaves and debris from pool deck and patio, straightened pool deck and patio furniture, removed debris from Amenity Center, parking lot, roadways, medians and walkways, plus supplies
1/7/19	3	L.F.	Blew debris and leaves from pool deck and patio, straightened pool deck and patio furniture, emptied trash cans on soccer field and playground, replaced trash can liners, removed debris from roadways, common areas, medians, walkways and Amenity Center, replaced trash can liners as needed
1/10/19	2	L.F.	Inspected pool deck lights to see what equipment is needed to change lights, removed debris from around Amenity Center, roadways, medians, parking lot and walkways, replaced trash can liners as needed
1/11/19	2	L.F.	Blew leaves and debris from pool deck and patio, removed debris from common areas, parking lot, median, walkways, shrubs, entrance, playground and Amenity Center, replaced trash can liners as needed
1/14/19	3	L.F.	Inspected playground equipment for any needed repairs, set up for CDD meeting, relocated tow away sign, removed debris from common areas, parking lot, medians, entrance, walkways, playground, pool deck, patio, roadways and Amenity Center, replaced trash can liners as needed, plus supplies
1/15/19	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer),
1/15/19	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer),
1/15/19	7	L.F.	Performed light inspection, replaced bulbs on pool deck and parking lot (used JLG 35' Boom Lift). Changed bulbs in restrooms. Straightened street sign, removed debris from parking lot, medians, roadways, playground and Amenity Center. Replace trash can liners as needed. Pick up materials.
1/16/19	3	L.F.	Took down and stored tables and chairs from CDD meeting, straightened pool deck and patio furniture, removed debris from common areas, roadways, medians, Amenity Center and entrances
1/21/19	4	L.F.	Removed broken glass in roadway, removed lost dog signs throughout community, cleaned ashes out of fireplace, removed debris from common areas, roadways, parking lot and Amenity Center, replaced trash can liners as needed
1/25/19	3	L.F.	Removed debris from roadways, medians, entrance, parking lot, walkways, shrubs, common areas, pool deck, patio and Amenity Center, replaced trash can liners as needed
1/28/19	3	L.F.	Inspected playground equipment for any needed repairs and secured/fixes any loose or faulty equipment, replaced bulbs in bathroom, removed debris from common areas, roadways, Amenity Center, replaced can liners as needed.
1/28/19	8	L.F.	Prepped slide stairs for painting, pressure washed breezeway
1/31/19	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
1/31/19	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
1/31/19	8	L.F.	Painted slide tower, traveled to Home Depot for paint and supplies
<b>TOTAL</b>	<b>73</b>		
<b>MILES</b>	<b>494</b>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 02/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	1/15/19	Boom lift	260.00	L.F.
	1/15/19	Gas for Gator	0.00	S.A.
	1/15/19	Gator and Large Trailer Rental	70.00	S.A.
	1/15/19	Contractor trash bags	22.94	S.A.
	1/15/19	MH 400w ED28 MOG Clear Bulbs (2)	30.76	C.H.
	1/15/19	Dog waste receptacles (3)	793.47	C.H.
	1/15/19	1 case dog receptacle bags	61.74	C.H.
	1/29/19	200w bulbs (4)	92.22	C.H.
	1/31/19	Gator and Large Trailer Rental	70.00	S.A.
		TOTAL	<u>\$1,390.13</u>	

C. Hall 2/19/19





**Advanced  
Disposal**

PINE RIDGE PLANTATION CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

PB1902201001.bt-13 07-000000056

**Account Information**

Account Number	PB115233
Site Number	0000
Invoice Date	February 28, 2019
Invoice Number	PB0000940046

