

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

*July 17, 2018*



## Pine Ridge Plantation Community Development District

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

P: (904) 940-5850 • F: (904) 940-5899

July 11, 2018

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, July 17, 2018 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. Affidavit of Publication
- IV. Approval of the Minutes of the May 15, 2018 Meeting
- V. Consideration of Interim Suspensions of Access to Amenity Facilities
- VI. Public Hearing to Adopt the Budget for Fiscal Year 2019
  - A. Consideration of Resolution 2018-03, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019
  - B. Consideration of Resolution 2018-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2019
- VII. Ratification of Relief Agreement
- VIII. Update Regarding Foreclosure Matters
- IX. Other Business
- X. Staff Reports
  - A. Attorney
  - B. District Manager - Discussion of Meeting Dates for Fiscal Year 2019
  - C. Engineer
  - D. Operations Manager - Report
  - E. Amenity Manager
- XI. Audience Comments / Supervisor's Requests
- XII. Financial Statements
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending May 31, 2018
  - B. Assessment Receipts Schedule

- C. Approval of Check Register  
XIII. Next Scheduled Meeting – September 18, 2018 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center  
XIV. Adjournment

A copy of the minutes of the May 15, 2018 meeting are enclosed for your review.

The fifth order of business is consideration of interim suspensions of access to amenity facilities. Enclosed are two letters relating to this item.

The sixth order of business is the public hearing to adopt the budget for Fiscal Year 2019. Enclosed is a copy of the approved budget along with copies of Resolution 2018-03 and Resolution 2018-04.

The seventh order of business is ratification of relief agreement, which is enclosed for your review.


Enclosed under the Manager's Report is a proposed meeting schedule for Fiscal Year 2019.

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,



James Oliver  
District Manager

cc: Jason Walters  
Peter Ma  
Darrin Mossing  
Danny Tyler

Amy Hembree  
Chris Hall  
Rich Whetsel  
Amanda Rentsch

## *AGENDA*

*Pine Ridge Plantation  
Community Development District  
Agenda*

Tuesday  
July 17, 2018  
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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- XIV. Adjournment

### *THIRD ORDER OF BUSINESS*

**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 PUBLIC HEARING**

in the matter of

**BUDGETS**

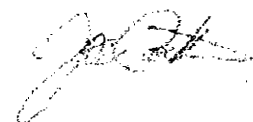
**LEGAL: 41935 ORDER: 286180**

was published in said newspaper in the issues:

✓ **06/21/2018**

✓ **06/28/2018**

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 06/28/2018.

*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  
PUBLIC HEARING  
TO CONSIDER THE  
ADOPTION OF THE FISCAL  
YEAR 2018/2019 BUDGETS;  
AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS  
MEETING.  
PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors ("Board") of the Pine Ridge Plantation Community Development District ("District") will hold a public hearing on July 17, 2018 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (904) 940-5350 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 41935 published June 21 and  
June 28 2018 in Clay County's Clay  
Today newspaper

## *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, May 15, 2018 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:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Steve Andersen	Operations Manager
Amanda Ferguson	Riverside Management Services
Ernesto Torres	GMS, LLC
Stephen DuBois	Riverside Management Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver 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 April 17, 2018 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the April 17, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with the Minutes of the April 17, 2018 Meeting were approved.
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**FOURTH ORDER OF BUSINESS****Acceptance of Fiscal Year 2017 Audit**

Mr. Oliver stated each year as a unit of government in Florida, the CDD is required to have an annual audit performed by an independent CPA firm. You have a copy of the Fiscal Year 2017 Audit included in your agenda package. It is a clean audit. On page it states, "In our opinion, the basic financial statements referred to above, present fairly in all material respects, the financial position of the governmental activities in each major fund of the CDD as of September 30, 2017 and those in conformity with the accounting principles generally accepted in the United States of America." Page 16 begins the notes to the financial statements. I did want to point that on page 29 in note H titled "Subsequent to the completion of Fiscal Year 2017", it states the District is working with the bondholders to enforce the collection of delinquent assets for undeveloped land. The current landowner is working with the trustee on behalf of the majority bondholder and the District to reposition the undeveloped land, so it can be sold. These efforts are still in progress. I know we had a setback at our last meeting, but Jason will give us an update today. The next page is the independent auditor's report on internal controls over financial reporting. The last paragraph states, "We did not identify any deficiencies in internal control that we consider to be material weaknesses." The auditor is supposed to report on prior audit findings and what actions were taken regarding those findings. The reports states there were no findings or recommendations made in the preceding audit report. Regarding the financial condition, the audit report finds "In connection with our audit, we have determined that Pine Ridge CDD did not meet any of the conditions described in Section 218,503(1) of Florida Statutes". This indicates the CDD does not meet the conditions considered to be a financial emergency.. This audit report will be filed with the Auditor General in the State of Florida and it will also be available to bond investors. We will also post a copy of this report to the District's website.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Fiscal Year 2017 Audit was accepted.

**FIFTH ORDER OF BUSINESS****Consideration of Audit Engagement Letter  
from Berger, Toombs, Elam, Gaines &  
Frank for Fiscal Year 2018**

Mr. Oliver stated included in your agenda package is an audit engagement letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2018. You selected this firm at your

last meeting on March 20, 2018. The engagement letter outlines what the scope of the audit is. On page four you will see the cost of the audit is \$3,100.

On MOTION by Mr. Ritchie seconded by Mr. Arp with all in favor the Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2018 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2018-02, Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing Date for Adoption**

Mr. Oliver stated this is the beginning of the process for approving the proposed budget for Fiscal Year 2019. Over the next 60 plus days, we can refine the budget and then you will have a budget hearing. After the budget hearing is held, you adopt a budget and then we send the budget in the form of an assessment roll to the tax collector by September 15<sup>th</sup> and they put the assessments on the tax bills that go out November 1<sup>st</sup>. I think we are in a position to keep assessments stable for this year. We would use carry forward surplus from your unassigned reserves to help balance the budget. You have \$308,000 in capital reserves. There is \$567,000 in the unassigned balance. That is the money that we have collected from assessments this year and past years and we have banked that money. As I look at the remaining expected expenditures for this year that would bring that balance down to \$303,000. We would also want to reserve \$135,000 for first quarter operations of Fiscal Year 2019. If you wanted to keep assessments stable by using \$23,000 from this fund then you are in a good position to do that. Hopefully in the coming months we will have good news from the foreclosure process and perhaps more money coming in from the bondholders.

Mr. Biagetti stated I think that is a very wise approach in our state right now.

Mr. Oliver stated the next section in the budget is the administrative section. The first section is administrative expenditures and that has stayed stable. Last year we budgeted \$117,562 and we are budgeted \$117,552. As a result of the engagement letter you approved tonight, the fourth line item down regarding the audit will reduce it from \$3,750 to \$3,100. The next section is the amenity center operations. This section flows into the top section of the next two pages. The total expenditures go from \$270,000 to \$277,000. Although we budgeted \$270,000 last year for Fiscal Year 2018, we actually expect to execute \$275,000. There is one increase in amenity management with a 3% increase. The grounds maintenance section

increases from \$153,000 to \$169,000 and the biggest increase there is for irrigation. Page nine is the capital reserve budget and that projects us to take in \$35,000 for capital reserves this year. When you put that in with the existing budget, it would bring the balance to \$378,000. According to the capital reserve study it looks like we will have approximately \$45,000 worth of repairs and replacements to do during the next Fiscal Year. I will plug that in under expenditures, so we will be tracking that. The next item is the debt service fund. This is for the Series 2006A bonds. This is to accomplish a payment of two semiannual interest payments made each year, as well as the principal payment made on May 1<sup>st</sup>. The next page is the amortization schedule, which shows the principal payments and the interest payments.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor Resolution 2018-02 Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing for July 17, 2018 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068 was approved.

**SEVENTH ORDER OF BUSINESS****Update Regarding Series 2006 Bond Restructuring/Foreclosure Actions**

Mr. Walters stated we have filed a motion for summary judgment, so the landowner has 30 days to respond. The other thing is I have been fielding a lot of calls and discussions from interested parties, particularly the existing certificate holder and the developer they were working with prior to. I remain hopeful that we will see some sort of proposal that I can bring to the board but in the meantime, we are pressing forward with the foreclosure. The other thing I wanted to clarify was the concept of foreclosure where the debt would be wiped out but since the bondholders are funding the efforts, the agreement was that we would just foreclosure the O&M assessments.

**EIGHTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

There being none, the next item followed.

**B. District Manager**

- 1. Report on the Number of Registered Voters (1,042)**
- 2. General Election**

Mr. Oliver stated we are required by Chapter 190 to report on the record each year the number of registered voters residing in the District. As of April 15, 2018, there are 1,042 registered voters living in the District. For the general election, seats 1 and 3 are up for reelection this year. Those are the seats held by Maria Haney and Jerry Ritchie. The qualification period is June 18<sup>th</sup> through the 22<sup>nd</sup> from 12:00 p.m. to 12:00 p.m. If no one qualifies for the seats then it would be up to the board to fill those seats. Please contact the Supervisor of Elections or visit [www.clayelections.com](http://www.clayelections.com) for more information.

**C. Engineer**

There being none, the next item followed.

**D. Operations Manager – Report**

Mr. Andersen stated the landscaping that you all approved at the last meeting has started to be installed. In regards to the Richmond American signs, we took what we thought were prudent and reasonable steps to make sure they had time to take care of the signs. They are still sitting out here, so we will take care of that for them. The pool is up and running. I got some dates from RMS. April 9<sup>th</sup> the pool went down and it was reported to them. The problem was the impellor inside the pump. The parts were ordered on April 18<sup>th</sup>. There were three companies that looked at it. It took three weeks for the part to come in and was installed on May 9<sup>th</sup>. Unfortunately, this is not a part you can find on the shelf anywhere. It had to be manufactured. Since we have a singular pool out here, there are some recommendations to hire a company to come in and look at all of the mechanical portions of this pool to see if it makes sense to have some parts on the shelf. Certain things do not have very good shelf life though. This will be my last meeting at Pine Ridge. I am leaving RMS and I'll be the District Manager at the Crossings. Thank you for the opportunity. The flooring has been ordered and we just waiting on it arrive.

**E. Amenity Manager**

Ms. Ferguson stated the access card system is back up and running again. Convergent was hard to get in touch with. The rep said his cell phone went out and he didn't have a phone for a week to almost a week and a half. He just had to allow the system to let us put more cards in the system. AT&T repaired the phone lines. It is a constant battle with the phone lines going down here. The air conditioning unit was fixed in here last Friday. We had rentals, so I made sure the company came out that day to get it back up and running. I had the community yard sales scheduled for this weekend but with the rain I decided to reschedule them to June 2<sup>nd</sup> and 3<sup>rd</sup>. When the pool was down I ordered a 21 foot water slide and we had pizza and drinks.

#### **TENTH ORDER OF BUSINESS**

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

A resident asked are there any CDDs that are in financial trouble and why?

Mr. Oliver responded yes and largely it has to do when Developers have large areas of undeveloped land and they can't make the bond payments or the O&M payments.

A resident asked how many residents are in arrears or in default in their payments to the CDD?

Mr. Oliver responded right now, the on roll assessment collection is 98.72% and those that haven't paid their property tax bill will have a tax certificate sale, so we would be made whole from that.

A resident asked is anyone here planning to leave at election time?

Mr. Ritchie responded I will reapply.

Ms. Haney stated I haven't made my decision on whether or not I am going to run yet.

Mr. Ritchie asked how did the numbers come out on the flooring and installation?

Mr. Andersen responded it was \$1,799.40 for the flooring and \$2,985 installed for a total of \$4,784.40, which is \$1,215.60 below budget.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Financial Statements**

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

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

**B. Assessment Receipts Schedule**

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

**C. Approval of Check Register**

Mr. Oliver 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.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 17, 2018 at  
6:00 p.m. at the Pine Ridge Plantation  
Amenity Center**

Mr. Oliver stated there will be a special meeting held on July 17, 2018 at 6:00 p.m. at this location.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## *FIFTH ORDER OF BUSINESS*



**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

July 9, 2018

Mr. \_

Middleburg, FL 32068

Re: Pine Ridge Plantation Community Development District  
Suspension of Amenity Facility Access

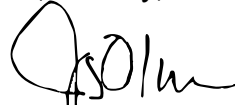
Dear Mr.

On behalf of the Pine Ridge Plantation Community Development District (the "District"), your Amenity Center privileges are suspended due to violations of District policies. On July 4, 2018, between the hours of 3:00 p.m. and 3:30 p.m., you were reportedly fighting with another resident in the office area of the Amenity Center. Fighting is specifically prohibited in the District's amenity facilities policies.

Based on consultation between the amenity center manager and the District's Chairman and due to the egregious nature of the violation stated above, on behalf of the Board of Supervisors, I have temporarily suspended your access to the Amenity Facilities. You may not access or otherwise enter the District's amenity center. Pursuant to District Policies, your interim suspension is in effect immediately until the next meeting of the Board of Supervisors. The next Board of Supervisors meeting, to be held July 17, 2018, at 6:00 p.m. at the Pine Ridge Plantation CDD Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida. You are entitled to attend the meeting to present evidence as to why your access to the Amenity Facilities should be reinstated. At the meeting, the Board of Supervisors may consider further suspension, termination or reinstatement of your access to the Amenity Facilities.

Should you have any questions regarding any of the foregoing, please don't hesitate to contact the amenity center manager at (904) 291-8878 or me at (904) 940-5850 ext. 406.

Sincerely,



James Oliver  
District Manager

Cc: District Chairman  
District Counsel  
Amenity Center Manager

**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

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

July 9, 2018

Ms. \_\_\_\_\_

Middleburg, Florida 32068

Re: Pine Ridge Plantation Community Development District  
Suspension of Amenity Facility Access


Dear Ms. \_\_\_\_\_

On behalf of the Pine Ridge Plantation Community Development District (the "District"), your Amenity Center privileges are suspended due to violations of District policies. On July 4, 2018, between the hours of 3:00 p.m. and 3:30 p.m., you were reportedly fighting with another resident in the office area of the Amenity Center. Fighting is specifically prohibited in the District's amenity facilities policies.

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Should you have any questions regarding any of the foregoing, please don't hesitate to contact the amenity center manager at (904) 291-8878 or me at (904) 940-5850 ext. 406.

Sincerely,

  
James Oliver  
District Manager

Cc: District Chairman  
District Counsel  
Amenity Center Manager

## *SIXTH ORDER OF BUSINESS*

***Approved Budget  
Fiscal Year 2019***

***Pine Ridge Plantation Community  
Development District***

***July 17, 2018***



# Pine Ridge

## Community Development District

## General Fund

Description	Adopted Budget FY2018	Actual YTD As of 5/31/2018	Projected Actual FY2018	Proposed Budget FY2019
<b>Revenues</b>				
Assessments - Tax Roll	\$429,471	\$423,236	\$429,471	\$429,471
Assessments - Direct	\$108,098	\$0	\$0	\$108,098
Misc. Income/Facility Rental	\$3,000	\$3,100	\$5,000	\$3,000
Interest Earned	\$1,000	\$3,082	\$3,500	\$1,500
Carry Forward Surplus	\$0	\$26,662	\$26,662	\$23,118
<b>Total Revenues</b>	<b>\$541,569</b>	<b>\$456,079</b>	<b>\$464,633</b>	<b>\$565,187</b>
<b>Expenditures</b>				
<b>Administrative</b>				
Supervisors Fees & FICA	\$10,334	\$6,244	\$10,334	\$10,334
Engineering	\$7,000	\$780	\$2,000	\$7,000
Attorney	\$20,000	\$8,749	\$20,000	\$20,000
Annual Audit	\$3,350	\$3,450	\$3,450	\$3,750
Assessment Roll	\$5,520	\$5,260	\$5,260	\$5,260
Arbitrage	\$1,200	\$0	\$1,200	\$1,200
Trustee	\$6,000	\$0	\$6,000	\$6,000
Dissemination	\$5,000	\$3,333	\$5,000	\$5,000
Management Fees	\$44,290	\$29,527	\$44,290	\$44,290
Computer Time	\$1,000	\$667	\$1,000	\$1,000
Telephone	\$350	\$141	\$350	\$350
Postage	\$500	\$643	\$750	\$600
Printing & Binding	\$1,200	\$667	\$1,200	\$1,200
Insurance	\$7,893	\$7,441	\$7,441	\$7,893
Legal Advertising	\$2,000	\$447	\$1,200	\$1,500
Other Current Charges	\$300	\$68	\$300	\$300
Website Domain	\$1,200	\$800	\$1,200	\$1,200
Office Supplies	\$250	\$394	\$450	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175
<b>Administrative Expenses</b>	<b>\$117,562</b>	<b>\$68,785</b>	<b>\$111,600</b>	<b>\$117,552</b>
<b>Amenity Center</b>				
Insurance	\$8,398	\$7,998	\$7,998	\$8,398
General Facility Maintenance	\$15,000	\$12,429	\$15,000	\$15,000
Repairs & Replacements	\$10,000	\$13,902	\$10,000	\$7,500
Recreational Passes	\$500	\$0	\$500	\$500
Postage	\$100	\$0	\$100	\$100
Printing & Email Marketing	\$125	\$0	\$125	\$125
Office Supplies	\$700	\$176	\$700	\$700
Other Current Charges	\$250	\$0	\$250	\$250
Permit Fees	\$250	\$250	\$250	\$250
Contingency	\$5,000	\$0	\$5,000	\$5,000
Amenity Management	\$49,440	\$32,960	\$49,440	\$50,923
Facility Assistant	\$24,561	\$1,969	\$24,561	\$24,561
Special Events	\$10,000	\$10,382	\$12,000	\$12,000
Preventive Maintenance	\$0	\$0	\$2,500	\$2,500