Page 3 of 3

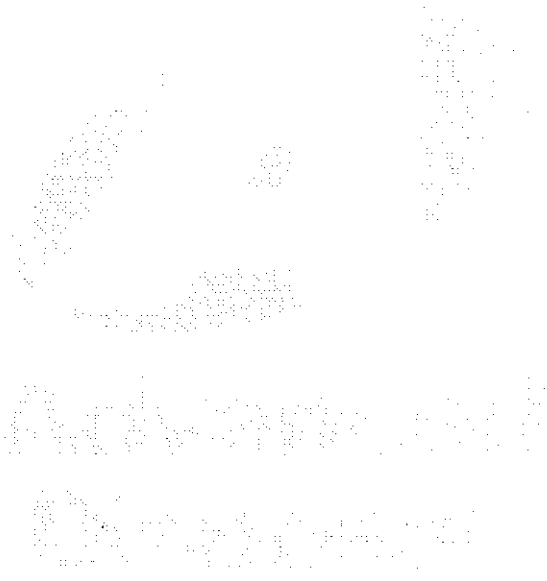
**Current Charges (Continued)**



2

**Current Charges  
Amount Due**

**\$500.03  
\$1,004.02**



# CCSO OFF-DUTY INVOICE

RECEIVED  
MAR 6 2013

FOR:  
joliver@gmsnf.com  
prmgr@riversidemgtsvc.com

Make all checks payable to Jeff Anderson

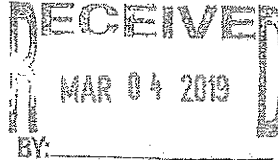
C. Hall 3/1/19  
security  
001.330.57200, 34500



Matt Edmonson  
1561 Night Owl Tr, Middleburg, FL 32068  
(386) 931-6948

## CCSO OFF-DUTY INVOICE

INVOICE DATE  
DATE: 03/04/2019



#

TO:  
PINE RIDGE PLANTATION  
4200 PINE RIDGE PARKWAY  
MIDDLEBURG, FL 32068

FOR:  
[joliver@amsnf.com](mailto:joliver@amsnf.com)  
[prngr@riversidemgtsvc.com](mailto:prngr@riversidemgtsvc.com)

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02-01-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
02-15-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
DEPUTY SIGNATURE: TOTAL					\$240.00
#106					
Security thru 02/01-02/18					

Make all checks payable to Matthew Edmonson

Thank you for your business!

*C. Hall* 3/4/19  
*Security*

005.330.57200.34500

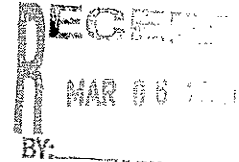
**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 186  
Invoice Date: 3/1/19  
Due Date: 3/1/19

**Bill To:**  
Pine Ridge Plantation CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Case:  
P.O. Number:

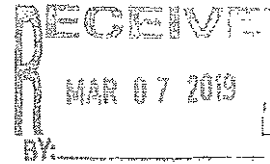


Description	#3	Hours/Qty	Rate	Amount
Management Fees - March 2019		310.513	3,690.83	3,690.83
Website Administration - March 2019		441	100.00	100.00
Information Technology - March 2019		351	83.33	83.33
Dissemination Agent Services - March 2019		313	416.67	416.67
Copies		423	30.90	30.90
Telephone		41	21.84	21.84
<b>Total</b>				<b>\$4,343.57</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,343.57</b>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500



## STATEMENT

February 28, 2019

Pine Ridge Community Development District  
Governmental Management Services  
5385 North Nob Hill Road  
Sunrise, FL 33351

Bill Number 105923  
Billed through 01/31/2019

#5  
210 517 315

### General Counsel/Monthly Meeting

PRIDGE 00001 JMW

### FOR PROFESSIONAL SERVICES RENDERED

01/02/19	JMW	Review prior financing documents; confer with working group regarding deferred costs issues; prepare correspondence to Ritter regarding deferred costs.	1.60 hrs
01/03/19	JMW	Prepare correspondence regarding street lighting; confer with staff regarding same.	0.70 hrs
01/04/19	JMW	Revise deferred costs letter; confer with working group; review completion agreement and accounting breakdown; confer with Fulks; review engineer's report.	1.90 hrs
01/08/19	JMW	Confer with Haney regarding street lighting issues; confer with Mossing and Mulshine regarding deferred costs.	0.80 hrs
01/09/19	JMW	Prepare for and attend agenda conference call.	0.80 hrs
01/11/19	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.20 hrs
01/15/19	JMW	Meeting preparation; travel to and attend regular board meeting; return travel.	4.90 hrs
01/17/19	JMW	Meeting follow up.	0.40 hrs
Total fees for this matter			\$2,829.00

### DISBURSEMENTS

Travel	226.83
Travel - Meals	28.66
Total disbursements for this matter	\$255.49

### MATTER SUMMARY

Walters, Jason M.	12.30 hrs	230 /hr	\$2,829.00
-------------------	-----------	---------	------------