# Pine Ridge

Community Development District

General Fund

Description	Adopted Budget FY2018	Actual YTD As of 5/31/2018	Projected Actual FY2018	Proposed Budget FY2019
<u>Utilities</u>				
Water & Sewer	\$3,500	\$2,859	\$3,500	\$3,500
Electric	\$23,000	\$13,071	\$23,000	\$23,000
Telephone	\$2,500	\$2,043	\$3,000	\$3,000
Internet	\$1,360	\$590	\$1,360	\$1,360
<u>Management Contracts</u>				
Field Management Services	\$20,000	\$13,333	\$20,000	\$20,000
Lifeguards	\$15,000	\$2,687	\$16,500	\$16,500
Pool Maintenance	\$12,100	\$7,929	\$12,466	\$12,500
Pool Chemicals	\$11,020	\$7,569	\$11,380	\$11,400
Janitorial Supplies	\$1,200	\$1,042	\$1,200	\$1,200
Janitorial Service	\$7,740	\$5,160	\$7,740	\$7,740
Refuse Service	\$4,000	\$3,636	\$4,810	\$4,850
Security	\$10,000	\$8,443	\$10,000	\$10,000
Capital Reserve	\$35,000	\$0	\$35,000	\$35,000
<b>Amenity Center Expenses</b>	<b>\$270,744</b>	<b>\$148,428</b>	<b>\$278,380</b>	<b>\$277,857</b>
<u>Grounds Maintenance</u>				
Landscape Maintenance	\$100,000	\$59,998	\$97,111	\$100,000
Lake Maintenance	\$8,670	\$5,151	\$7,728	\$7,728
Electric	\$3,000	\$1,307	\$2,250	\$2,500
Water	\$21,000	\$25,885	\$38,436	\$39,000
Repairs and Maintenance	\$20,000	\$16,101	\$20,000	\$20,000
Contingencies	\$593	\$1,009	\$1,009	\$550
<b>Grounds Maintenance Expenses</b>	<b>\$153,263</b>	<b>\$109,451</b>	<b>\$166,534</b>	<b>\$169,778</b>
<u>Other Sources/(Uses)</u>				
Interfund Transfer in/(Out)	\$0	\$115,000	\$115,000	\$0
<b>Total Expenses</b>	<b>\$541,569</b>	<b>\$326,664</b>	<b>\$556,514</b>	<b>\$565,187</b>
<b>EXCESS REVENUES/(EXPENSES)</b>	<b>\$0</b>	<b>\$244,415</b>	<b>\$23,118</b>	<b>\$0</b>

	✓ FY2018	✓ FY2019
Units	736	736
Gross Assess per Unit	✓ \$777	✓ \$777
Net Assess per Unit	\$730	\$730
Total Gross Assessment	\$571,882	\$571,882
Less: Discounts & Collections (6%)	(\$34,313)	(\$34,313)
<b>Total Net Assessment **</b>	<b>\$537,569</b>	<b>\$537,569</b>

**Pine Ridge Plantation**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2019

**REVENUES:**

**Maintenance Assessments**

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

**Facility Rental Fees**

The residents may rent the facilities for personal use.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees/FICA**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings. The FICA represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering**

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

**Attorney**

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Assessment Roll**

The District contracts with Governmental Management Services, LLC for the certifications of the District's annual maintenance and debt service assessments to the County Tax Collector and collection of Direct Assessments.

**Arbitrage**

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2006 A/B Capital Improvement Revenue Bonds.

**Pine Ridge Plantation**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2019

**Trustee**

The District's Series 2006 A/B Capital Improvement Revenue Bonds are held by a Trustee at U.S. Bank. The amount represents the fee for the administration of the District's bond issue.

**Dissemination Agent**

The District has contracted with GMS, LLC, to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

**Computer Time**

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

**Telephone**

This item includes the cost of a telephone and fax machine.

**Postage**

This item includes mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of checks, stationary, envelopes etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

**Website Compliance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.



**Pine Ridge Plantation**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2019

**Other Current Charges**

*Bank charges and any other miscellaneous expenses incurred during the year.*

**Office Supplies**

*This item includes the cost of miscellaneous office supplies.*

**Dues, Licenses & Subscriptions**

*The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.*

**Amenity Center**

**Insurance**

*The District's Property Insurance policy will be with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.*

**General Facility Maintenance**

*Cost of routine repairs and maintenance of the District's common areas and Amenity Center.*

**Repairs and Replacements**

*Represents any funds that will be used to make repairs and replacements to facility or equipment in the District Amenity Center*

**Recreation Passes**

*Represents the estimated cost for access cards to the District's Amenity Center.*

**Postage**

*This item includes mailing of newsletter to residents.*

**Printing & Email Marketing**

*Includes costs of publishing newsletter and other mailings/emails associated with the amenity center.*

**Office Supplies**

*This item includes the cost of office supplies needed for the operation of the amenity center.*

**Other Current Charges**

*Any unanticipated costs to the amenity center*

**Pine Ridge Plantation**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2019

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool.

Contingency

This item includes a contingency for any unanticipated and unscheduled cost to the District.

Amenity Management

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Special Events

This item represents the estimated cost for the District to host any special events for the community throughout the Fiscal Year.

**Utilities:**

Water

District currently has one account with CCUA for water at the Amenity Center. Budget includes growth for additional use and new accounts.

Acct 257253 – 4200 Pine Ridge Parkway	\$293/mo + 10% Cont.	\$3,500/year
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Electric

District currently has one account with Clay Electric for electric at the Amenity Center. Budget includes growth for additional use and new accounts.

Acct 780861-1 – 4200 Pine Ridge Parkway	\$1,666.67/mo+ 10% Cont.	\$23,000/year
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Telephone

Telephone and fax machine

Internet

Cost of internet services used for the Amenity Center.

Cable

The District will open an account with Dish Network to provide cable satellite services.

**Management Contracts**

**Field Management Services**

The District has contracted with Riverside Management Services, Inc. for the supervision and on-site management of Pine Ridge Plantation.

**Pine Ridge Plantation**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2019

**Lifeguards**

*The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.*

**Pool Maintenance**

*The District has contracted with Riverside Management Services, Inc. to provide pool cleaning and maintenance services. Monthly service is \$1,008.33 for two cleanings, plus the cost of chemicals. During summer months, cleanings may be increased to three times a week.*

**Pool Chemicals**

*Poolsure will provide the necessary chemicals for the Amenity Center pool.*

**Janitorial**

*The District has contracted with Riverside Management Services to provide janitorial services for the Amenity Center.*

**Refuse Service**

*This item includes the cost of garbage disposal for the District.*

**Security**

*The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District.*

**Capital Reserve**

*The District has established a Capital Reserve to fund renewal and replacement of the District's capital related facilities and equipment.*

**Grounds Maintenance:**

**Landscape Maintenance**

*The District has contracted with R&D Landscape & Irrigation to provide landscaping services to all the common areas within the District. The current contract is \$7,160.00 per month.*

**Lake Maintenance**

*The District has contracted with The Lake Doctors to perform monthly service to include inspections and treats as necessary for the control and prevention of aquatic weeds and algae.*

**Pine Ridge Plantation**  
**Community Development District**  
 GENERAL FUND BUDGET  
 Fiscal Year 2019

Electric

The District currently has the following accounts with Clay Electric.

Account #	Service Address	Monthly Average	Annual Average
8824799	4201-1 Pine Ridge Pkwy	\$ 25	\$ 303
8824808	1217-1 Camp Ridge Land	\$ 25	\$ 300
7371685	4392-1 Pine Ridge Park - Irrigation	\$ 21	\$ 255
8824805	1452-2 Tynes Blvd - Entrance	\$ 42	\$ 506
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	\$ 43	\$ 516
	Contingency		\$ 619
			<u>\$ 2,500</u>

Water

The District currently has the following accounts with CCUA. Budget includes growth for additional use and new accounts.

Account #	Service Address	Monthly Average	Annual Average
246892	1376-1 Tynes Blvd Reclaimed	\$ 124	\$ 1,490
246893	1475-1 Tyne Blvd Reclaimed	\$ 1,180	\$ 14,158
248250	4228-1 Pine Ridge Pkwy Reclaimed	\$ 884	\$ 10,606
248496	4354-1 Pine Ridge Pkwy Reclaimed	\$ 216	\$ 2,591
248497	4421-1 Pine Ridge Pkwy Reclaimed	\$ 162	\$ 1,945
248498	4688-1 Pine Lake Dr Reclaimed	\$ 27	\$ 323
248499	4201-2 Pine Ridge Pkwy Irrigation	\$ 47	\$ 560
257236	4200-1 Pine Ridge Pkwy Irrigation	\$ 174	\$ 2,083
260144	4200 Pine Ridge Pkwy Reclaimed	\$ 390	\$ 4,680
	Contingency		\$ 564
			<u>\$ 39,000</u>

Repair & Maintenance

Regular maintenance and replacement.

Contingencies

This item includes a contingency for any unanticipated and unscheduled cost to the District.

# Pine Ridge Plantation

Community Development District

Reserve

<u>Description</u>	<u>Adopted Budget FY2018</u>	<u>Actual YTD As of 5/31/2018</u>	<u>Projected Actual FY2018</u>	<u>Proposed Budget FY2019</u>
<b><u>Revenues</u></b>				
Operating Transfer In	\$35,000	\$0	\$35,000	\$35,000
Assigned Fund Balance	\$317,963	\$314,224	\$314,224	\$327,493
<b>Total Revenues</b>	<b><u>\$352,963</u></b>	<b><u>\$314,224</u></b>	<b><u>\$349,224</u></b>	<b><u>\$362,493</u></b>
<b><u>Expenditures</u></b>				
Maintenance Reserves	\$0	\$19,932	\$21,731	\$0
<b>Total Expenses</b>	<b><u>\$0</u></b>	<b><u>\$19,932</u></b>	<b><u>\$21,731</u></b>	<b><u>\$0</u></b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b><u>\$352,963</u></b>	<b><u>\$294,292</u></b>	<b><u>\$327,493</u></b>	<b><u>\$362,493</u></b>

# Pine Ridge Plantation

Community Development District

Debt Service Fund

Series 2006A

<u>Description</u>	<u>Adopted Budget FY2018</u>	<u>Proposed Budget FY2019</u>
<b><u>Revenues</u></b>		
Interest Income	\$250	\$3,000
Assessments - Tax Roll	\$727,641	\$727,641
Transfer from Reserve	\$206,594	\$0
Fund Balance	\$314,820	\$233,914
<b>Total Revenues</b>	<b><u>\$1,249,305</u></b>	<b><u>\$964,555</u></b>
<b><u>Expenditures</u></b>		
Interest 11/1	\$306,585	\$297,810
Principal 5/1	\$325,000	\$340,000
Interest 5/1	\$306,585	\$297,810
Other Debt Service Costs	\$0	\$0
<b>Total Expenses</b>	<b><u>\$938,170</u></b>	<b><u>\$935,620</u></b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b><u>\$311,135</u></b>	<b><u>\$28,935</u></b>
	Interest Expense - 11/1/19	\$288,630
	<u>Total Gross Assessment</u>	<u>\$997,897</u>
	Less: Discounts & Collections (6%)	(\$59,874)
	<u>Total Net Assessment</u>	<u>\$938,023</u>

# Pine Ridge Plantation

Community Development District

## Amortization Schedule

Series 2006A, Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/16	\$ 11,950,000	5.40%	\$ 290,000.00	\$ 322,650.00	
11/01/16	\$ 11,660,000	5.40%	\$ -	\$ 314,820.00	\$ 927,470.00
05/01/17	\$ 11,660,000	5.40%	\$ 305,000.00	\$ 314,820.00	
11/01/17	\$ 11,355,000	5.40%	\$ -	\$ 306,585.00	\$ 926,405.00
05/01/18	\$ 11,355,000	5.40%	\$ 325,000.00	\$ 306,585.00	
11/01/18	\$ 11,030,000	5.40%	\$ -	\$ 297,810.00	\$ 929,395.00
05/01/19	\$ 11,030,000	5.40%	\$ 340,000.00	\$ 297,810.00	
11/01/19	\$ 10,690,000	5.40%	\$ -	\$ 288,630.00	\$ 926,440.00
05/01/20	\$ 10,690,000	5.40%	\$ 360,000.00	\$ 288,630.00	
11/01/20	\$ 10,330,000	5.40%	\$ -	\$ 278,910.00	\$ 927,540.00
05/01/21	\$ 10,330,000	5.40%	\$ 380,000.00	\$ 278,910.00	
11/01/21	\$ 9,950,000	5.40%	\$ -	\$ 268,650.00	\$ 927,560.00
05/01/22	\$ 9,950,000	5.40%	\$ 400,000.00	\$ 268,650.00	
11/01/22	\$ 9,550,000	5.40%	\$ -	\$ 257,850.00	\$ 926,500.00
05/01/23	\$ 9,550,000	5.40%	\$ 425,000.00	\$ 257,850.00	
11/01/23	\$ 9,125,000	5.40%	\$ -	\$ 246,375.00	\$ 929,225.00
05/01/24	\$ 9,125,000	5.40%	\$ 450,000.00	\$ 246,375.00	
11/01/24	\$ 8,675,000	5.40%	\$ -	\$ 234,225.00	\$ 930,600.00
05/01/25	\$ 8,675,000	5.40%	\$ 475,000.00	\$ 234,225.00	
11/01/25	\$ 8,200,000	5.40%	\$ -	\$ 221,400.00	\$ 930,625.00
05/01/26	\$ 8,200,000	5.40%	\$ 500,000.00	\$ 221,400.00	
11/01/26	\$ 7,700,000	5.40%	\$ -	\$ 207,900.00	\$ 929,300.00
05/01/27	\$ 7,700,000	5.40%	\$ 525,000.00	\$ 207,900.00	
11/01/27	\$ 7,175,000	5.40%	\$ -	\$ 193,725.00	\$ 926,625.00
05/01/28	\$ 7,175,000	5.40%	\$ 555,000.00	\$ 193,725.00	
11/01/28	\$ 6,620,000	5.40%	\$ -	\$ 178,740.00	\$ 927,465.00
05/01/29	\$ 6,620,000	5.40%	\$ 585,000.00	\$ 178,740.00	
11/01/29	\$ 6,035,000	5.40%	\$ -	\$ 162,945.00	\$ 926,685.00
05/01/30	\$ 6,035,000	5.40%	\$ 620,000.00	\$ 162,945.00	
11/01/30	\$ 5,415,000	5.40%	\$ -	\$ 146,205.00	\$ 929,150.00
05/01/31	\$ 5,415,000	5.40%	\$ 655,000.00	\$ 146,205.00	
11/01/31	\$ 4,760,000	5.40%	\$ -	\$ 128,520.00	\$ 929,725.00
05/01/32	\$ 4,760,000	5.40%	\$ 690,000.00	\$ 128,520.00	
11/01/32	\$ 4,070,000	5.40%	\$ -	\$ 109,890.00	\$ 928,410.00
05/01/33	\$ 4,070,000	5.40%	\$ 730,000.00	\$ 109,890.00	
11/01/33	\$ 3,340,000	5.40%	\$ -	\$ 90,180.00	\$ 930,070.00
05/01/34	\$ 3,340,000	5.40%	\$ 770,000.00	\$ 90,180.00	
11/01/34	\$ 2,570,000	5.40%	\$ -	\$ 69,390.00	\$ 929,570.00
05/01/35	\$ 2,570,000	5.40%	\$ 810,000.00	\$ 69,390.00	
11/01/35	\$ 1,760,000	5.40%	\$ -	\$ 47,520.00	\$ 926,910.00
05/01/36	\$ 1,760,000	5.40%	\$ 855,000.00	\$ 47,520.00	
11/01/36	\$ 905,000	5.40%	\$ -	\$ 24,435.00	\$ 926,955.00
05/01/37	\$ 905,000	5.40%	\$ 905,000.00	\$ 24,435.00	\$ 929,435.00
Total			\$ 11,950,000.00	\$ 8,472,060.00	\$ 20,422,060.00

\*\* Revised as of 1/21/15

*A.*



## RESOLUTION 2018-03

**THE ANNUAL APPROPRIATION RESOLUTION OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Pine Ridge Plantation Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pine Ridge Plantation Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF JULY, 2018.**

ATTEST:

**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

*B.*

## RESOLUTION 2018-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Pine Ridge Plantation Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Clay County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Pine Ridge Plantation Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17th day of July, 2018.

ATTEST:

**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

## *SEVENTH ORDER OF BUSINESS*



**RELIEF AGREEMENT**

*by and among*

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**  
(the "District")

*and*

**LOBLOLLY PARTNERS LLC**  
(the "Developer")

*As Acknowledged and Consented to by*

**U.S. BANK NATIONAL ASSOCIATION**  
(the "Trustee")

*dated*

**June 27, 2018**

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EXHIBIT D - TERM SHEET

## **RELIEF AGREEMENT**

This **RELIEF AGREEMENT** (this "**Relief Agreement**") is made and entered into and effective as of the 27<sup>th</sup> day of June, 2018 (the "**Effective Date**"), by and among **LOBLOLLY PARTNERS LLC**, a Florida limited liability company (the "**Developer**"), and **PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government (the "**District**") duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**") and it is being acknowledged and consented to by **U.S. BANK NATIONAL ASSOCIATION**, a national banking association, as Trustee (the "**Trustee**") pursuant to that certain Master Trust Indenture, dated as of September 1, 2006, as amended and supplemented from time to time (the "**Master Indenture**"), particularly as supplemented by that First Supplemental Trust Indenture, dated as of September 1, 2006 (the "**First Supplement**" and, together with the Master Indenture, the "**Bond Indenture**"), pertaining to those certain Pine Ridge Plantation Community Development District (Clay County) Capital Improvement Revenue Bonds, Series 2006A (the "**Bonds**"), each by and between the District and the Trustee. In this Relief Agreement, the Developer, the District and the Trustee are hereinafter sometimes referred to separately as "**Party**" and collectively as "**Parties**."

**SECTION 1. Definitions.** Capitalized terms used herein, unless expressly defined in this Section 1 or otherwise in this Relief Agreement shall have the terms assigned thereto in the Bond Indenture. As used herein:

**Act** means the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.

**Bondholders** means 100% of the beneficial owners of the Bonds.

**Bond Indenture** means collectively, the Master Indenture and the First Supplement.

**Bonds** means the Pine Ridge Plantation Community Development District (Clay County) Capital Improvement Revenue Bonds, Series 2006A.

**Builder** means Richmond American Homes of Florida, LP.

**County Clerk** means the Clerk of the Circuit Court in and for Clay County, Florida.

**Debt Special Assessments** means special assessments levied by the District on benefitted property, including the Property, within the boundaries of the District, to pay the debt service on the Bonds.

**Developer** means LOBLOLLY PARTNERS LLC, a Florida limited liability company, and any wholly owned subsidiary thereof.

**Direction and Consent** means the Bondholders Direction and Consent to Trustee dated June 27, 2018, which authorized and approved this Agreement.

**District** means the Pine Ridge Plantation Community Development District, a local unit of special purpose government, duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**Estoppel Letter** means the form of estoppel letter of the District addressed to the Developer attached hereto as Exhibit B.

**First Supplement** means that First Supplemental Trust Indenture dated as of September 1, 2006, between the District and the Trustee, pertaining to the Bonds.

**Master Indenture** means that certain Master Trust Indenture dated as of September 1, 2006, between the District and the Trustee, as amended and supplemented from time to time.

**O&M Special Assessments** means operation and maintenance assessments levied by the District on benefitted property, including the Property, within the boundaries of the District.

**Obligations** mean the Obligations of the District and the Developer set forth in Section 3 hereto.

**Original Assessment Amounts** means the original amounts of Special Assessments levied and imposed on the Property for payment of (i) Debt Special Assessments relating to the Bonds, and (ii) O&M Special Assessments, as described in Exhibit C attached hereto.

**Original Developer** means Tynes Partners, LLC, a Florida limited liability company.

**Parties** or **Party** means the Developer, the District and the Trustee, collectively and individually as context requires.

**Property** means the parcels listed in Exhibit A attached hereto.

**Purchase and Sale Agreement** means collectively, (i) that certain Contract for Sale and Purchase of Real Estate dated November 1, 2017, as amended by that certain Amendment to Contract for Sale and Purchase of Real Estate dated as of January 31, 2018, each by and between the Original Developer and the Developer, relating to the Developer's acquisition of all of the Original Developer's rights, title and interest in and to the Property, and (ii) that certain Purchase and Sale Agreement dated May 3, 2018 between the Developer and the Builder.

**Relief Period** means the period commencing on the effective date of this Relief Agreement and ending as described in Section 6 herein.

**Special Assessment Relief** means the relief agreed to by the District and the Trustee (pursuant to the Direction and Consent) and granted to the Developer with respect to the Special Assessments levied and imposed on the Property, set forth in the Special Assessment Schedule attached as Exhibit C attached hereto; provided, however, that in the event the Developer defaults on its obligations for payment and performance with respect to any portion of the Property, as described in Section 8 hereof, the Special Assessment Relief granted herein shall be terminated and the Special Assessments levied and imposed by the District and due to be paid by the Developer on all Property, shall return to the Original Assessment Amounts due thereon, unless such default is the result of a Third Party Default.

**Special Assessments** means Debt Special Assessments and O&M Special Assessments levied by the District on benefitted property, including the Property, within the boundaries of the District.

**Term Sheet** means the Term Sheet attached as Exhibit D hereto, which sets forth the original understanding of the Parties as it relates to the transactions described in the Offer Letter (as herein defined) and this Relief Agreement.

**Third Party Default** means a default of the Developer's obligation to obtain title to any component of the Property by July 15, 2018, due to either (a) the Developer being outbid for such Property by an unaffiliated third party, or (b) the Original Developer filing bankruptcy or redeeming such Property.

**Trustee** means U.S. Bank National Association, in its capacity as Trustee with respect to the Bonds under the Bond Indenture.

**SECTION 2. Findings.** The following findings are incorporated herein and made a part of this Relief Agreement:

(a) the District was established by an ordinance adopted by the County Commission of Clay County, Florida, pursuant to the Act, and is validly existing under the Constitution and laws of the State of Florida; and

(b) the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including, but not limited to, water management, water distribution, wastewater collection and transmission, recreational amenities and other infrastructure projects within or without the boundaries of the District; and

(c) to fund the planning, design and construction of all or a portion of the improvements identified in the approved *Engineer's Report* dated July 5, 2006, as supplemented, the District issued the Bonds pursuant to the Act and the Bond Indenture; and

(d) the Bonds are secured by Debt Special Assessments levied against benefitting property within the District; and

(e) certain Debt Special Assessments on lands owned by the Original Developer securing the Bonds are due and unpaid (the "Delinquent Debt Special Assessments"); and

(f) due to the failure of the Original Developer to pay ad valorem taxes on the Property for several years a substantial amount of tax certificates now encumber the Property; and

(g) due to the Original Developer failing to pay Special Assessments levied against the Property, the District and the Trustee, at the direction of a majority of the Owners of the Bonds, entered into a Funding Agreement dated June 14, 2017 (the "Funding Agreement"), to foster the District's ability to collect Special Assessments on the Property and fund certain expenses, among other items; and

(h) pursuant to Section 902(c) of the Master Indenture and in connection with the execution of the Funding Agreement, the District declared an Event of Default under the Indenture with respect to the Bonds by adopting Resolution No. 2017-02 on March 21, 2017 (the "Board Action"); and

(i) following the Board Action and pursuant to Section 904 of the Master Indenture and the Funding Agreement, the District filed a Complaint for Foreclosure in the Circuit Court of the Fourth Judicial Circuit in and for Clay County, Florida, for the foreclosure of outstanding and delinquent O&M Special Assessments on the Property; and

(j) Events of Default continue to plague the District following the Board Action and the District and the Bondholders determined that it is in their best interests to reposition the Property; and

(k) the Developer submitted to the District an offer letter dated August 28, 2017 (the "Offer Letter"), requesting in consideration for the Developer's acquisition of the Property and redemption of outstanding tax certificates encumbering the Property a measure of relief with respect to the amount and timing for payment of the Special Assessments due on the Property; and

(l) the Developer, the District and the Bondholders have approved a term sheet (the "Term Sheet") attached hereto as Exhibit D, in connection with the Offer Letter, providing for Special Assessment relief and various other obligations; and

(m) to facilitate the terms of the Offer Letter and the Term Sheet, the District, the Developer and the Trustee, at the direction of the Bondholders, determined it is in their collective best interests to enter into this Relief Agreement providing for the execution of the terms contemplated under the Term Sheet, with such agreed to amendments and updates, and carry out their respective Obligations set forth herein; and

(n) the Parties desire in this Relief Agreement to set forth, without limitation, certain terms and conditions for the Special Assessment Relief.

**SECTION 3. Obligations.** In light of the findings set forth in Section 2 hereof, and for and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties represent, covenant and agree as follows:

(a) Obligations of the Developer. The Developer shall:

(i) within ten (10) days of the execution of this Agreement (no later than June 6, 2018), pay a non-refundable deposit to the District in the amount of fifty thousand dollars (\$50,000) (the "Deposit"). This Deposit shall be applied to, and serve as a reduction to, the amounts due by the Developer under the Special Assessment Schedule attached hereto as Exhibit C.

(ii) no later than July 15, 2018, acquire title to the Property from the Original Developer and sell the same to the Builder under and pursuant to the Purchase and Sale Agreements;

(iii) no later than July 15, 2018, redeem or cause to be redeemed all tax certificates on the Property;

(iv) no later than July 15, 2018, provide full payment in immediately available funds to the District of the Special Assessments due with respect to the Property in the amounts described in the Special Assessment Schedule attached hereto as Exhibit C (provided the amounts due pursuant to this clause (iv) shall be reduced by \$50,000, as a credit to the Developer in the amount of the Deposit);

(iv) so long as the Developer owns title to the Property, continue the prompt and timely payment of the Special Assessments imposed on each Property then owned by Developer in the amounts set forth in the Special Assessment Schedule attached hereto as Exhibit C; and

(v) so long as the Developer owns title to the Property, on a consistent and timely basis, pay the ad valorem taxes levied on each Property then owned by Developer.

Notwithstanding the foregoing, if Developer shall fail to acquire fee simple title to any portion of the Property as result of a Third Party Default (an "Unacquired Property"), the Developer's Obligations hereunder with respect to such Unacquired Property shall cease and such failure shall not constitute an "Event of Default" under this Relief Agreement; provided, however, that Developer's Obligations with respect to the remaining Property shall continue and the Special Assessment Relief provided herein shall continue with respect to such remaining Property.

(b) Obligations of the District.

Once the Developer acquires fee simple title to the Property, the District shall, within three (3) Business Days:

(i) de-accelerate the Special Assessments levied and imposed on the Property and terminate any pending foreclosure action and lis pendens on such Property;

(ii) execute and deliver an Estoppel Letter in the form attached hereto as Exhibit B to the Developer, evidencing that the Special Assessment Relief has been granted on the Property; and

(iii) execute and deliver a written assignment of foreclosure rights to the Trustee with respect to the Property to be held in escrow by the Trustee (the "Assignment of Foreclosure Rights").

**SECTION 4. Developer's Representations, Warranties and Covenants.** Developer represents and warrants to District and Trustee, as of the Effective Date hereof and continuously throughout the Term hereof, that:

(a) Developer is a limited liability company, duly organized and validly existing in the State of Florida;

(b) Developer has the requisite right, legal capacity, power and authority to execute and deliver this Relief Agreement, and the Purchase and Sale Agreement (collectively,

referred to herein as the "Transaction Documents"), to carry out the transactions contemplated in, and to perform its obligations under the Transaction Documents;

- (c) Neither the execution and delivery of the Transaction Documents, nor the performance of the Developer's obligations under the Transaction Documents, will result in any breach of, or constitute a default under or conflict with, any agreement, covenant or obligation binding upon Developer;
- (d) Developer shall comply with all of the terms and conditions set forth in the Transaction Documents; and
- (e) Developer acknowledges and agrees that in the event the Developer fails to perform its Obligations hereunder with respect to the Property, the Special Assessments due on the Property will return to the Original Assessment Amounts and, if the Developer fails to pay such Original Assessment Amounts, the District and the Trustee (upon the direction of the Bondholders) may pursue the remedies provided in the Bond Indenture and Florida law, including but not limited to, accelerating the Special Assessments levied and imposed on, or pursuing foreclosure proceedings with respect to the Property; provided, however that any failure by the Developer to perform its Obligations hereunder that is a result of a Third Party Default with respect to a certain Property shall not constitute an Event of Default under this Relief Agreement.

**SECTION 5. District's Representations, Warranties and Covenants.** As a material inducement to have the Trustee acknowledge and consent to this Relief Agreement, the District expressly acknowledges, represents, agrees, ratifies and confirms that:

- (a) the Debt Special Assessments may be used by the Trustee, along with other moneys held under the Bond Indenture, including moneys in the various Debt Service Reserve Accounts and Acquisition and Construction Funds allocable to the Bonds, to redeem Bonds and pay interest and principal on the Bonds, consistent with the Bond Indenture and to the extent provided otherwise, consistent with the Direction and Consent and any future directions from the Bondholders at their sole discretion;
- (b) the District has declared an event of default as described in the Board Action and, therefore, the Trustee, with the consent of the Bondholders, has the right to direct remedial proceedings with respect to the Bonds, including directing how all moneys held in the trust estate under the Bond Indenture are applied and used, whether such moneys are held in the Acquisition and Construction Fund or otherwise;
- (c) upon an Event of Default (as defined below) that remains uncured after any applicable notice and grace period hereunder, the Trustee may proceed with foreclosure proceedings on the Special Assessments against such Property that is delinquent in the payment of its Special Assessments pursuant to the Assignment of Foreclosure Rights, and to the extent permitted by law;
- (d) upon an Event of Default that remains uncured after any applicable notice and grace period hereunder, if foreclosure on a Property is warranted, either because (i) there is a default of the Developer with respect to its Obligations hereunder or (ii) there is default with respect to the payment of the Special Assessments that encumber a



Property during the Relief Period, the District shall, upon the Trustee's direction, without the need to obtain any further authorization of the Board of Supervisors for the commencement of foreclosure on the applicable Property that the default relates, pursue foreclosure of the applicable Property with expediency and, pursuant to Section 170.10, Florida Statutes, using the methods/process available in suits to foreclose mortgages. Further, to the extent necessary, the District will remove the appropriate property from collection on the ad-valorem tax roll as necessary to be able to proceed with foreclosure;

- (e) the District will provide, upon request, access to any and all records of the District in order to assist Trustee, Bondholders and their consultants in their review of, among other things, the collection and enforcement of Special Assessments as requested by Trustee in accordance with the terms of this Relief Agreement; and
- (f) the Bonds are the only bonds outstanding under the Bond Indenture and secured by Special Assessments that burden the Property.

**SECTION 6. Term.** The term ("Term") of this Relief Agreement shall mean and refer to the period of time from the Effective Date through the date that this Relief Agreement and all rights and obligations of the Parties hereunder (except any rights and obligations that expressly survive the termination of this Relief Agreement) shall lapse, terminate and become of no further force or effect. This Relief Agreement shall automatically terminate on the earlier of (i) the Developer paying or prepaying or causing to be paid or prepaid all Special Assessments due on the Property hereunder through the end of the Relief Period, or (ii) the date upon the full payment at maturity or redemption prior thereto or defeasance of the Bonds, under and pursuant to the provisions of the Master Indenture as supplemented from time to time. The terms of this Relief Agreement shall continue to be effective after the default by any of the Parties of their Obligations hereunder. The termination of this Relief Agreement will not serve to terminate the Developer's obligations to pay any Special Assessments and/or ad valorem taxes due on the Property for which relief was not expressly provided herein and/or for which the District and the Bondholders have not expressly waived the collection and enforcement thereof.

**SECTION 7. Trustee Release.** The Trustee is joining this Relief Agreement to acknowledge and evidence its consent to the transactions described herein, subject, however, to satisfaction of all the Obligations described in Section 3, herein. Accordingly, other than (i) executing this Relief Agreement, and (ii) making the transfers outlined in the Special Assessment Schedule attached hereto as Exhibit C, in the amounts and at the times indicated therein, the Trustee has no affirmative obligations under this Relief Agreement and is hereby released by the Developer and the District of any liability or cause of action that might otherwise arise under this Relief Agreement.

**SECTION 8. Default.** For the purposes of this Relief Agreement, an event of default (an "Event of Default") means the existence of any one or more of the following circumstances, conditions or events after the giving of any notice which may be specifically called for herein and the passage of any cure period which may be specifically granted herein without cure of the proscribed circumstance, condition or event:

- (a) Failure to Pay. If Developer fails to pay any amounts due under this Relief Agreement when due.
- (b) Failure to Perform. If any of the Parties hereto fail to promptly perform, observe or comply with any non-monetary representation, warranty, covenant, term, obligation or agreement contained in this Relief Agreement.

A default by the Developer on its Obligations hereunder with respect to any portion of the Property shall constitute a default upon its Obligations with respect to the other portions of the Property; provided, however, that any failure by the Developer to perform its Obligations hereunder that is a result of a Third-Party Default with respect to a certain Property shall not constitute an Event of Default under this Relief Agreement.

Prior to exercising the remedies provided in Section 9 hereof, the District and/or the Trustee shall provide the Developer with written notice of an Event of Default under this Relief Agreement. Such written notice shall identify the nature of the Event of Default and allow the Developer thirty (30) calendar days from the date of such Notice to remedy such Event of Default. Further, prior to pursuing any remedies with respect to an Event of Default on a Property, the District shall also provide any lender due amounts owing under a construction loan encumbering a defaulting Property, a copy of such written notice of an Event of Default and an opportunity to cure such Event of Default within sixty (60) calendar days from the date of such original Notice to the Developer. It shall be solely the Developer's obligation to provide the District and the Trustee the name and contact information any lender due amounts owing under a construction loan encumbering a defaulting Property, within three (3) Business Days of receiving a written notice of Default. Failure of the Developer to timely identify or provide the contact information for a construction lender with respect to any defaulting Property shall not serve to cause an extension of the cure period for any Event of Default.