TOTAL FEES	\$2,829.00
TOTAL DISBURSEMENTS	\$255.49

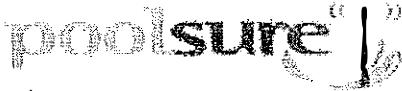
**TOTAL CHARGES FOR THIS MATTER****\$3,084.49****BILLING SUMMARY**

Walters, Jason M.	12.30 hrs	230 /hr	\$2,829.00
-------------------	-----------	---------	------------

TOTAL FEES	\$2,829.00
------------	------------

TOTAL DISBURSEMENTS	\$255.49
---------------------	----------

**TOTAL CHARGES FOR THIS BILL****\$3,084.49****Please include the bill number on your check.**



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date 3/1/2019

Invoice # 131295584281

Terms	Net 20
Due Date	3/21/2019
PO #	
Customer #	13GMS100

<b>Bill To</b> GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092	<b>Ship To</b> GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068
--	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	938.32
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

RECEIVED  
FEB 22 2019  
BY: \_\_\_\_\_

#SL4  
-Pine Ridge

C. Ham 2/22/19

Pool Maintenance

001.330.57200.46400

Total Amount Due 997.37  
\$997.37

## Remittance Slip

Customer  
13GMS100  
Invoice #  
131295584281

Amount Due \$997.37

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 56372  
Houston, TX 77255-5372



131295584281

R&D Landscaping & Irrigation  
8850 Corporate Square Court  
Jacksonville, FL 32216  
(904) 737-9733



February 2019  
Invoice #28922

<b>Billing Address</b>	<b>RECEIVED</b> MAR 01 2019	<b>Shipping Address</b>
PINE RIDGE CDD C/O GMS 4200 PINE RIDGE PLANTATION MIDDLEBURG FL 32068 United States		PINE RIDGE CDD C/O GMS 4200 PINE RIDGE PLANTATION MIDDLEBURG FL 32068 United States

Project/Job	Invoice Date	Due Date	Terms	Notes
#L26908	2/21/2019	3/23/2019	Net 30	

Item	Qty	Rate	Amount
<b>BLANCHARD MAGNOLIA</b> Description: Replace 1 Blanchard Magnolia tree along Pineridge Pkwy.	1	\$860.00	\$860.00
<b>Landscape Enhancement</b> Description: Remove the two stumps of dead trees and fill-in one with 1-yd. of dirt, then sod over it with St. Augustine sod along Pineridge Pkwy	1	\$150.00	\$150.00
<b>CRAPE MYRTLE</b> Description: Remove the stump of a dead Crape Myrtle along Tynes Blvd., and replace with new Crape Myrtle	1	\$515.00	\$515.00

Please Remit Payments To:  
SSS R&D OPCO LLC (Oh)  
7887 Safeguard Circle  
Valley View, OH 44125

Subtotal	\$1,515.00
Payments/Credits	\$0.00
Balance Due	\$1,515.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

#134

*C. Hall 3/1/19*  
*Landscape Contingency*  
*001.320.53800.49000*

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
3/1/2019	256

Bill To
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092

RECEIVED  
MAR 01 2019  
BY: \_\_\_\_\_

P.O. No.	Terms	Project

#73

Quantity	Description	Rate	Amount
	Janitorial Services - March 2019 330, 572, 4620	645.00	645.00
	Pool Maintenance Services - March 2019 330, 572, 4640	1,008.33	1,008.33
	Operations Management Services - March 2019 330, 572, 3400	1,666.67	1,666.67
	Facility Management Services - March 2019 330, 572, 3410	4,243.58	4,243.58
		<b>Total</b>	<b>\$7,563.58</b>

244  
3.1.19

Allways Improving LLC dba Fitness Pro  
1400 Village Square Blvd #3-293  
Tallahassee, FL 32312  
(850) 523-8882  
adm.in@wearefitnesspro.com  
http://www.wearefitnesspro.com

# Invoice



1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

BILL TO  
AMANDA RENTSCH  
Pine Ridge Plantation Amenity Center  
Pine Ridge Plantation Amenity Center  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

SHIP TO  
AMANDA RENTSCH  
Pine Ridge Plantation Amenity Center  
Pine Ridge Plantation Amenity Center  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