**SECTION 9. Remedies.** Upon the occurrence of an Event of Default hereunder, the Parties hereto shall be entitled only to the following remedies:

(i) If the Developer shall fail to pay or perform as described in Section 8 herein with respect to the Property, absent a Third Party Default or a fully executed written amendment to this Relief Agreement otherwise extending the time for payment or performance, to which the Trustee shall need to provide its renewed acknowledgment and consent, the Special Assessments due on the Property will return to the Original Assessment Amounts and, if the Developer fails to pay such Original Assessment Amounts, the District and the Trustee (upon the direction of the Bondholders) may pursue the remedies provided in the Bond Indenture and Florida law, including but not limited to, accelerating the Special Assessments levied and imposed on, or pursuing foreclosure proceedings with respect to the Properties and exercising rights under the Assignment of Foreclosure Rights as provided for in Section 5; provided, however that the District and the Trustee shall only pursue the remedies described herein upon the Developer and the subject Property that Developer owns at the time of such Event of Default. THE DEVELOPER HEREBY ACKNOWLEDGES THAT, IN CONSIDERATION FOR THE SPECIAL ASSESSMENT RELIEF PROVIDED HEREIN, THE DEVELOPER HEREBY WAIVES, RELINQUISHES AND AGREES TO FOREGO ANY AND ALL DEFENSES TO A FORECLOSURE PROCEEDING BROUGHT BY THE DISTRICT OR THE TRUSTEE WITH RESPECT TO THE PROPERTY AS RESULT

OF AN EVENT OF DEFAULT BY THE DEVELOPER WITH RESPECT TO ITS OBLIGATIONS HEREUNDER.

(ii) If the District shall fail to perform as described in Section 8 herein, specifically as it relates to the release of an Estoppel Letter, when all other Obligations have otherwise been satisfied, the Developer's sole remedy shall be to sue the District for specific performance and release of such Estoppel Letter.

(iii) The Trustee, although only a signatory to this Relief Agreement for purposes of evidencing its acknowledgment and consent to the transactions contemplated herein, shall nonetheless be a bonafide third party beneficiary to this Relief Agreement, and, therefore, the Trustee shall have the ability to take whatever actions may be necessary at law or in equity to protect its interests should the District or the Developer fail to pay or perform as described herein, and, further, to intervene in any suit that might arise between the Developer and the District under this Relief Agreement.

**SECTION 10. Termination of Funding Agreement.** Upon the execution and delivery of this Relief Agreement, the Funding Agreement shall be terminated and each Parties' obligations thereunder shall cease immediately.

**SECTION 11. Entire Agreement; Amendment.** This Relief Agreement (together with all exhibits attached hereto) contains all of the agreements and understandings of the Parties with respect to the matters set forth herein and any prior or contemporaneous agreement or understanding, oral or written, pertaining to any such matters are hereby declared null and void and they shall not be effective for any purpose. No provision of this Relief Agreement may be modified, amended or waived except by a writing signed by each Party.

**SECTION 12. Counterparts.** This Relief Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

**SECTION 13. Incorporation of Exhibits.** All exhibits attached to this Relief Agreement and referred to in this Relief Agreement are hereby incorporated in this Relief Agreement as though fully set forth herein.

**SECTION 14. Partial Invalidity.** If any provision of this Relief Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the Agreement shall continue in full force and effect and shall in no way be affected, impaired or invalidated, and the Parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provision.

**SECTION 15. Governing Law, Venue and Waiver of Jury Trial.** This Relief Agreement and all related documents shall be governed by, and construed in accordance with, the laws of the State of Florida (excluding its conflicts of laws provisions). Venue for any action arising out of or relating to this Relief Agreement and any related document shall lie solely in a court of competent jurisdiction in Clay County, Florida, and the corresponding courts of appeal, and both parties hereby consent to the jurisdiction of such courts. Each of the Parties hereto hereby irrevocably waives, to the fullest extent permitted by applicable law, any and all right to trial by jury

in any legal proceeding arising out of or related to this Relief Agreement or the transactions contemplated hereby.

**SECTION 16. Captions and Headings.** The section or paragraph captions or headings set forth herein are used only for the purpose of convenience and shall not be deemed to limit the subject matter of any section or paragraph or to otherwise be considered as to the meaning of any portion of this Relief Agreement.

**SECTION 17. Waivers; Election of Remedies.** Any waiver by a Party must be in writing. The waiver by any Party of the performance of any covenant, condition or promise, or of the time for performing any act, under this Relief Agreement shall not invalidate this Relief Agreement nor shall it be considered a waiver by such Party of any other covenant, condition or promise, or of the time for performing any other act required, under this Relief Agreement. The exercise of any remedy provided in this Relief Agreement shall not be a waiver of any consistent remedy provided by law, and the provisions of this Relief Agreement for any remedy shall not exclude any other remedy permitted by this Relief Agreement. No delay or omission in the exercise of any right or remedy by a party upon any default by the other party shall impair such a right or remedy or be construed as a waiver. A Party's consent to or approval of any act requiring that party's consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent act.

**SECTION 18. Full Participation and Legal Advice.** Each Party has fully participated in the negotiation and preparation of this Relief Agreement and each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Relief Agreement and the meaning of the provisions hereof. The provisions of this Relief Agreement shall be construed as to the fair meaning and not for or against any Party based upon any attribution of such Party as the sole source of the language in question.

**SECTION 19. Time of the Essence.** Time shall be of the essence as to all dates, deadlines and times of performance under this Relief Agreement. Notwithstanding the foregoing, in the event any date or any deadline for the performance of an action or the giving of any notice falls on any day that is not a Business Day, or any period provided for in this Relief Agreement shall expire on any day that is not a Business Day, then the date for the performance of such action or giving of such notice, or the expiration date of such period, as applicable, shall be automatically extended to midnight of the next following Business Day. For the purposes of this Relief Agreement, the term "Business Day" shall mean and refer to any day that is not a Saturday, Sunday, or national holiday.

**SECTION 20. Assignment; Successors and Assigns.** Developer shall not assign any of its rights, or delegate any of its duties, under this Relief Agreement, whether directly, indirectly, voluntarily, involuntarily, or by operation of law, without first obtaining the written consent of the District and Trustee, which consent shall not be unreasonably be withheld; provided, that Developer shall be authorized to assign its rights, or delegated any of its duties hereunder to a wholly-owned subsidiary without first obtaining the written consent of the District and the Trustee; provided, further that the in the event Developer does assign and/or delegate its rights and obligations hereunder it shall provide the District and Trustee with written notice. Without limiting the generality of the foregoing prohibition, any change in the direct or indirect ownership or management control of Developer shall be deemed an assignment by Developer for the purposes of this Section except, however, that any change in the direct or indirect ownership or management

control of Developer due to the death or incapacity of a member of the Developer shall not be deemed an assignment that requires prior written consent. Subject to the foregoing provisions of this Section, all provisions of this Relief Agreement shall be binding upon and inure to the benefit of the successors and assigns of each Party.

**SECTION 21. Transfer; Release.** In the event the Developer sells, transfers or otherwise conveys any property constituting all or a portion of a Property (the "Transferred Property") during the term of this Relief Agreement, the Assessment Relief provided herein with respect to such Transferred Property shall continue only upon the written consent of the District and the Trustee, which consent shall not be unreasonably withheld or delayed, and the execution by the District, the Trustee and the new property owner of a written agreement assigning the Developer's rights, title and interest and obligations with respect to such Transferred Property to the new property owner. Upon the sale, transfer or conveyance of the Transferred Property, the Transferred Property will remain subject to the terms of this Relief Agreement and the Assignment of Foreclosure Rights held by the Trustee.

**SECTION 22. Third Party Beneficiaries.** All of the covenants and provisions of this Relief Agreement are for the benefit of the Parties hereto, including the Trustee, the Bondholders, and their respective successors and/or assigns.

**SECTION 23. Notices.** Except as may be expressly stated to the contrary in this Relief Agreement, notices, documents, demands, or certificates given by either Party in connection with this Relief Agreement or the performance by either Party under this Relief Agreement shall be in writing and shall be delivered or sent by one of the following methods: (a) in person (by hand delivery or professional messenger service) to the addressee Party, (b) registered or certified mail, with postage prepaid, return receipt requested, (c) Express Mail of the U.S. Postal Service or Federal Express (a/k/a FedEx) or any other courier service guaranteeing next business day delivery, charges prepaid, or (d) by facsimile transmission (provided a hard copy of such transmission is simultaneously sent or delivered by one of the above prescribed methods). Notices shall be sent or delivered to the following addresses:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

To Trustee: U.S. Bank National Association  
225 E. Robinson Street, Suite 250  
Orlando, Florida 32801  
Attention: Kathy Broecker  
Telephone: (407) 835-3802  
Facsimile: (407) 835-3814

With a copy to: Greenberg Traurig, P.A.  
450 South Orange Avenue, Suite 650  
Orlando, Florida 32801  
Attention: Warren S. Bloom, Esq.  
Telephone: (407) 420-1000  
Facsimile: (407) 420-5909

To District: Pine Ridge Plantation Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: James Oliver

With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: Jason M. Walters, Esq.

To Developer: Loblolly Partners LLC  
161 Hampton Point Drive  
Suite 1  
St. Augustine, FL 32092  
Attn: Sam Crozier

With a copy to: Gunster, Yoakley & Stewart,  
225 Water Street  
Suite 1750  
Jacksonville, FL 32202  
Attn: Frank E. Miller, Esq.

Any such notice, document, demand, or certificate sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received upon the earlier of actual receipt or seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notices delivered by Express Mail of the U.S. Postal Service or Federal Express (a/k/a FedEx) or other courier service guaranteeing next business day delivery shall be deemed to have been given twenty-four (24) hours after delivery of the same to the U.S. Postal Service or private courier, with charges prepaid and instructions for next business day delivery. If any notice is transmitted by

facsimile transmission or similar means, the same shall be deemed served or delivered upon electronic confirmation of transmission thereof. Any notice, document, demand, or certificate sent by any other method shall be effective only upon actual receipt thereof or the addressee's refusal to accept delivery, whichever occurs first. Any Party may change its address for purposes of this section by giving notice to the other Party as provided herein:

**SECTION 24. Gender and Number.** Wherever in this Relief Agreement the context so requires, references to the masculine shall be deemed to include the feminine and neuter, and reference to the singular shall be deemed to include the plural.

**SECTION 25. Relationship of the Parties.** In performing its obligations under this Relief Agreement, and for federal tax purposes, Developer is an independent contractor and not an employee or agent of the District or the Trustee. No Party is authorized to make or enter into, nor shall any Party make or enter into, any contract, agreement, understanding or commitment purporting to bind any other Party, and no contract, agreement, understanding or commitment purporting to bind a Party hereto shall be effective or binding, unless or until such contract, agreement, understanding or commitment is accepted in writing by the Party to be bound. This Relief Agreement does not create a partnership or joint venture by and among the District, Developer and Trustee.


**SECTION 26. Limitations On Governmental Liability.** Nothing in this Relief Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, as amended, or other statute, and nothing in this Relief Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

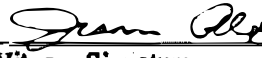
**SECTION 27. Further Assurances.** The Parties agree to execute, acknowledge, deliver and record such certificates, amendments, instruments, and documents, and to take such other action, as may be reasonably necessary to carry out the intent and purposes of this Relief Agreement.

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IN WITNESS WHEREOF, the Parties caused this Relief Agreement to be executed by their lawful representatives, hereunto duly authorized, as of the Effective Date.

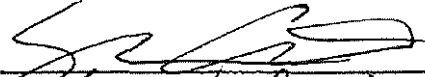
**WITNESSES:**

  
Witness Signature  
Printed name: Christine Towers


  
Witness Signature  
Printed name: JAMES ALT

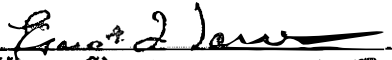
**"DEVELOPER"**

**LOBLOLLY PARTNERS LLC**, a Florida  
limited liability company

By:   
Name: Suzanne Crozier  
Title: Int. Manager


**WITNESSES:**

  
Witness Signature  
Printed name: JAMES OLIVER

  
Witness Signature ERNEST J. TORRES  
Printed name: Ernest J.

**"DISTRICT"**

**PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special purpose  
government

By:   
Name: Matthew DiGiacchi  
Title: Chairperson




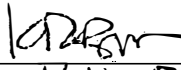
This Relief Agreement is Acknowledged and Consented to by:

**WITNESSES:**

**"TRUSTEE"**

**U.S. BANK NATIONAL ASSOCIATION, a**  
national banking association, as Trustee

  
Witness Signature  
Printed name: Camille Evans

By:   
Name: Kathy Broecker  
Title: VP

  
Witness Signature  
Printed name: Gillian Jon

**EXHIBIT A**

**PARCEL LIST FOR THE "PROPERTY"**

## PINE RIDGE PLANTATION CDD

## EXHIBIT B-2 - FY18 ASSESSMENTS - SANDHILL / TYNES PARTNERS LOTS

PROPERTY ID	OWNER	SITE ST #	SITE STREET	SITE ST SUF	PHASE	TRACT	LOT #	LOT SIZE	ASMNT UNITS	SERIES 2006A ASMNT	FY2018 O&M ASMNT	TOTAL FY2018 ASMNT
25-04-24-005583-005-01	TYNES PARTNERS LLC	1500	TROPICAL PINE	CV	III	X	1	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-02	TYNES PARTNERS LLC	1488	TROPICAL PINE	CV	III	X	2	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-03	TYNES PARTNERS LLC	1478	TROPICAL PINE	CV	III	X	3	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-04	TYNES PARTNERS LLC	1468	TROPICAL PINE	CV	III	X	4	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-05	TYNES PARTNERS LLC	1458	TROPICAL PINE	CV	III	X	5	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-06	TYNES PARTNERS LLC	1446	TROPICAL PINE	CV	III	X	6	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-07	TYNES PARTNERS LLC	1440	TROPICAL PINE	CV	III	X	7	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-08	TYNES PARTNERS LLC	1430	TROPICAL PINE	CV	III	X	8	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-09	TYNES PARTNERS LLC	1420	TROPICAL PINE	CV	III	X	9	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-10	TYNES PARTNERS LLC	1412	TROPICAL PINE	CV	III	X	10	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-11	TYNES PARTNERS LLC	4551	PINE RIDGE	PKWY	III	X	11	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-12	TYNES PARTNERS LLC	4557	PINE RIDGE	PKWY	III	X	12	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-13	TYNES PARTNERS LLC	4561	PINE RIDGE	PKWY	III	X	13	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-14	TYNES PARTNERS LLC	4567	PINE RIDGE	PKWY	III	X	14	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-15	TYNES PARTNERS LLC	4573	PINE RIDGE	PKWY	III	X	15	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-16	TYNES PARTNERS LLC	4579	PINE RIDGE	PKWY	III	X	16	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-17	TYNES PARTNERS LLC	4587	PINE RIDGE	PKWY	III	X	17	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-18	TYNES PARTNERS LLC		SUZANNE		III	X	18	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-19	TYNES PARTNERS LLC	4253	CARIBBEAN PINE	CT	III	X	19	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-20	TYNES PARTNERS LLC	4252	CARIBBEAN PINE	CT	III	X	20	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-21	TYNES PARTNERS LLC	4242	CARIBBEAN PINE	CT	III	X	21	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-22	TYNES PARTNERS LLC	4230	CARIBBEAN PINE	CT	III	X	22	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-23	TYNES PARTNERS LLC	4216	CARIBBEAN PINE	CT	III	X	23	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-24	TYNES PARTNERS LLC	4206	CARIBBEAN PINE	CT	III	X	24	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-25	TYNES PARTNERS LLC	4200	CARIBBEAN PINE	CT	III	X	25	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-26	TYNES PARTNERS LLC	4201	CARIBBEAN PINE	CT	III	X	26	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-27	TYNES PARTNERS LLC		SUZANNE		III	X	27	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-28	TYNES PARTNERS LLC	4590	PINE RIDGE	PKWY	III	X	28	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-29	TYNES PARTNERS LLC	4586	PINE RIDGE	PKWY	III	X	29	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-30	TYNES PARTNERS LLC	4580	PINE RIDGE	PKWY	III	X	30	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-31	TYNES PARTNERS LLC	4574	PINE RIDGE	PKWY	III	X	31	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-32	TYNES PARTNERS LLC	4566	PINE RIDGE	PKWY	III	X	32	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-33	TYNES PARTNERS LLC	4554	PINE RIDGE	PKWY	III	X	33	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-34	TYNES PARTNERS LLC	4544	PINE RIDGE	PKWY	III	X	34	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-35	TYNES PARTNERS LLC	4532	PINE RIDGE	PKWY	III	X	35	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-36	TYNES PARTNERS LLC	4524	PINE RIDGE	PKWY	III	X	36	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-37	TYNES PARTNERS LLC	4518	PINE RIDGE	PKWY	III	X	37	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-38	TYNES PARTNERS LLC	4517	PINE RIDGE	PKWY	III	X	38	120	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-39	TYNES PARTNERS LLC	4523	PINE RIDGE	PKWY	III	X	39	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-40	TYNES PARTNERS LLC	4531	PINE RIDGE	PKWY	III	X	40	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-41	TYNES PARTNERS LLC	1449	TROPICAL PINE	CV	III	X	41	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-42	TYNES PARTNERS LLC	1461	TROPICAL PINE	CV	III	X	42	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-43	TYNES PARTNERS LLC	1471	TROPICAL PINE	CV	III	X	43	120	1	1,769.13	730.39	2,499.52