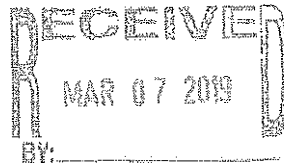
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
19082	03/01/2019	\$100.00	03/11/2019	Due 10 days from receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	PRODUCT/SERVICE	QTY	TOTAL
02/27/2019	CS2 Feb 27, 2019: Commercial Labor 2: Inspected elliptical. Tightened crank bolts tests good	1	100.00
03/01/2019	SERVICE REQUEST 23119 - ELLIPTICAL NEEDS SERVICE		

BALANCE DUE

\$100.00



#79

C. Hall 3/8/19

Prevention Maint

1.330.57200, 46600



RECEIVED  
MAR 12 2019  
PM



# Jacksonville Carriage Co LLC Invoice

12558 Old Kings Rd  
Jacksonville, FL 32219  
(904) 766-3933  
www.JaxCarriage.Com

Number: 20192160

Date: 2/25/2019

#93  
300.155.1

## Bill To:

Amanda Rentsch  
Pine Ridge Plantation Amenity Manager  
Riverside Management Services, Inc.  
(904) 803-2763 c  
(904) 291-8878 w

## Event Location:

Pine Ridge Plantation  
4200 Pine Ridge Parkway  
Middleburg, FL, 32068

Customer Email	Terms	Sales Rep
prmgr@riversidemgtsvc.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/13/2019	Pony	Pony Carousel			
	Zoo	Petting Farm			
	Time	1:00pm - 3:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 04/12/2019 or balance is due.		\$850.00	\$850.00
	Balance	Balance due on arrival.		\$850.00	\$850.00

Please review this invoice to ensure it accurately reflects our agreement.  
Add 3.5% for payments by credit card.

Thank You for your business!

Bieni@JaxCarriage.Com

**Total** \$1,700.00

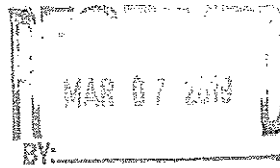
## WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.



**The Lake Doctors, Inc.**  
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708  
PH: 800-666-5253



# INVOICE

Invoice #	417664
Account #	719342
Invoice Date	3/1/2019
Due Date	3/11/2019
Rep	ERW

<b>Bill To</b> PINE RIDGE PLANTATION CDD GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092
--

Invoice Questions: <a href="mailto:Lakes@lakedoctors.com">Lakes@lakedoctors.com</a> Payment Questions: <a href="mailto:Payments@lakedoctors.com">Payments@lakedoctors.com</a>
--

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Maint Serv-R New agreement received 16/10/17 #76 <i>C. Hall 3/8/19</i> <i>Lake Maintenance</i> <i>001.320.53800.46400</i>	656.00
<b>Customer Total Balance</b>		\$656.00
<b>Total Invoice</b>		\$656.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit [www.lakedoctors.com](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b> PINE RIDGE PLANTATION CDD GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092
--

Amount Enclosed
-----------------

Invoice #	417664
Account #	719342
Date	3/1/2019

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

**The Lake Doctors, Inc.**  
3543 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	Visa American Express
Card #	
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	Check box if same as above
Signature	

R&D Landscaping & Irrigation  
8850 Corporate Square Court  
Jacksonville, FL 32216  
(904) 737-9733



**R&D**

LANDSCAPE & IRRIGATION

March 2019  
Invoice #29744

**Billing Address**  
PINE RIDGE CDD  
C/O GMS  
4200 PINE RIDGE PLANTATION  
MIDDLEBURG FL 32068  
United States

**Shipping Address**  
PINE RIDGE CDD  
United States

Invoice #	Invoice Date	Due Date	Terms	PO #
	3/1/2019	3/31/2019	Net 30	

Item	Qty	Rate	Amount
<b>Monthly Maintenance</b> Description: Current month landscape maintenance	1	\$7,160.00	\$7,160.00

Please Remit Payments To:  
SSS R&D OPCO LLC (Oh)  
7887 Safeguard Circle  
Valley View, OH 44125

<b>Subtotal</b>	\$7,160.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,160.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

#134

C. Hall 3/8/19

Landscape Maintenance

001,320,53800,46200

# CCSO OFF-DUTY INVOICE

FOR:  
joliver@gmsnf.com  
prmgr@riversidemgtsvc.com

RECEIVED  
MAR 15 2019  
BY: \_\_\_\_\_

Thank you for your business!