PROPERTY ID	OWNER	SITE ST #	SITE STREET	SITE ST SUF	PHASE	TRACT	LOT #	LOT SIZE	ASMNT UNITS	SERIES 2006A ASMNT	FY2018 O&M ASMNT	TOTAL FY2018 ASMNT
25-04-24-005583-005-44	TYNES PARTNERS LLC	1483	TROPICAL PINE	CV	III	X	44	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-45	TYNES PARTNERS LLC	1495	TROPICAL PINE	CV	III	X	45	150	1	1,769.13	730.39	2,499.52
25-04-24-005583-005-46	TYNES PARTNERS LLC	1509	TROPICAL PINE	CV	III	X	46	120	1	1,769.13	730.39	2,499.52
30-04-25-008069-011-81	TYNES PARTNERS LLC	976	ISLE OF PINES	CIR	II	B	381	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-011-82	TYNES PARTNERS LLC	972	ISLE OF PINES	CIR	II	B	382	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-83	TYNES PARTNERS LLC	968	ISLE OF PINES	CIR	II	B	383	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-84	TYNES PARTNERS LLC	964	ISLE OF PINES	CIR	II	B	384	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-85	TYNES PARTNERS LLC	960	ISLE OF PINES	CIR	II	B	385	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-011-86	TYNES PARTNERS LLC	956	ISLE OF PINES	CIR	II	B	386	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-87	TYNES PARTNERS LLC	952	ISLE OF PINES	CIR	II	B	387	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-88	TYNES PARTNERS LLC	948	ISLE OF PINES	CIR	II	B	388	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-89	TYNES PARTNERS LLC	944	ISLE OF PINES	CIR	II	B	389	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-011-90	TYNES PARTNERS LLC	940	ISLE OF PINES	CIR	II	B	390	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-91	TYNES PARTNERS LLC	918	ISLE OF PINES	CIR	II	B	391	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-011-92	TYNES PARTNERS LLC	914	ISLE OF PINES	CIR	II	B	392	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-93	TYNES PARTNERS LLC	910	ISLE OF PINES	CIR	II	B	393	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-94	TYNES PARTNERS LLC	906	ISLE OF PINES	CIR	II	B	394	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-95	TYNES PARTNERS LLC	902	ISLE OF PINES	CIR	II	B	395	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-011-96	TYNES PARTNERS LLC	898	ISLE OF PINES	CIR	II	B	396	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-97	TYNES PARTNERS LLC	894	ISLE OF PINES	CIR	II	B	397	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-98	TYNES PARTNERS LLC	890	ISLE OF PINES	CIR	II	B	398	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-011-99	TYNES PARTNERS LLC	886	ISLE OF PINES	CIR	II	B	399	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-00	TYNES PARTNERS LLC	882	ISLE OF PINES	CIR	II	B	400	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-01	TYNES PARTNERS LLC	878	ISLE OF PINES	CIR	II	B	401	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-02	TYNES PARTNERS LLC	874	ISLE OF PINES	CIR	II	B	402	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-03	TYNES PARTNERS LLC		ISLE OF PINES	CIR	II	B	403	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-04	TYNES PARTNERS LLC		ISLE OF PINES	CIR	II	B	404	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-05	TYNES PARTNERS LLC	860	ISLE OF PINES	CIR	II	B	405	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-06	TYNES PARTNERS LLC	856	ISLE OF PINES	CIR	II	B	406	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-07	TYNES PARTNERS LLC	852	ISLE OF PINES	CIR	II	B	407	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-08	TYNES PARTNERS LLC	848	ISLE OF PINES	CIR	II	B	408	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-09	TYNES PARTNERS LLC	844	ISLE OF PINES	CIR	II	B	409	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-10	TYNES PARTNERS LLC	840	ISLE OF PINES	CIR	II	B	410	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-11	TYNES PARTNERS LLC	849	ISLE OF PINES	CIR	II	B	411	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-12	TYNES PARTNERS LLC	853	ISLE OF PINES	CIR	II	B	412	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-13	TYNES PARTNERS LLC	857	ISLE OF PINES	CIR	II	B	413	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-14	TYNES PARTNERS LLC	981	RAIN DROP	LN	II	B	414	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-15	TYNES PARTNERS LLC	985	RAIN DROP	LN	II	B	415	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-16	TYNES PARTNERS LLC	989	RAIN DROP	LN	II	B	416	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-17	TYNES PARTNERS LLC	951	ISLE OF PINES	CIR	II	B	417	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-23	TYNES PARTNERS LLC	988	RAIN DROP	LN	II	B	423	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-24	TYNES PARTNERS LLC	984	RAIN DROP	LN	II	B	424	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-25	TYNES PARTNERS LLC	980	RAIN DROP	LN	II	B	425	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-26	TYNES PARTNERS LLC	885	ISLE OF PINES	CIR	II	B	426	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-27	TYNES PARTNERS LLC	899	ISLE OF PINES	CIR	II	B	427	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-28	TYNES PARTNERS LLC	903	ISLE OF PINES	CIR	II	B	428	70	1	1,415.31	730.39	2,145.70

PROPERTY ID	OWNER	SITE ST #	SITE STREET	SITE ST SUF	PHASE	TRACT	LOT #	LOT SIZE	ASMNT UNITS	SERIES 2006A ASMNT	FY2018 O&M ASMNT	TOTAL FY2018 ASMNT
30-04-25-008069-012-29	TYNES PARTNERS LLC	907	ISLE OF PINES	CIR	II	B	429	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-30	TYNES PARTNERS LLC	919	ISLE OF PINES	CIR	II	B	430	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-61	TYNES PARTNERS LLC	4562	OAK MOSS	LOOP	II	G	461	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-62	TYNES PARTNERS LLC	4566	OAK MOSS	LOOP	II	G	462	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-63	TYNES PARTNERS LLC	4570	OAK MOSS	LOOP	II	G	463	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-64	TYNES PARTNERS LLC	4574	OAK MOSS	LOOP	II	G	464	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-65	TYNES PARTNERS LLC	4578	OAK MOSS	LOOP	II	G	465	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-66	TYNES PARTNERS LLC	4582	OAK MOSS	LOOP	II	G	466	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-67	TYNES PARTNERS LLC	4586	OAK MOSS	LOOP	II	G	467	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-68	TYNES PARTNERS LLC	4587	OAK MOSS	LOOP	II	G	468	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-69	TYNES PARTNERS LLC	4597	OAK MOSS	LOOP	II	G	469	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-70	TYNES PARTNERS LLC	4601	OAK MOSS	LOOP	II	G	470	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-71	TYNES PARTNERS LLC	4605	OAK MOSS	LOOP	II	G	471	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-72	TYNES PARTNERS LLC	4609	OAK MOSS	LOOP	II	G	472	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-73	TYNES PARTNERS LLC	4613	OAK MOSS	LOOP	II	G	473	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-74	TYNES PARTNERS LLC	4617	OAK MOSS	LOOP	II	G	474	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-75	TYNES PARTNERS LLC	4621	OAK MOSS	LOOP	II	G	475	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-76	TYNES PARTNERS LLC	4625	OAK MOSS	LOOP	II	G	476	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-77	TYNES PARTNERS LLC	4629	OAK MOSS	LOOP	II	G	477	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-78	TYNES PARTNERS LLC	4633	OAK MOSS	LOOP	II	G	478	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-79	TYNES PARTNERS LLC	4637	OAK MOSS	LOOP	II	G	479	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-80	TYNES PARTNERS LLC	4647	OAK MOSS	LOOP	II	G	480	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-81	TYNES PARTNERS LLC	4651	OAK MOSS	LOOP	II	G	481	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-82	TYNES PARTNERS LLC	4655	OAK MOSS	LOOP	II	G	482	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-89	TYNES PARTNERS LLC		PINE RIDGE	PKWY	II	G	489	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-90	TYNES PARTNERS LLC	1128	PERSIMMON	DR	II	G	490	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-91	TYNES PARTNERS LLC	1124	PERSIMMON	DR	II	G	491	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-92	TYNES PARTNERS LLC	1120	PERSIMMON	DR	II	G	492	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-93	TYNES PARTNERS LLC	1116	PERSIMMON	DR	II	G	493	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-94	TYNES PARTNERS LLC	1112	PERSIMMON	DR	II	G	494	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-95	TYNES PARTNERS LLC	1108	PERSIMMON	DR	II	G	495	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-96	TYNES PARTNERS LLC	1104	PERSIMMON	DR	II	G	496	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-012-97	TYNES PARTNERS LLC		HIGHLAND GLEN	LN	II	G	497	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-012-98	TYNES PARTNERS LLC	1094	PERSIMMON	DR	II	G	498	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-012-99	TYNES PARTNERS LLC	1090	PERSIMMON	DR	II	G	499	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-00	TYNES PARTNERS LLC	1086	PERSIMMON	DR	II	G	500	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-01	TYNES PARTNERS LLC	1082	PERSIMMON	DR	II	G	501	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-02	TYNES PARTNERS LLC	1078	PERSIMMON	DR	II	G	502	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-03	TYNES PARTNERS LLC	1074	PERSIMMON	DR	II	G	503	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-04	TYNES PARTNERS LLC	1070	PERSIMMON	DR	II	G	504	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-05	TYNES PARTNERS LLC	1066	PERSIMMON	DR	II	G	505	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-06	TYNES PARTNERS LLC	1062	PERSIMMON	DR	II	G	506	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-07	TYNES PARTNERS LLC	1058	PERSIMMON	DR	II	G	507	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-08	TYNES PARTNERS LLC	1054	PERSIMMON	DR	II	G	508	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-09	TYNES PARTNERS LLC	1050	PERSIMMON	DR	II	G	509	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-10	TYNES PARTNERS LLC	1051	PERSIMMON	DR	II	G	510	70	1	1,415.31	730.39	2,145.70

PROPERTY ID	OWNER	SITE ST #	SITE STREET	SITE ST SUF	PHASE	TRACT	LOT #	LOT SIZE	ASMNT UNITS	SERIES 2006A ASMNT	FY2018 O&M ASMNT	TOTAL FY2018 ASMNT
30-04-25-008069-013-11	TYNES PARTNERS LLC	1055	PERSIMMON	DR	II	G	511	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-12	TYNES PARTNERS LLC	1059	PERSIMMON	DR	II	G	512	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-13	TYNES PARTNERS LLC	1063	PERSIMMON	DR	II	G	513	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-14	TYNES PARTNERS LLC	1067	PERSIMMON	DR	II	G	514	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-15	TYNES PARTNERS LLC	1071	PERSIMMON	DR	II	G	515	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-16	TYNES PARTNERS LLC	1075	PERSIMMON	DR	II	G	516	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-17	TYNES PARTNERS LLC	1079	PERSIMMON	DR	II	G	517	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-18	TYNES PARTNERS LLC	1083	PERSIMMON	DR	II	G	518	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-19	TYNES PARTNERS LLC	1087	PERSIMMON	DR	II	G	519	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-20	TYNES PARTNERS LLC	1091	PERSIMMON	DR	II	G	520	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-21	TYNES PARTNERS LLC	1095	PERSIMMON	DR	II	G	521	65	1	1,297.37	730.39	2,027.76
30-04-25-008069-013-22	TYNES PARTNERS LLC		HIGHLAND GLEN	LN	II	G	522	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-23	TYNES PARTNERS LLC	1105	PERSIMMON	DR	II	G	523	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-24	TYNES PARTNERS LLC	1109	PERSIMMON	DR	II	G	524	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-25	TYNES PARTNERS LLC	1113	PERSIMMON	DR	II	G	525	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-26	TYNES PARTNERS LLC	1117	PERSIMMON	DR	II	G	526	70	1	1,415.31	730.39	2,145.70
30-04-25-008069-013-27	TYNES PARTNERS LLC	1121	PERSIMMON	DR	II	G	527	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-28	TYNES PARTNERS LLC	1125	PERSIMMON	DR	II	G	528	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-29	TYNES PARTNERS LLC	1129	PERSIMMON	DR	II	G	529	55	1	1,179.42	730.39	1,909.81
30-04-25-008069-013-30	TYNES PARTNERS LLC		PINE RIDGE	PKWY	II	G	530	70	1	1,415.31	730.39	2,145.70
<b>TOTAL DIRECT INVOICE NET</b>									<b>155</b>	<b>218,546.79</b>	<b>113,210.45</b>	<b>331,757.24</b>

AMOUNTS ARE FOR FISCAL YEAR 2018 ONLY AND DO NOT INCLUDE PREVIOUS YEAR(S) PAST DUE ASSESSMENTS

**EXHIBIT B**

**FORM OF ESTOPPEL LETTER**

**Governmental Management Services, LLC**

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**475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Phone: 904-940-5850**

June \_\_, 2018

**ESTOPPEL LETTER**  
**Relief Agreement Exhibit B**

**To:** Loblolly Partners LLC, as "Developer" under the Relief Agreement (as defined herein)

**RE: Pine Ridge Plantation Community Development District** ("District"),  
Phase II, Tract B, Lots 381-417 and 423-430, Phase II, Tract G, Lots 461-482 and 489-530,  
Phase III, Tract X, Lots 1-46, Sale to Loblolly Partners, LLC, Detail of Lots Attached as  
Exhibit B-1 (each a "Property," and collectively, the "Properties")

The District is delivering this Estoppel Letter in connection with that certain Relief Agreement dated June \_\_, 2018 (the "Relief Agreement") between Pine Ridge Plantation Community Development District, Loblolly Partners, LLC (the "Developer"), and as acknowledged and consented to by U.S. Bank National Association, in its capacity as trustee with respect to the Bonds (as defined herein).

The attached Properties on Exhibit B-1 are subject to assessment levied thereon by the District, which support payment of debt service of the District's Capital Improvement Revenue Bonds, Series 2006A (the "Series 2006A Bonds"). Each Property has been assigned one single family assessment unit (referred to herein as an "Assessment Unit") based on lot front footage in accordance with the District's *Supplemental Special Assessment Methodology Report Final Numbers* dated September 21, 2006 (the "Methodology Report"), which Methodology Report provides varying Debt Service Assessment (as defined herein) amounts for each Assessment Unit based on lot front footage, but uniform O&M Assessment (as defined herein) amounts for all Assessment Units. The District also previously issued its Capital Improvement Revenue Bonds, Series 2006B, which are described in the Methodology Report but are no longer outstanding. The Series 2006A Bonds mature 5/1/2037.

Each Property is subject to the levy of an annual aggregate Special Assessment that is to be paid in advance of the related fiscal year, which is comprised of two parts, (i) the principal and interest payment relating to the Series 2006A Bonds (the "Debt Service Assessment") and (ii) the Operations and Maintenance Assessment (the "O&M Assessment"). The O&M Assessment is subject to change from year to year, pending the annual adopted budget and runs for the life of the District.

**PLEASE NOTE:** The Properties referenced in this estoppel letter are subject to delinquent, directly collected Special Assessments (the "Delinquent Special Assessments"). Pursuant to



Section 170.10, Florida Statutes, as a result of the non-payment of the Delinquent Special Assessments, the full Debt Assessment lien amount levied on each Property is due and payable and subject to foreclosure. Accordingly, payment of the annual installments comprising just the Delinquent Special Assessments rather than the full amount of all such Debt Assessments relating to the Series 2006A Bonds is subject to Pine Ridge Plantation Community Development District Board of Supervisors approval as well as Bondholder(s).

To facilitate the repositioning of the Properties, the District, the Developer and the Trustee, at the direction and consent of the Bondholders, entered into the Relief Agreement to provide certain Special Assessment Relief (as described and defined in the Relief Agreement). The Special Assessment Relief only applies to the Delinquent Special Assessments and the Special Assessments levied for the current fiscal year (October 1, 2017 – September 30, 2018). In accordance with the Relief Agreement in the event the Developer defaults on its Obligations for payment and performance with respect to any portion of the Property, such Special Assessment Relief shall be terminated and the Special Assessments levied and imposed by the District and due to be paid by the Developer on all Property, shall return to the Original Assessment Amounts (as defined in the Relief Agreement) due thereon, unless such default is the result of a Third Party Default (as defined in the Relief Agreement).

The attached Exhibit B-1 details Assessment Units, method of collection for each Property (i.e. Uniform Method of Collection via the Clay County Property Tax Bill or Direct Bill by the District), and what annual Debt Assessments and O&M Assessments are past due to the District. Both methods have considerable late fees due to non-payment of Assessments. For amounts due on the Property Tax bills please contact the Clay County Tax Collector's Office. The aggregate past due Assessments due to the District for all of the Assessment Units comprising the Property include totals of \$642,285.08 for Debt Assessments and \$323,826.51 for O&M Assessments, all as described in Exhibit B-1 attached hereto. Amounts due to the District have accrued 1% per month penalties pursuant to Florida Statutes Section 170.09 through 1/30/18 of \$323,434.17 which will be forgiven in the manner and to the extent provided in the Relief Agreement. Per the Relief Agreement, \$900,000 will be accepted as payment in full of past due Assessments; provided the terms of the Relief Agreement are met. The past due Assessment Relief arrangements are outlined in Exhibit C of the Relief Agreement.

For the current fiscal year 2018 (10/1/17 – 9/30/18) the Assessments were assessed directly to Tynes Partners, LLC. Fiscal year 2018 Debt Assessments on all of the Assessments comprising the Property totals \$218,546.79, with varying Debt Assessment amounts based on lot front footage. Fiscal year 2018 O&M Assessments on all of the Assessment Units comprising the Property totals \$113,210.45. These amounts are outlined by individual Property in Exhibit B-2. The Relief Agreement provides for payment of current fiscal year Assessments in the amounts and in the times set forth in Exhibit C of the Relief Agreement.

Assessments payable to the District can be made payable to **Pine Ridge Plantation CDD** to the address above.

There is a processing fee of **\$500** payable to **Governmental Management Services, LLC** for this estoppel letter.

Pine Ridge Plantation CDD – Relief Agreement Estoppel 1-24-18

Should you have any questions regarding the above, please feel free to call.