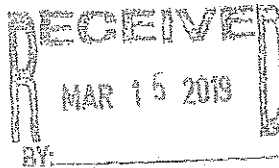
**BRANDON**  
Pest Control

TOLL FREE (877) 423-4453  
www.PestFree.com

2941 Dawn Road  
Jacksonville, FL 32207  
Corporate Office

ACCOUNT
164143
STATEMENT DATE
02/25/19

PINERIDGE PLANTATION  
ATTN: AMANDA RENTSCH  
4200 PINE RIDGE PKWY  
MIDDLEBURG, FL 32068-9216



DATE	ORDER	INVOICE	DESCRIPTION	AMOUNT	BALANCE
Service Address: PINERIDGE PLANTATION, AMANDA RENTSCH 4200 PINE RIDGE PKWY, MIDDLEBURG, FL					
02/19/19	1435869	1435869	EcoCare4 program - quarterly Pest Svc	94.00	94.00
#87 C. Hall 3/15/19 Preventative Maint. 001.330.57200, 46600					
CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	TOTAL	

94.00

0.00

0.00

0.00

94.00

Payment due immediately upon receipt. Please call our office if you have any questions or concerns. Thank you.

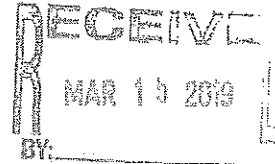
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
3/12/2019	257

Bill To:
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance February 1 - February 28, 2019	2,755.54	2,755.54
	Maintenance Supplies	1,432.76	1,432.76
	#73		
	G.F.M. Gen Facility Maint - Feb 19	\$ 1250.00	
	330,572,4600		
	R/M - Grounds - Feb 19	\$ 1667.00	
	320,538,4600		
	Repairs / Replace	\$ 625.00	
	330,572,4610		
	Contingency	\$ 427.00	
	330,572,4900		
	Janitorial Supplies	\$ 219.30	
	330,572,46201		
		<b>Total</b>	<b>\$4,188.30</b>

R.M.W.  
3.13.19

RMS

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF FEBRUARY 2019**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/19	3	L.F.	Performed light inspection, replaced bulbs in restroom, picked up supplies, removed debris from common areas, roadways and Amenity Center
2/4/19	3	L.F.	Picked up supplies, cleaned under fitness equipment, removed debris from Amenity Center, roadways, common areas, replaced trashcan liners as needed
2/4/19	6	C.C.	Prepped and painted slide stairs
2/6/19	5	L.F.	Prepped and painted slide stairs
2/8/19	4	L.F.	Inspected playground equipment and tightened bolts on benches, removed and cleaned broken bottles from road, removed debris around Amenity Center, common areas, went to store to purchase cleaning supplies
2/11/19	3	L.F.	Blew leaves and debris from pool deck and patio, removed debris from entrance, parking lot, common areas and Amenity Center, spackled holes in walls at clubhouse
2/12/19	9	L.F.	Steam cleaned grout in bathrooms
2/14/19	4	R.M.	Cleaned lakes and outfall structures, checked common area trash
2/14/19	4	J.L.	Cleaned lakes and outfall structures, checked common area trash
2/14/19	5	L.F.	Replaced light bulbs on pool deck (Boom Lift)
2/15/19	3	L.F.	Removed lost dog signs, blew off patio and pool deck, removed debris from Amenity Center, roadways and common areas
2/18/19	3	L.F.	Set up room and chairs for CDD meeting, Blew off patio, removed debris around Amenity Center, roadways and common areas
2/20/19	8	L.F.	Installed dog stations, cleaned tree line next to school, shoveled sand out of roadway
2/22/19	3	L.F.	Removed dirt from side of roadway, put away tables and chairs from CDD meeting, checked and cleaned dog receptacles, removed debris from Amenity Center and common areas
2/25/19	4	L.F.	Blew off pool deck, patio and round about, cleaned dirt from road, replaced dog receptacles, removed debris from common areas, roadways and Amenity Center
2/28/19	4	R.M.	Cleaned lakes and outfall structures, checked common area trash
2/28/19	4	J.L.	Cleaned lakes and outfall structures, checked common area trash