Sincerely,

Sheryl Fulks  
Assessment Roll Administrator  
For the Pine Ridge Plantation Community Development District

Attachments:

Exhibit B-1 – Past Due Assessment Detail

Exhibit B-2 – Fiscal Year 2018 Assessment Detail

## **EXHIBIT C**

### **SPECIAL ASSESSMENT SCHEDULE**

*The Special Assessment Relief described below is the relief contemplated in and provided for in the Relief Agreement (the "Relief Agreement") dated June 27, 2018, between the District and the Developer and acknowledged and consented to by the Trustee. Capitalized terms used herein shall have the meanings ascribed thereto in the Relief Agreement. The Special Assessment Relief described herein only applies to the parcels listed in Exhibit A to the Relief Agreement and is effective only during the indicated time periods, provided that the Relief Agreement is in effect and no Events of Default have occurred thereunder, and not been cured within the applicable cure period provided for therein. After the time periods indicated below, and the passage of any grace or cure periods, the Special Assessments due on the Property, shall return to the Original Assessment Amount.*

#### **Original Assessment Amounts:**

- Delinquent Debt Special Assessments: Aggregate of \$642,285.08, with varying per unit amounts based on product type as described in the Estoppel Letter attached as Exhibit B to the Relief Agreement.
- Delinquent O&M Assessments: \$323,826.51, with varying per unit amounts based on product type as described in the Estoppel Letter attached as Exhibit B to the Relief Agreement.
- Fiscal Year 2018 Debt Special Assessments will have varying per unit amounts based on product type as described in the Estoppel Letter attached as Exhibit B to the Relief Agreement.
- Fiscal Year 2018 O&M Assessments will have varying per unit amounts based on product type as described in the Estoppel Letter attached as Exhibit B to the Relief Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**Special Assessment Relief relating to Delinquent Special Assessments:**

The District's special assessment roll shall be revised according to this Special Assessment Schedule so that the amount of Delinquent Special Assessments to be paid with respect to the Property shall be as set forth below:

<u>Due Date*</u>	<u>Amount of Delinquent Special Assessments due**</u>
No later than July 15, 2018	\$900,000

\* The payment shall occur at the closing of the acquisition of title to the Property contemplated in Section 3(a)(ii) above.

\*\* Notwithstanding the listed due date, any assessments revenues derived from lot sales by the Developer or from the Clay County Tax Collector as a result of payment of Special Assessments shall be immediately remitted to the District and transferred to the Trustee for deposit in the Series 2006A Revenue Account and shall cause an equivalent reduction of the next installment of Special Assessments coming due as shown above.

**Special Assessment Relief relating to Fiscal Year 2018 Special Assessments:**

The District's special assessment roll shall be revised according to this Special Assessment Schedule so that the amount of Fiscal Year 2018 Special Assessments to be paid with respect to the Property shall be as set forth below:

<u>Due Date*</u>	<u>Percentage of Fiscal Year 2018 Special Assessments due**</u>
No later than July 15, 2018	100%

\* The payment shall occur at the closing of the acquisition of title to the Property contemplated in Section 3(a)(ii) above.

\*\* Notwithstanding the listed due date, any assessments revenues derived from lot sales by the Developer shall be immediately remitted to the District and transferred to the Trustee for deposit in the Series 2006A Revenue Account and shall cause an equivalent reduction of the next installment of Special Assessments coming due as shown above.

**Future Special Assessments:**

Special Assessments due on each component of the Property shall be levied on roll at the Original Assessment Amount for the 2019 tax year (becoming due and payable by March 31, 2019) and each subsequent tax year.

**EXHIBIT D**

**TERM SHEET**

## TERM SHEET

**Pine Ridge Plantation Community Development District  
Capital Improvement Revenue Bonds, Series 2006A  
(the "Series 2006A Bonds")  
CUSIP No.: 722768AA6**

### REPOSITIONING OF DELINQUENT DEVELOPER LAND (ACQUISITION OF PROPERTY BY THE TOWERS GROUP)

District	Pine Ridge Plantation Community Development District
Developer	Loblolly Partners, LLC
Prospective Builders	Richmond American Homes
Property to be Purchased (the "Property")	Confirm legal description for all 155 lots subject to foreclosure being purchased as presented in the offer from The Towers Group, attached hereto as <b>Exhibit A:</b> Plat Book 52, pages 20-43 Plat Book 53, pages 34-43
Closing Date	July 15, 2018 (the "Transaction")
Deposit	\$50,000 paid to CDD within 10 days of execution of Agreement
<b>Current Delinquent Assessments - 2017</b>	
Payment for Delinquent Assessments	\$900,000 by July 15, 2018  *Any payments received by CDD from lot sales or from Clay County Tax Collector as a result of payment of delinquent taxes shall be applied in reduction of the next installment due
	Debt Service Assessments: \$642,285.08 O&M Assessments: \$323,826.51 Total to be allocated: \$900,000.00 Assessments Remaining Outstanding: \$66,111.59  O&M Funding previously paid to District from 2006 Trust Estate: \$115,000
<b>2018 Assessments</b>	
Payment of Special Assessments and O&M Assessments – Fiscal Year 2018	100% by July 15, 2018 * Any payment made by Builders at lot closings toward the fiscal year 2018 assessments will be immediately paid to

	the District and such payment shall be applied in reduction of the next installment due
<b>DISTRIBUTION OF PROCEEDS: \$900,000</b>	
Application of Delinquent Assessment Installments	<p>(a) Amounts received shall first be applied to repay the Trust Estate for amounts paid to the District to fund O&amp;M Funding and foreclosure litigation costs;</p> <p>(b) The balance of the funds shall then be distributed between the District and the Bondholders using the following pro-rata percentages: District 24.5%, Bondholders 75.5%.</p>
<b>REQUIREMENTS FOR CLOSING (SECURITY) AND FILING A NOTICE OF DISMISSAL (FORECLOSURE ACTION)</b>	
Settlement Agreement	<ul style="list-style-type: none"> <li>• Outline Developer obligations to pay Delinquent and Current Assessments</li> <li>• Provide District agreement to dismiss foreclosure</li> <li>• Provide District and Bondholder agreement re: application of funds received</li> <li>• Include obligation for Developer to pay all ad valorem taxes on the Property on an ongoing basis until termination of the Settlement Agreement or sale of the Property (in totality) to unrelated third party/ies</li> <li>• Events of Default will continue until the District/Developer has satisfied all requirements of the Settlement Agreement</li> <li>• Remedies: Right to reinstitute all remedies under the Master Trust Indenture and First Supplemental Trust Indenture and State law</li> </ul>
Releases	District and Bondholders will execute partial satisfactions of Settlement Agreement as Lots are conveyed to third parties and payments are made
Termination of Funding Agreement	The Funding Agreement dated June 14, 2007, will be terminated upon closing of the Transaction
Tax Certificates	Confirmation of redemption of all outstanding tax certificates and removal of requisite liens from the Property upon closing of the Transaction
Deed	Executed Deed reflecting acquisition by the Developer

**U.S. BANK NATIONAL ASSOCIATION, IN  
ITS CAPACITY AS TRUSTEE ON BEHALF  
OF THE BONDHOLDERS:**



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**CDD:**

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**DEVELOPER:**

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Accepted and Approved as of the \_\_\_\_ day of June, 2018.

**BONDHOLDER:**

\_\_\_\_\_

CDD: *Matthew Biagetti*  
*Matthew Biagetti, Chairperson*

**DEVELOPER:**

*[Signature]*  
*Samuel Crozier, Est Manager*

**EXHIBIT A**

**OFFER/TERM SHEET FROM THE TOWERS GROUP**

## *TENTH ORDER OF BUSINESS*

*B.*

NOTICE OF MEETINGS  
PINE RIDGE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year **2019** at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at **6:00** p.m. on the third Tuesday of each month listed as follows:

November 20, 2018  
January 15, 2019  
March 19, 2019  
May 21, 2019  
July 16, 2019  
September 17, 2019

*D.*

**Pine Ridge Plantation Community Development District**  
4200 Pine Ridge Parkway, Middleburg, Florida 32068  
904-509-6445

Date: July 17, 2018

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Amanda Ferguson, Amenity Manager &  
Chris Hall, Operations Manager

Re: Monthly Facility Memorandum

**Completed Items:**

1. AT&T repaired the phone lines at the amenity center
2. The Lenel Access Card System is working properly.
3. Gate attendants were hired to staff the front gate to the amenity center. They are having residents sign in and confirming ages of kids. Staff recommends changing the policy to not allow teenagers to bring guests.
4. This year's lifeguard schedule of running the slide on Thursday's and Friday's 12:00 p.m. to 4:00 p.m. and Saturday's and Sunday's 11:00 a.m. to 5:00 p.m. has been well received by residents.
5. New signs were placed at the pool to remind residents/guests to shower before entering the pool. This policy helps reduce residue build up in the water and clogging the filters with sunscreens and oils.
6. The broken acrylic table tops have all been replaced.
7. Patio and deck pavers were pressure washed.
8. Canopies on the pool deck have been cleaned.
9. Several paver areas around the pool deck has been leveled.
10. Shower head has been replaced on the pool deck.
11. One of the lounge chairs has been repaired.
12. The fallen stones have been reinstalled on the columns.
13. Richmond American signs and flags have been removed.
14. New handicap signs were installed in the men's and women's restrooms.
15. The kick plate in the restroom/handicap stall has been repaired.
16. Light bulb has been replaced in the fitness center.
17. Both drains in the social room kitchen sinks have been replaced.
18. The new floors have been installed in the social room hallway and kids' kitchen.
19. The pump motors for the splash feature and the water slide has been pulled and the impellers were inspected and measured.
20. The pool equipment area has been cleaned out and sprayed for weeds.

21. A urinal flush valve has been replaced in the men's restroom.
22. The floors under all the fitness equipment has been cleaned.
23. The burned-out pole lights at the playground and along the sidewalks has been replaced.
24. ASAP Towing has replaced the faded No Parking signs.
25. The small Pine Ridge sign and wooden structure at Old Jennings has been painted.
26. A light check has performed on all district street lights.

#### **In progress:**

1. R&D has provided a plan of action to improve the landscaping throughout the community.
2. Pine Straw and mulch will be installed this month in all the plant beds.
3. The recumbent bicycle in the fitness center needs to be replaced. Quotes for two new bikes will be presented.
4. The main entrance Pine Ridge Monument is being painted.

#### **Landscaping & Lakes:**

1. Lake Doctor's continues to maintain the lakes.
2. Numerous irrigation repairs have been completed.
3. RMS continues to inspect and clean all the lake outfall structures.
4. Landscape improvements have been completed per proposal submitted by R&D.
5. The dead Magnolia tree on Pine Ridge Pkwy has been replaced by R&D.
6. Three (3) East Palatka Hollies have been replaced due to dying over the winter.
7. Thirty-three (33) palm trees have been trimmed.
8. Two (2) dead pine trees have been cut down behind resident homes to prevent damage to resident property.

#### **Misc.**

1. Total Clubhouse & Outdoor Rentals for June & July: 30
2. Total Access Cards Issued to Date: 2,000+
3. A Food Truck Friday was held on May 4<sup>th</sup> from 5:00 p.m. to 8:00 p.m. Hazelnut Grill Food Truck was in attendance.
4. A Community Yard Sale was held on Saturday, May 19<sup>th</sup> and Sunday, May 20<sup>th</sup> from 8:00 a.m. to 1:00 p.m.
5. An adult's only corn hole tournament was held on Saturday, June 16<sup>th</sup> from 4:00 p.m. to 8:00 p.m. We had 14 teams consisting of 28 people that played in the tournament. The winning team took home \$200. Hazelnut Grill Food Truck also attended the event. Everyone is asking for another tournament, so plans for an end of summer tournament is being planned.
6. On June 20<sup>th</sup> from 5:00 p.m. to 8:00 p.m., the Frozen Sweets Truck served residents ice cream and snow cones.



7. The Frozen Sweets Truck was so well received that they came out again on June 27<sup>th</sup> and on the 4<sup>th</sup> of July from 5:00 p.m. to 8:00 p.m.
8. Hickory's Heaven BBQ Food Truck attended a Food Truck Friday on July 6<sup>th</sup> from 5:00 p.m. to 8:00 p.m.
9. A community cookout at the pool was held on July 7<sup>th</sup>. We had two charcoal grills cooking hamburgers and hotdogs for 4 hours. Chips and drinks were also served and the kids enjoyed a water balloon fight.
10. A teenager only corn hole tournament was advertised for July 14<sup>th</sup> but the event was cancelled due to lack of participants.
11. A dive in movie is scheduled for Saturday, July 21<sup>st</sup>. Movie will start at dusk. Food trucks will also attend.

Should you have any questions or comments regarding the above information, please contact Chris Hall at (352) 681-9874, [chall@rmsnf.com](mailto:chall@rmsnf.com) or Pine Ridge Amenity Manager at (904) 291-8878, [prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com).

## *TWELFTH ORDER OF BUSINESS*

*A.*

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**May 31, 2018**

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals 2018</u>
<b>ASSETS:</b>					
CASH	\$33,595	\$294,292	---	---	\$327,888
Due from Debt Service	\$3,433	---	---	---	\$3,433
INVESTMENTS					
Reserve A	---	---	\$53,593	---	\$53,593
Revenue A	---	---	\$234,832	---	\$234,832
Construction	---	---	---	\$4,344	\$4,344
State Board	\$493,537	---	---	---	\$493,537
<b>TOTAL ASSETS</b>	<u>\$530,566</u>	<u>\$294,292</u>	<u>\$288,425</u>	<u>\$4,344</u>	<u>\$1,117,628</u>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$11,490	---	---	---	\$11,490
<b>FUND BALANCES:</b>					
UNASSIGNED	\$519,077	---	---	---	\$519,077
RESTRICTED FOR DEBT SERVICE	---	---	\$288,425	---	\$288,425
RESTRICTED FOR CAPITAL PROJECTS	---	\$294,292	---	\$4,344	\$298,637
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$530,566</u>	<u>\$294,292</u>	<u>\$288,425</u>	<u>\$4,344</u>	<u>\$1,117,628</u>

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending  
May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/2018	ACTUAL THRU 5/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - Tax Collector	\$429,471	\$429,471	\$423,236	(\$6,235)
Assessments - Direct	\$108,098	\$108,098	\$0	(\$108,098)
Interest Income	\$1,000	\$667	\$3,082	\$2,415
Misc/Facility Rental Income	\$3,000	\$3,100	\$3,100	\$0
<b>TOTAL REVENUES</b>	<b>\$541,569</b>	<b>\$541,336</b>	<b>\$429,417</b>	<b>(\$111,918)</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors Fees/FICA Taxes	\$10,334	\$6,889	\$6,244	\$646
Engineering	\$7,000	\$4,667	\$780	\$3,887
Arbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$3,333	\$3,333	(\$0)
Assessment Roll	\$5,520	\$5,520	\$5,260	\$260
Attorney	\$20,000	\$13,333	\$8,749	\$4,585
Annual Audit	\$3,350	\$3,350	\$3,450	(\$100)
Trustee	\$6,000	\$0	\$0	\$0
Management Fees	\$44,290	\$29,527	\$29,527	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Telephone	\$350	\$233	\$141	\$92
Postage	\$500	\$333	\$643	(\$310)
Printing & Binding	\$1,200	\$800	\$667	\$133
Insurance	\$7,893	\$7,893	\$7,441	\$452
Legal Advertising	\$2,000	\$1,333	\$447	\$886
Other Current Charges	\$300	\$200	\$68	\$132
Website Domain	\$1,200	\$800	\$800	\$0
Office Supplies	\$250	\$167	\$394	(\$227)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$117,562</b>	<b>\$79,221</b>	<b>\$68,785</b>	<b>\$10,436</b>

**GROUNDS MAINTENANCE:**

Electric	\$3,000	\$2,000	\$1,307	\$693
Water	\$21,000	\$14,000	\$25,885	(\$11,885)
Repairs And Maintenance	\$20,000	\$13,333	\$16,101	(\$2,768)
Landscape Maintenance	\$100,000	\$66,667	\$59,998	\$6,669
Lake Maintenance	\$8,670	\$5,780	\$5,151	\$629
Contingencies	\$593	\$395	\$1,009	(\$614)
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$153,263</b>	<b>\$102,175</b>	<b>\$109,451</b>	<b>(\$7,276)</b>

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

**Statement of Revenues & Expenditures**

For The Period Ending

May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/2018	ACTUAL THRU 5/31/2018	VARIANCE
<b><u>AMENITY CENTER</u></b>				
Insurance	\$8,398	\$8,398	\$7,998	\$400
General Facility Maintenance	\$15,000	\$10,000	\$12,429	(\$2,429)
Repairs & Replacements	\$10,000	\$6,667	\$13,902	(\$7,235)
Recreational Passes	\$500	\$333	\$0	\$333
Postage	\$100	\$67	\$0	\$67
Printing & Email Marketing	\$125	\$83	\$0	\$83
Office Supplies	\$700	\$467	\$176	\$291
Other Current Charges	\$250	\$167	\$0	\$167
Permit Fees	\$250	\$250	\$250	\$0
Contingency	\$5,000	\$3,333	\$0	\$3,333
Amenity Management	\$49,440	\$32,960	\$32,960	\$0
Facility Assistant	\$24,561	\$16,374	\$1,969	\$14,405
Special Events	\$10,000	\$6,667	\$10,382	(\$3,715)
<b><u>Utilities</u></b>				
Water & Sewer	\$3,500	\$2,333	\$2,859	(\$526)
Electric	\$23,000	\$15,333	\$13,071	\$2,262
Telephone	\$2,500	\$1,667	\$2,043	(\$377)
Internet	\$1,360	\$907	\$590	\$317
<b><u>Management Contracts</u></b>				
Field Management Services	\$20,000	\$13,333	\$13,333	(\$0)
Lifeguards	\$15,000	\$2,687	\$2,687	\$0
Pool Maintenance	\$12,100	\$8,067	\$7,929	\$138
Pool Chemicals	\$11,020	\$7,347	\$7,569	(\$223)
Janitorial	\$7,740	\$5,160	\$5,160	\$0
Janitorial Supplies	\$1,200	\$800	\$1,042	(\$242)
Refuse Service	\$4,000	\$2,667	\$3,636	(\$969)
Security	\$10,000	\$6,667	\$8,443	(\$1,777)
Capital Projects	\$35,000	\$23,333	\$0	\$23,333
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$270,744</b>	<b>\$176,066</b>	<b>\$148,428</b>	<b>\$27,637</b>
<b><u>OTHER</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$115,000	\$115,000
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,000</b>	<b>\$115,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$541,569</b>	<b>\$357,462</b>	<b>\$326,664</b>	<b>\$145,797</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$217,753</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$301,324</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$519,077</b>	