TOTAL 74MILES 372

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/5/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	2/1/19	PLC 18/1/4 pin bulbs (4)	32.06	L.F.
	2/4/19	Trash bags (42gal)	29.87	L.F.
	2/4/19	Trash bags (13gal)	18.07	L.F.
	2/4/19	Pine Sol (2)	22.89	L.F.
	2/4/19	Toilet paper	21.82	L.F.
	2/4/19	Airwick scented oils (2)	23.67	L.F.
	2/8/19	Windex	10.32	L.F.
	2/11/19	Green, White, & Blue Armor PoxyPaint	424.18	C.H.
	2/12/19	Galnt steam cleaner	93.39	L.F.
	2/13/19	Paint for kids tables and benches	40.49	A.F.
	2/14/19	Paint & cleaners	31.89	A.F.
	2/14/19	JD Galor rental	76.00	S.A.
	2/14/19	Boonit Lift	225.00	L.F.
	2/21/19	Tiifold towels (2)	61.88	L.F.
	2/25/19	Resuscitation Masks (4)	28.83	M.F.
	2/25/19	Rescue Tubes (3)	224.75	M.F.
	2/28/19	JD Galor rental	70.00	R.M.
	2/28/19	Gas for rental equipment	15.05	R.M.

TOTAL \$1,432.76



**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

Date	Amount	Authorized By
March 20, 2019	\$35,000.00	Bernadette Peregrino

Payable to:

Pine Ridge Plantation CDD #37
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Date Check Needed:

Budget Category:

ASAP	001-300-58100-10000
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Intended Use of Funds Requested:

FY19 Capital Reserve Funding
(Attach supporting documentation for request.)

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance  
For the Period Ended December 31, 2018

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/18	ACTUAL THRU 12/31/18	VARIANCE
<b>EXPENDITURES:</b>				
<b><u>AMENITY CENTER</u></b>				
Insurance	\$8,398	\$8,398	\$8,565	(\$167)
General Facility Maintenance	\$15,000	\$3,750	\$2,436	\$1,314
Repairs & Replacements	\$7,500	\$1,875	\$4,996	(\$3,121)
Recreational Passes	\$500	\$125	\$0	\$125
Postage	\$100	\$25	\$0	\$25
Printing & Email Marketing	\$125	\$31	\$0	\$31
Office Supplies	\$700	\$175	\$19	\$156
Other Current Charges	\$250	\$63	\$0	\$63
Permit Fees	\$250	\$250	\$0	\$250
Contingency	\$5,000	\$1,250	\$0	\$1,250
Amenity Management	\$50,923	\$12,731	\$12,731	\$0
Facility Assistant	\$24,561	\$6,140	\$0	\$6,140
Special Events	\$12,000	\$7,171	\$7,171	\$0
Preventive Maintenance	\$2,500	\$625	\$514	\$111
<b><u>Utilities</u></b>				
Water & Sewer	\$3,500	\$875	\$849	\$26
Electric	\$23,000	\$5,750	\$3,644	\$2,106
Telephone	\$3,000	\$750	\$795	(\$45)
Internet	\$1,360	\$340	\$0	\$340
<b><u>Management Contracts</u></b>				
Field Management Services	\$20,000	\$5,000	\$5,000	(\$0)
Lifeguards	\$16,500	\$0	\$0	\$0
Pool Maintenance	\$12,500	\$3,125	\$3,025	\$100
Pool Chemicals	\$11,400	\$2,850	\$2,903	(\$53)
Janitorial	\$7,740	\$1,935	\$1,935	\$0
Janitorial Supplies	\$1,200	\$300	\$299	\$1
Refuse Service	\$4,850	\$1,213	\$1,517	(\$304)
Security	\$10,000	\$2,500	\$2,381	\$119
Capital Projects	\$35,000	\$8,750	\$0	\$8,750
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$277,857</b>	<b>\$75,996</b>	<b>\$58,780</b>	<b>\$17,217</b>
<b><u>OTHER FINANCIAL SOURCES/USES</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCIAL SOURCES/USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$565,187</b>	<b>\$155,687</b>	<b>\$123,400</b>	<b>\$32,287</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$23,118)</b>		<b>\$360,158</b>	
FUND BALANCE - Beginning	\$23,118		\$648,654	
FUND BALANCE - Ending	\$0		\$1,008,811	

**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**

Date	Amount	Authorized By
March 20, 2019	\$300,000.00	Bernadette Peregrino

Payable to:

State Board of Administration #45
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Date Check Needed:

Budget Category:

ASAP	1-300-15100-10000
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Intended Use of Funds Requested:

Excess Fund Transfer
(Attach supporting documentation for request.)



Remit To: Clay County Sheriff's Office  
PO Box 548/901 N. Orange Ave  
Green Cove Springs, FL 32043  
(904) 284-7575

Invoice Number: SSI08730  
Invoice Date: 2/6/2019

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To: PINE RIDGE PLANTATION CDD  
475 W. TOWN PLACE SUITE 114  
ST AUGUSTINE, FL 32258  
BENADETLE PEREGRINO

Ship

To: PINE RIDGE PLANTATION CDD  
475 W. TOWN PLACE SUITE 114  
ST AUGUSTINE, FL 32258  
BENADETLE PEREGRINO

#107  
930.542.345

Due Date 2/21/2019  
Terms Net 15 Days

Customer ID C0000507  
P.O. Number  
P.O. Date 2/6/2019  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JANUARY 2019		16	16	5.00	80.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

Amount Subject to Sales Tax USD  
Amount Exempt from Sales Tax 155.00

Subtotal: 155.00  
Invoice Discount: 0.00  
Tax: 0.00  
Total USD: 155.00

PINE RIDGE PLANTATION CDD	1/5/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	1/13/2019	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	1/18/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	1/27/2019	6955	ANDERSON, JEFFREY K.	4.00
			TOTAL	16.00



Remit To: Clay County Sheriff's Office  
PO Box 548/901 N. Orange Ave  
Green Cove Springs, FL 32043  
(904) 284-7575

Invoice Number: SSI08793  
Invoice Date: 3/5/2019  
Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To: PINE RIDGE PLANTATION CDD  
475 W. TOWN PLACE SUITE 114  
ST AUGUSTINE, FL 32258  
BENADETLE PEREGRINO

Ship

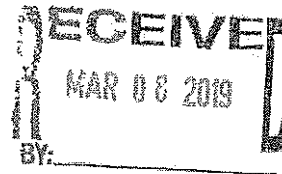
To: PINE RIDGE PLANTATION CDD  
475 W. TOWN PLACE SUITE 114  
ST AUGUSTINE, FL 32258  
BENADETLE PEREGRINO

Due Date 3/20/2019  
Terms Net 15 Days

#107  
Employee Admin Fee - Seble  
Scheduling Fee - Seble  
330-992-745

Customer ID C0000507  
P.O. Number  
P.O. Date 3/5/2019  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-FEBRUARY 2019		16	16	5.00	80.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00



Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 155.00

Subtotal: 155.00  
Invoice Discount: 0.00  
Tax: 0.00

Total USD: 155.00

PINE RIDGE PLANTATION CDD	2/1/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	2/9/2019	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	2/15/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	2/24/2019	6955	ANDERSON, JEFFREY K.	4.00
			TOTAL	16.00

**CLAY  
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200**Recorder**  
Not your average newspaper, not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 265-8831

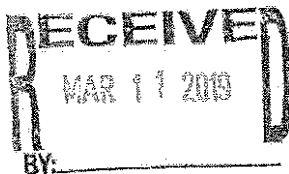
## Advertising Invoice

**PINE RIDGE PLANTATION C.D.D.**  
475 W TOWN PL # 114  
SAINT AUGUSTINE, FL 32092**Cust#:502790**  
**Ad#:296756**  
**Phone#:904-001-0001**  
**Date:03/06/2019****Salesperson: Clay Today****Classification: Legal Notice****Ad Size: 1.0 x 5.40****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	03/07/2019	03/07/2019	1	72.90	72.90

**Payment Information:**

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
03/05/2019	296756	BILLED ACCOUNT

#64  
310-97-48**Total Amount: 72.90****Tax: 0.00****Amount Due: 72.90****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**



**PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Orange Park, Florida**

**STATE OF FLORIDA  
COUNTY OF CLAY:**

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

**NOTICE OF RULE DEVELOPMENT MEETING**

in the matter of

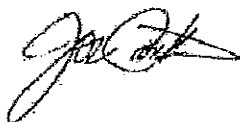
**APRIL 16TH**

**LEGAL: 43627 ORDER: 296756**

was published in said newspaper in the issues:

**03/07/2019**

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 03/07/2019.