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**Month-to-Month**  
**For The Year Ending 9/30/18**

**REVENUES:**

ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Assessments - Tax Collector	\$429,471	\$0	\$66,420	\$0	\$347,834	\$484	\$1,551	\$3,514	\$3,433				\$423,236
Assessments - Direct	\$108,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Interest Income	\$1,000	\$312	\$255	\$234	\$259	\$263	\$291	\$618	\$850				\$3,082
Facility Rental Income	\$3,000	\$525	\$0	\$300	\$925	\$375	\$725	\$75	\$175				\$3,100
<b>TOTAL REVENUES</b>	<b>\$541,569</b>	<b>\$837</b>	<b>\$66,675</b>	<b>\$534</b>	<b>\$349,018</b>	<b>\$1,121</b>	<b>\$2,567</b>	<b>\$4,208</b>	<b>\$4,458</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$429,417</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisor Fees/Taxes	\$10,334	\$1,077	\$1,077	\$0	\$1,077	\$0	\$861	\$1,077	\$1,077				\$6,244
Engineering	\$7,000	\$0	\$0	\$390	\$0	\$0	\$0	\$390	\$0				\$780
Attorney	\$20,000	\$690	\$1,561	\$0	\$1,247	\$768	\$2,575	\$1,908	\$0				\$8,749
Annual Audit	\$3,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450				\$3,450
Assessment Roll	\$5,520	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$5,260
Arbitrage	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Trustee	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Dissemination	\$5,000	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417				\$3,333
Management Fees	\$44,290	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691				\$29,527
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83				\$667
Telephone	\$350	\$0	\$39	\$16	\$60	\$0	\$19	\$0	\$8				\$141
Postage	\$500	\$36	\$105	\$9	\$89	\$9	\$101	\$159	\$136				\$643
Printing & Binding	\$1,200	\$176	\$36	\$119	\$5	\$199	\$0	\$21	\$112				\$667
Insurance	\$7,893	\$7,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$7,441
Legal Advertising	\$2,000	\$130	\$0	\$0	\$61	\$0	\$128	\$0	\$128				\$447
Other Current Charges	\$300	\$0	\$45	\$0	\$8	\$15	\$0	\$0	\$0				\$68
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100				\$800
Office Supplies	\$250	\$152	\$196	\$10	\$0	\$10	\$0	\$13	\$13				\$394
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$175
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$117,562</b>	<b>\$19,427</b>	<b>\$7,348</b>	<b>\$4,834</b>	<b>\$6,836</b>	<b>\$5,291</b>	<b>\$7,975</b>	<b>\$7,859</b>	<b>\$9,214</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,785</b>

**GROUPS MAINTENANCE:**

Landscape Maintenance	\$100,000	\$7,310	\$8,155	\$7,960	\$7,536	\$7,557	\$7,160	\$7,160	\$7,160				\$59,998
Lake Maintenance	\$8,670	\$643	\$644	\$644	\$644	\$644	\$644	\$644	\$644				\$5,151
Electric	\$3,000	\$131	\$152	\$125	\$195	\$170	\$216	\$108	\$210				\$1,307
Water	\$21,000	\$2,495	\$3,512	\$5,448	\$3,754	\$2,640	\$2,217	\$2,356	\$3,464				\$25,885
Repairs And Maintenance	\$20,000	\$7,315	\$1,484	\$1,202	\$1,655	\$1,235	\$964	\$950	\$1,297				\$16,101
Contingencies	\$593	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$459				\$1,009
<b>GROUPS MAINTENANCE EXPENDITURES</b>	<b>\$153,263</b>	<b>\$17,894</b>	<b>\$13,947</b>	<b>\$15,379</b>	<b>\$14,334</b>	<b>\$12,245</b>	<b>\$11,201</b>	<b>\$11,218</b>	<b>\$13,234</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$109,451</b>

**PINE RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

<b>ADOPTED BUDGET</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>TOTAL</b>
<b><u>AMENITY CENTER</u></b>													
Insurance	\$8,398	\$7,998	\$0	\$0	\$0	\$0	\$0	\$0					\$7,998
General Facility Maintenance	\$15,000	\$3,538	\$1,252	\$968	\$1,344	\$1,858	\$1,326	\$1,137	\$1,006				\$12,429
Repairs & Replacements	\$10,000	\$6,997	\$1,435	\$386	\$1,118	\$1,148	\$1,435	\$360	\$1,024				\$13,902
Recreational Passes	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Postage	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Printing & Binding	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Office Supplies	\$700	\$0	\$0	\$49	\$28	\$28	\$39	\$32	\$0				\$176
Other Current Charges	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Permit Fees	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250				\$250
Contingency	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Amenity Management	\$49,440	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120				\$32,960
Facility Assistant	\$24,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,969				\$1,969
Special Events	\$10,000	\$1,190	\$2,083	\$2,417	\$0	\$0	\$0	\$3,992	\$701				\$10,382
<b><u>Utilities</u></b>													
Water & Sewer	\$3,500	\$283	\$300	\$369	\$393	\$304	\$274	\$402	\$535				\$2,859
Electric	\$23,000	\$1,707	\$1,850	\$1,631	\$2,161	\$4,051	\$0	\$766	\$905				\$13,071
Telephone	\$2,500	\$590	\$288	\$84	\$289	\$191	\$191	\$205	\$204				\$2,043
Internet	\$1,360	\$117	\$117	\$117	\$117	\$122	\$0	\$0	\$0				\$590
<b><u>Management Contracts</u></b>													
Field Management Services	\$20,000	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667				\$13,333
Lifeguards	\$15,000	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$2,087				\$2,687
Pool Maintenance	\$12,100	\$1,374	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$504				\$7,929
Pool Chemicals	\$11,020	\$927	\$927	\$953	\$953	\$953	\$953	\$953	\$953				\$7,569
Janitorial	\$7,740	\$645	\$645	\$645	\$645	\$645	\$645	\$645	\$645				\$5,160
Janitorial Supplies	\$1,200	\$245	\$51	\$77	\$131	\$77	\$97	\$170	\$195				\$1,042
Ref use Service	\$4,000	\$395	\$395	\$395	\$397	\$397	\$410	\$409	\$839				\$3,636
Security	\$10,000	\$624	\$530	\$1,069	\$923	\$683	\$2,224	\$1,627	\$763				\$8,443
Capital Projects	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$270,744</b>	<b>\$32,415</b>	<b>\$16,669</b>	<b>\$15,954</b>	<b>\$15,292</b>	<b>\$17,252</b>	<b>\$14,988</b>	<b>\$17,492</b>	<b>\$18,367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,428</b>
<b>TOTAL EXPENDITURES</b>	<b>\$541,569</b>	<b>\$69,736</b>	<b>\$37,963</b>	<b>\$36,167</b>	<b>\$36,462</b>	<b>\$34,789</b>	<b>\$34,164</b>	<b>\$36,568</b>	<b>\$40,814</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$326,664</b>
<b><u>OTHER SOURCES/(USES):</u></b>													
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0	\$115,000	\$0	\$0	\$0				\$115,000
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>(\$68,899)</b>	<b>\$28,712</b>	<b>(\$35,633)</b>	<b>\$312,556</b>	<b>\$81,333</b>	<b>(\$31,598)</b>	<b>(\$32,361)</b>	<b>(\$36,356)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$217,753</b>



# **PINE RIDGE PLANTATION**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **RESERVE FUND**

#### **Statement of Revenues & Expenditures**

*For The Period Ending*

*May 31, 2018*

#### **REVENUES:**

*Capital Reserve Funding*

<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 5/31/2018</b>	<b>ACTUAL THRU 5/31/2018</b>	<b>VARIANCE</b>
---------------------------	------------------------------------	----------------------------------	-----------------

**\$35,000**

**\$0**

**\$0**

**\$0**

#### **TOTAL REVENUES**

<b>\$35,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
-----------------	------------	------------	------------

#### **EXPENDITURES:**

*Maintenance Reserve (1)*

**\$0**

**\$0**

**\$19,932**

**(\$19,932)**

#### **TOTAL EXPENDITURES**

<b>\$0</b>	<b>\$0</b>	<b>\$19,932</b>	<b>(\$19,932)</b>
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#### **EXCESS REVENUES (EXPENDITURES)**

<b>\$35,000</b>	<b>(\$19,932)</b>
-----------------	-------------------

**FUND BALANCE - Beginning**

**\$317,963**

**\$314,224**

**FUND BALANCE - Ending**

**\$352,963**

**\$294,292**

*(1) Represents new marcasite for the swimming pool.*

# PINE RIDGE PLANTATION

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND 2006A

#### Statement of Revenues & Expenditures

For The Period Ending

May 31, 2018

#### REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/2018	ACTUAL THRU 5/31/2018	VARIANCE
Assessments - Tax Roll	\$727,641	\$727,641	\$707,730	(\$19,911)
Delinquent Assessments	\$0	\$0	\$270,664	\$270,664
Interest Income	\$250	\$167	\$3,931	\$3,765
<b>TOTAL REVENUES</b>	<b>\$727,891</b>	<b>\$727,808</b>	<b>\$982,325</b>	<b>\$254,517</b>

#### EXPENDITURES:

Interest Expense - 11/1	\$306,585	\$306,585	\$306,585	\$0
Principal Expense - 5/1	\$325,000	\$325,000	\$325,000	\$0
Interest Expense - 5/1	\$306,585	\$306,585	\$306,585	\$0
Other Debt Service Costs	\$0	\$0	\$117,614	(\$117,614)
<b>TOTAL EXPENDITURES</b>	<b>\$938,170</b>	<b>\$938,170</b>	<b>\$1,055,784</b>	<b>(\$117,614)</b>

#### OTHERS SOURCES/(USES):

Transfer from Reserve	\$206,594	\$206,594	\$0	(\$206,594)
Interfund Transfer In/(Out)	\$0	\$0	(\$115,000)	(\$115,000)
<b>TOTAL OTHER</b>	<b>\$206,594</b>	<b>\$206,594</b>	<b>(\$115,000)</b>	<b>(\$321,594)</b>

#### EXCESS REVENUES (EXPENDITURES)

	(\$3,685)	(\$188,459)
--	-----------	-------------

#### FUND BALANCE - Beginning

	\$314,820	\$476,884
--	-----------	-----------

#### FUND BALANCE - Ending

	<u>\$311,135</u>	<u>\$288,425</u>
--	------------------	------------------

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECT FUND 2006 A/B**  
**Statement of Revenues & Expenditures**

For The Period Ending  
May 31, 2018

**REVENUES:**

INTEREST INCOME:  
Construction

ADOPTED BUDGET	PRORATED THRU 5/31/2018	ACTUAL THRU 5/31/2018	VARIANCE
\$0	\$0	\$26	\$26

**TOTAL REVENUES**

\$0	\$0	\$26	\$26
-----	-----	------	------

**EXPENDITURES:**

Improvements

\$0	\$0	\$0	\$0
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**TOTAL EXPENDITURES**

\$0	\$0	\$0	\$0
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**EXCESS REVENUES (EXPENDITURES)**

\$0		\$26	
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FUND BALANCE - Beginning

\$4,319

FUND BALANCE - Ending

\$4,344

**PINE RIDGE PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Bonds outstanding - 9/30/13</b>	<b>\$12,540,000</b>	
<b>Less:</b>	<b>\$0</b>	
11/1/2013		
5/1/2014	<b>(\$260,000)</b>	<b>Mandatory</b>
5/1/2014	<b>(\$15,000)</b>	<b>Special Call</b>
11/1/2014	<b>(\$35,000)</b>	<b>Special Call</b>
5/1/2015	<b>(\$275,000)</b>	<b>Mandatory</b>
5/1/2015	<b>(\$5,000)</b>	<b>Special Call</b>
5/1/2016	<b>(\$290,000)</b>	<b>Mandatory</b>
5/1/2017	<b>(\$305,000)</b>	<b>Mandatory</b>
5/1/2018	<b>(\$325,000)</b>	<b>Mandatory</b>
<b>Current Bonds Outstanding:</b>	<b><u>\$11,030,000</u></b>	

*B.*

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018 SUMMARY OF ASSESSMENTS**

ASSESSED	# UNITS ASSESSED	SERIES 2006 DEBT ASSESSED	FY18 O&M ASSESSED	TOTAL ASSESSED
TYNES PARTNERS	155	(1)	113,210.45	113,210.45
NET TAX ROLL	587	716,913.54	428,727.54	1,145,641.08
<b>TOTAL ASSESSED NET</b>	<b>742</b>	<b>716,913.54</b>	<b>541,937.99</b>	<b>1,258,851.53</b>

RECEIVED	BALANCE DUE	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TYNES PARTNERS	113,210.45	-	-	-
TAX ROLL	(2,447.80)	718,445.32	429,643.56	1,148,088.88
<b>TOTAL RECEIPTS</b>	<b>110,762.65</b>	<b>718,445.32</b>	<b>429,643.56</b>	<b>1,148,088.88</b>

Direct invoice due 50% by 12/1/17, 25% by 2/1/18, 25% by 5/1/18

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL
1	11/15/2017	12,814.68	7,663.41	20,478.09
2	11/30/2017	98,252.19	58,756.62	157,008.81
3	12/12/2017	555,835.13	332,399.68	888,234.81
4	12/21/2017	25,808.51	15,433.97	41,242.48
5	1/18/2018	808.53	483.51	1,292.04
6	2/20/2018	2,592.84	1,550.57	4,143.41
7	3/19/2018	5,741.34	3,433.42	9,174.76
8	4/12/2018	5,876.78	3,514.42	9,391.20
9	5/10/2018	-	-	-
10	6/11/2018	2,453.96	1,467.51	3,921.47
TAX CERTIFICATES	6/26/2018	8,261.36	4,940.45	13,201.81
		-	-	-
		-	-	-
		-	-	-
<b>TOTAL FY18 TAX ROLL RECEIPTS</b>		<b>718,445.32</b>	<b>429,643.56</b>	<b>1,148,088.88</b>

PRIOR YRS RECEIPTS	3/19/2018	406,345.63	270,663.58	135,682.05
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% TAX ROLL COLLECTED FY18	100.21%	100.21%	100.21%
TOTAL COLLECTED FY18	100.21%	79.28%	91.20%

*C.*

**Pine Ridge Plantation**  
Community Development District

**Check Run Summary - General Fund**

**5/1/2018 - 6/30/2018**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
May 2, 2018	2156-2164	\$ 8,246.63
May 7, 2018	2165-2174	\$ 14,330.62
May 25, 2018	2175-2184	\$ 18,121.48
June 22, 2018	2185-2202	\$ 28,470.14
		<hr/>
		\$ 69,168.87
<b><u>Capital Reserves Fund</u></b>		
May 25, 2018	17-19	\$ 15,831.42
		<hr/>
		\$ 15,831.42
<b><u>Utilities and Autopayments</u></b>		
May 21, 2018	AT&T	\$ 204.44
May 29, 2018	Clay Electric	\$ 1,115.00
May 29, 2018	Clay County Utilities	\$ 3,999.05
		<hr/>
<b>TOTAL UTILITIES PAID ONLINE OR AUTOPAY</b>		\$ 5,318.49
		<hr/>
		\$ 90,318.78



AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18 PAGE 1  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* 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 #
5/02/18	00031	3/31/18 PB000089	201804 330-57200-46300		*	409.21	
		TRASH SVC THRU 04/30/18					
		4/30/18 PB000090	201805 330-57200-46300		*	409.21	
		TRASH SVC THRU 05/31/18					
				ADVANCED DISPOSAL			818.42 002156
5/02/18	00143	4/16/18 041618	201804 300-36900-10100		*	75.00	
		REFUND RENTAL FEE					
		4/16/18 041618	201804 300-36900-10100		V	75.00-	
		REFUND RENTAL FEE					
				YOLANDA BROCKINGTON			.00 002157
5/02/18	00107	4/10/18 SSI07061	201803 330-57200-34500		*	48.00	
		ADMIN FEE-MARCH 2018					
		4/10/18 SSI07061	201803 330-57200-34500		*	75.00	
		SCHEDUALING-MARCH 2018					
				CLAY COUNTY SHERIFF'S OFFICE			123.00 002158
5/02/18	00069	3/27/18 282610	201803 310-51300-48000		*	62.10	
		NOTICE OF MEETING					
				CLAY TODAY			62.10 002159
5/02/18	00001	4/10/18 6-145-85	201804 310-51300-42000		*	19.31	
		DELIVERIES THRU 04/04/18					
		4/17/18 6-152-96	201804 310-51300-42000		*	131.05	
		DELIVERIES THRU 04/12/18					
				FEDEX			150.36 002160
5/02/18	00005	3/31/18 99585	201802 310-51300-31500		*	399.50	
		LEGAL SVC THR 02/28/18					
		3/31/18 99587	201802 310-51300-31500		*	368.00	
		LEGAL SVC THRU 02/28/18					
				HOPPING GREEN & SAMS			767.50 002161
5/02/18	00142	4/28/18 6060	201804 330-57200-60100		*	434.00	
		WATERSLIDE/DELIVERY					
				PROGRESSIVE ENTERTAINMENT			434.00 002162
5/02/18	00073	4/10/18 201	201804 330-57200-60100		*	2,007.58	
		EASTER EVENT-APRIL 2018					
		4/23/18 202	201803 330-57200-46000		*	1,186.00	
		FACILITY MANGT-MARCH 2018					
		4/23/18 202	201803 320-53800-46000		*	964.00	
		FACILITY MANGT-MARCH 2018					
		4/23/18 202	201803 330-57200-46100		*	1,435.00	
		FACILITY MANGT-MARCH 2018					