NOTARY PUBLIC, STATE OF FLORIDA

3515 US HWY 17 Suite A, Fleming Island FL 32003  
Telephone (904) 264-3200 - FAX (904) 264-3285  
E-Mail: [Christie@opcfla.com](mailto:Christie@opcfla.com)

**NOTICE OF RULE DEVELOPMENT  
BY THE PINE RIDGE  
PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives notice of its intention to develop rules regarding the establishment of fees related to the use of the District's recreational facilities and services. The purpose and effect of these rules is to provide

for efficient and effective District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes (2015). A public hearing will be conducted by the District on April 16, 2019, at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. A copy of the proposed rules may be obtained by contacting the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or at (904) 940-5850.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. James Oliver District Manager  
Legal 43627 published March 7, 2019  
in Clay County's Clay Today newspaper

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/08/19 PAGE 1  
 \*\*\* CHECK DATES 02/01/2019 - 03/31/2019 \*\*\* PINE RIDGE PLANTATION - CAP RS  
 BANK B PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/19	00013	2/12/19 5417	201902 320-53800-60000		NETWORK MONITOR INSTALL	*	4,873.00	
								4,873.00 000025
-----								
							TOTAL FOR BANK B	4,873.00
							TOTAL FOR REGISTER	4,873.00

PRP --PINERIDGE-- BPEREGRINO

# WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

1 Hargrove Grade Suite 1A  
Palm Coast, FL 32137  
(386) 957-9339  
(866) 896-9055 Fax  
www.WebWatchdogs.net  
WebWatchdogs@gmail.com  
Florida Contractor License #ES12000771

## Invoice

Date	Invoice #
2/12/2019	5417
Pineridge Plantation 4200 Pineridge Pkwy Middleburg, FL 32068	

Description	Qty	Rate	Amount
32 Channel 4MP DVR- 5-Way: Each Channel Supports HD-over-Conn(CVI/TVI/AHD) / Analog /IP Video Input, 2 HDMI / VGA / TV Simultaneous Video Output, H.265+/H.265 dual-stream video compression, Max 32 channels IP camera inputs, each channel up to 8MP, Max 128Mbps Incoming Bandwidth, Smart Search and Intelligent Video System, Supports 4 SATA HDDs with up to 40TB of storage, Onvif Conformance, First 16ch Support Tripwire & Intrusion, First 2ch Support Object Abandoned & Missing, Supports HDMI2 for Spot Output, Multiple Network Monitoring: Web viewer, VMS, Mobile App ***Includes Installation***	1	1,900.00	1,900.00
4 TB Hard Drive	2	199.00	398.00
HD Armor Ball 4.0 MP IR Camera- 1/3" 4.0 Megapixel CMOS, 30fps @ 4MP, 30fps @ 1080P, 30fps @ 720P. High speed, long distance real-time, transmission, Analog / HD Switchable via BNC Connections, OSD Menu, Control over Coaxial Cable, Day/Night (ICR), AWB, AGC, BLC, 3D-DNR, 2.8mm fixed lens, Max. IR LEDs length 98ft (30m), Smart IR, IP67, DC12V ***Includes Installation***	6	275.00	1,650.00
Additional Installation Supplies & Labor- Trenching, CCTV Cable, Conduit, PVC, Junction Boxes, Miscellaneous Hardware	1	2,500.00	2,500.00
Extended Warranty Option- Complete Surveillance Camera System (\$450 Per Year After the 1st Year For Complete System- Parts & Labor)		0.00	0.00
<p><i>C. Hall 3/28/19</i> Reserves 001.330.57000.6000 #13 002.320.538.6</p>			
1 Year Extended Warranty on Camera Parts, Labor and Equipment		Subtotal	\$6,448.00
All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism, Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.		Sales Tax (0.0%)	\$0.00
After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$99 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days.		Total	\$6,448.00
		Payments/Credits	-\$1,575.00
		Balance Due	\$4,873.00