PRP --PINERIDGE-- MPHILLIPS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* PINE RIDGE PLANTATION - GF  
 BANK A PINE RIDGE PLANTATIO

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/23/18	202	202	201803 330-57200-51000		*	39.00	
			FACILITY MANGT-MARCH 2018				
4/23/18	202	202	201803 330-57200-46201		*	96.92	
			FACILITY MANGT-MARCH 2018				
4/26/18	204	204	201804 320-53800-46000		*	87.75	
			REPAIR BURNT WIRE/BREAKER				
				RIVERSIDE MANAGEMENT SERVICES INC			5,816.25 002163
5/02/18	00143	4/16/18 041618	201804 300-36900-10100		*	75.00	
			REFUND RENTAL FEE				
				YOLANDA BROCKINGTON			75.00 002164
5/07/18	00124	4/22/18 042218	201804 330-57200-34500		*	120.00	
			SECURITY SVC THRU 4/22/18				
		5/04/18 050418	201805 330-57200-34500		*	120.00	
			SECURITY SVC THRU 5/4/18				
				JEFF ANDERSON			240.00 002165
5/07/18	00087	4/26/18 1291868	201804 330-57200-46000		*	94.00	
			QUARTLY PEST SVC				
				BRANDON PEST CONTROL			94.00 002166
5/07/18	00106	5/02/18 050218	201804 330-57200-34500		*	240.00	
			SECURITY SVC THRU 4/27/18				
				MATTHEW EDMONSON			240.00 002167
5/07/18	00039	3/06/18 16099	201802 330-57200-46000		*	182.00	
			PARTS/SVC FOR TREADMILL				
		3/15/18 16183	201803 330-57200-46000		*	140.00	
			SUPPLIES				
				FITNESS PRO			322.00 002168
5/07/18	00003	5/01/18 175	201805 310-51300-34000		*	3,690.83	
			MGMT FEES-MAY 2018				
		5/01/18 175	201805 310-51300-49100		*	100.00	
			WEBSITE ADMIN-MAY 2018				
		5/01/18 175	201805 310-51300-35100		*	83.33	
			INFO TECH-MAY 2018				
		5/01/18 175	201805 310-51300-31300		*	416.67	
			DISSEMINATION-MAY 2018				
		5/01/18 175	201805 310-51300-51000		*	12.50	
			SUPPLIES-MAY 2018				
		5/01/18 175	201805 310-51300-42000		*	39.93	
			POSTAGE-MAY 2018				
		5/01/18 175	201805 310-51300-42500		*	111.75	
			COPIES-MAY 2018				

PRP --PINERIDGE-- MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18 PAGE 3  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* 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 #
		5/01/18 175	201805 310-51300-41000	TELEPHONE-MAY 2018	*	8.34	
				GOVERNMENTAL MANAGEMENT SERVICES			4,463.35 002169
5/07/18 00076		5/01/18 360081	201805 320-53800-46400	WATER MGMT SVC-MAY 2018	*	644.00	
				THE LAKE DOCTORS INC			644.00 002170
5/07/18 00054		5/01/18 13129557	201805 330-57200-46500	WATER MGMT SVC-MAY 2018	*	952.69	
				POOLSURE			952.69 002171
5/07/18 00131		4/12/18 J3 19208	201804 330-57200-46000	MAINT INSPECTION-APRIL 18	*	19.50	
		4/12/18 J3 19208	201804 330-57200-46000	SVC CALL-APRIL 18	*	35.00	
				PYE-BARKER FIRE & SAFETY, INC.			54.50 002172
5/07/18 00134		5/01/18 519	201805 320-53800-46200	LANDSCAPE MAINT-MAY 2018	*	7,160.00	
				R&D LANDSCAPE & IRRIGATION			7,160.00 002173
5/07/18 00030		4/12/18 8591460	201805 330-57200-34500	SATION MONITORING-MAY 18	*	160.08	
				SAFE TOUCH SECURITY SYSTEMS			160.08 002174
5/25/18 00046		5/12/18 02116069	201805 310-51300-32200	AUDIT FYE 09/30/17	*	3,450.00	
				BERGER, TOOMBS, ELAM, GAINES &			3,450.00 002175
5/25/18 00107		5/09/18 SSI08128	201804 330-57200-34500	ADMIN FEE-APRIL 2018	*	48.00	
		5/09/18 SSI08128	201804 330-57200-34500	SCHEDULING-APRIL 2018	*	75.00	
				CLAY COUNTY SHERIFF'S OFFICE			123.00 002176
5/25/18 00069		4/23/18 283793	201805 310-51300-48000	NOTICE OF MEETING	*	60.75	
				CLAY TODAY			60.75 002177
5/25/18 00104		5/21/18 KSM57FTA	201805 320-53800-49000	EMAIL SVC-MAY 2018	*	459.00	
				CONSTANT CONTACT, INC.			459.00 002178
5/25/18 00001		3/20/18 6-124-67	201803 310-51300-42000	DELIVERIES THRU 03/13/18	*	68.58	
				FEDEX			68.58 002179

PRP --PINERIDGE-- MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18 PAGE 4  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* 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 #
5/25/18	00025	5/25/18 10-BID-3	201805 330-57200-54000	POOL PERMIT 10-60-00146	*	250.00	
							250.00 002180
FLORIDA DEPARTMENT OF HEALTH							
5/25/18	00005	3/31/18 100123	201803 310-51300-31500	FORECLOSURE-MARCH 2018	*	1,294.00	
		4/30/18 100124	201803 310-51300-31500	GENERAL COUNSEL-MAR 2018	*	1,281.10	
							2,575.10 002181
HOPPING GREEN & SAMS							
5/25/18	00109	5/11/18 S-2031	201805 330-57200-46100	FLOAT SWITCH	*	234.68	
							234.68 002182
HOWARD SERVICES, INC.							
5/25/18	00054	6/01/18 13129557	201806 330-57200-46500	WATER MGMT-JUNE 2018	*	952.69	
							952.69 002183
POOLSURE							
5/25/18	00073	3/18/18 205	201803 330-57200-34200	LIFEGUARD SVC-MARCH 2018	*	599.68	
		5/01/18 203	201805 330-57200-46200	JANITORIAL SVC-MAY 2018	*	645.00	
		5/01/18 203	201805 330-57200-46400	POOL CHEMICAL-MAY 2018	*	504.33	
		5/01/18 203	201805 330-57200-34000	OPERATION MGMT-MAY 2018	*	1,666.67	
		5/01/18 203	201805 330-57200-34100	FACILITY MGMT-MAY 2018	*	4,120.00	
		5/18/18 206	201804 330-57200-46000	FACILITY MAINT-APRIL 2018	*	988.00	
		5/18/18 206	201804 320-53800-46000	FACILITY MAINT-APRIL 2018	*	862.00	
		5/18/18 206	201804 330-57200-46100	FACILITY MAINT-APRIL 2018	*	360.00	
		5/18/18 206	201804 330-57200-46201	JANITORIAL SUPPLIES	*	170.00	
		5/18/18 206	201804 330-57200-51000	OFFICE SUPPLIES	*	32.00	
							9,947.68 002184
RIVERSIDE MANAGEMENT SERVICES INC							
6/22/18	00031	5/31/18 PB000090	201805 330-57200-46300	MAY 2018 SERVICE	*	429.65	
							429.65 002185
ADVANCED DISPOSAL							
6/22/18	00124	5/20/18 05202018	201805 330-57200-34500	SERVICE FOR 5/20/18	*	120.00	

PRP --PINERIDGE-- MPHILLIPS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/02/18 06022018	201806 330-57200-34500		*	120.00	
		SECURITY ON 6/2/18					
		6/17/18 06172018	201806 330-57200-34500		*	120.00	
		SECURITY THRU 6/17/18					
				JEFF ANDERSON			360.00 002186
6/22/18	00144	6/22/18 06222018	201806 300-36900-10100		*	75.00	
		REIMB. PARTY CANCELLED					
				MARIE CAMARA			75.00 002187
6/22/18	00107	6/13/18 SSI08194	201805 330-57200-34500		*	123.00	
		MAY 2018 ADM FEES/SCHED					
				CLAY COUNTY SHERIFF'S OFFICE			123.00 002188
6/22/18	00069	5/04/18 284352	201805 310-51300-48000		*	67.50	
		NOT OF QUAL PERIOD 5/24					
				CLAY TODAY			67.50 002189
6/22/18	00080	4/20/18 W572214	201804 330-57200-34500		*	1,024.00	
		SERVICE THRU 4/6/2018					
				CONVERGINT TECHNOLOGIES LLC			1,024.00 002190
6/22/18	00106	5/29/18 05292018	201805 330-57200-34500		*	240.00	
		SERVICE FOR 5/11 & 5/25					
				MATTHEW EDMONSON			240.00 002191
6/22/18	00008	5/09/18 0186995	201804 310-51300-31100		*	390.00	
		SERVICE THRU 4/30/18					
				ENGLAND-THIMS & MILLER, INC.			390.00 002192
6/22/18	00001	5/15/18 61830226	201805 310-51300-42000		*	96.12	
		SERVICE THRU 5/15/18					
				FEDEX			96.12 002193
6/22/18	00039	6/20/18 16920	201806 330-57200-46000		*	140.00	
		GYM WIPES					
				FITNESS PRO			140.00 002194
6/22/18	00003	6/01/18 176	201806 310-51300-34000		*	3,690.83	
		JUNE 2018 MGMT FEES					
		6/01/18 176	201806 310-51300-49100		*	100.00	
		JUNE 2018 WEBSITE ADM					
		6/01/18 176	201806 310-51300-35100		*	83.33	
		JUNE 2018 WEBSITE ADM					
		6/01/18 176	201806 310-51300-31300		*	416.67	
		JUNE 2018 DISSEMINATION					

PRP --PINERIDGE-- MPHILLIPS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 7/10/18

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\*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\*

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 #
		6/01/18 176	201806 310-51300-51000		*	18.66	
		JUNE 2018	OFFICE SUPPLIES				
		6/01/18 176	201806 310-51300-42000		*	20.48	
		JUNE 2018	POSTAGE				
		6/01/18 176	201806 310-51300-42500		*	286.20	
		JUNE 2018	COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			4,616.17 002195
6/22/18	00005	5/31/18 100711	201804 310-51300-31500		*	862.50	
			FORECLOSURE 4/30/18				
		5/31/18 100712	201804 310-51300-31500		*	1,045.98	
			GENERAL COUNSEL 4/30/18				
				HOPPING GREEN & SAMS			1,908.48 002196
6/22/18	00076	6/01/18 366020	201806 320-53800-46400		*	644.00	
			JUNE WATER MGMT SRVC				
				THE LAKE DOCTORS INC			644.00 002197
6/22/18	00132	7/21/18 2523	201807 330-57200-60100		*	360.00	
			18FT INFLATABLE SCREEN				
				PARTYFLIX			360.00 002198
6/22/18	00054	7/01/18 13129557	201807 330-57200-46400		*	952.69	
			JULY 2018 WATER MGMT SRVC				
				POOLSURE			952.69 002199
6/22/18	00134	6/19/18 INV6288	201806 320-53800-46200		*	995.00	
			LANDSCAPE MAINT				
		6/19/18 INV6312	201806 320-53800-46000		*	400.00	
			IRRIGATION REPAIR 6/19				
				R&D LANDSCAPE & IRRIGATION			1,395.00 002200
6/22/18	00073	5/24/18 207	201805 330-57200-60100		*	700.62	
			BLOW UP SLIDE/PIZZA EVENT				
		5/30/18 211	201805 330-57200-34200		*	2,087.36	
			MAY 2018 LIFEGUARD SRVC				
		6/01/18 208	201806 330-57200-46200		*	645.00	
			JUNE 2018 SERVICES				
		6/01/18 208	201806 330-57200-46400		*	1,008.33	
			JUNE 2018 SERVICES				
		6/01/18 208	201806 330-57200-34000		*	1,666.67	
			JUNE 2018 SERVICES				
		6/01/18 208	201806 330-57200-34100		*	4,120.00	
			JUNE 2018 SERVICES				
		6/07/18 209	201805 330-57200-34110		*	1,968.75	
			MAY 2018 FAC ASSISTANT				

PRP --PINERIDGE-- MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18 PAGE 7  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* 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 #
6/18/18	210	201805 330-57200-46000			*	1,006.00	
		MAY 2018 SERVICES					
6/18/18	210	201805 320-53800-46000			*	1,297.00	
		MAY 2018 SERVICES					
6/18/18	210	201805 330-57200-46100			*	789.00	
		MAY 2018 SERVICES					
6/18/18	210	201805 330-57200-46201			*	194.72	
		MAY 2018 SERVICES					
RIVERSIDE MANAGEMENT SERVICES INC						15,483.45	002201
6/22/18	00030	6/12/18 8728314 201807 330-57200-34500			*	165.08	
		JULY 2018 SECURITY SRVC					
SAFE TOUCH SECURITY SYSTEMS						165.08	002202
TOTAL FOR BANK A						69,168.87	
TOTAL FOR REGISTER						69,168.87	

PRP --PINERIDGE-- MPHILLIPS



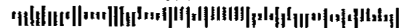
**Advanced  
Disposal**

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

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

**RETURN SERVICE REQUESTED**

000642 000000059



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

Advanced Disposal's operating locations are faced with extensive oversight and compliance demands along with internal and external initiatives designed to improve the safety, efficiency, and management of our sites and employees. As a result, your next invoice may include a Compliance and Business Impact Charge. Please visit our website [www.AdvancedDisposal.com](http://www.AdvancedDisposal.com) to learn more about how this charge will allow us to continue to provide service at the highest levels of environmental responsibility and stewardship that you have come to expect.

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

<b>Account Information</b>	
Account Number	PB115233
Site Number	0000
Invoice Date	April 30, 2018
Invoice Number	PB0000901937
<b>Account Summary</b>	
Previous Balance	\$819.57
Payments/Adjustments	-\$410.36
Current Invoice Amount	\$409.21
<b>Amount Due</b>	<b>\$818.42</b>
<b>Due Date</b>	<b>Upon Receipt</b>
<b>Invoice Breakdown</b>	
Current	\$818.42
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 <a href="http://www.AdvancedDisposal.com/billpay">http://www.AdvancedDisposal.com/billpay</a>	
<b>Contact Us</b>	
(904) 783-7000 JacksonvilleFL@AdvancedDisposal.com	

PB150420.101.txt-1283-000000059

**Previous Balance** **\$819.57**  
04/09/18 LOCKBOX AUTOMATED -\$410.36  
**Payments and Adjustments** **-\$410.36**

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

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 4.00YD:COMM FL TRASH (002)					
04/30/18	TRASH STANDARD SERVICE:		1.00	253.70	253.70
	05/01/18-05/31/18				
	Fuel Fee		253.70		36.25
	Clay Co Franchise Fee		253.70		41.35
	Environmental Fee		253.70		60.89
	<b>SITE TOTAL</b>				<b>392.19</b>
04/30/18	C ADMIN FEE	SC111675	1.00	7.00	7.00
04/30/18	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC111676	1.00	10.02	10.02

**How to Pay Your Bill**

**Online Bill Pay**  
*Great for regular payments*

Visit [www.advanceddisposal.com/billpay](http://www.advanceddisposal.com/billpay) to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2103 and we will be happy to assist you in getting set up.

**Pay by Mail**  
*Best for sending a regular check*

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

**Pay by Phone**  
*Good for a one time payment*

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



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

Please Send All Correspondence to Above Address



Please check box for address change and print new address on reverse side.

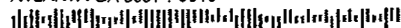
**Due Date: Upon Receipt**

**Customer Billing Address:**

PINE RIDGE PLANTATION CDD  
5385 N NOB HILL ROAD  
SUNRISE, FL 33351

Remit Payment To:  
(Please do not send CASH via mail)

Advanced Disposal  
Clay County - PB  
PO BOX 743019  
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	
ACCOUNT #	INVOICE #	AMT. ENCLOSED	
PB115233	PB0000901937		
INVOICE TOTAL	BALANCE DUE		
\$409.21	\$818.42		

PB 115233 0000 043018 0000901937 00040921 00061842 4





**Advanced Disposal**

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

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

**RETURN SERVICE REQUESTED**

000093 000000772



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

Advanced Disposal's operating locations are faced with extensive oversight and compliance demands along with internal and external initiatives designed to improve the safety, efficiency, and management of our sites and employees. As a result, your next invoice may include a Compliance and Business Impact Charge. Please visit our website [www.AdvancedDisposal.com](http://www.AdvancedDisposal.com) to learn more about how this charge will allow us to continue to provide service at the highest levels of environmental responsibility and stewardship that you have come to expect.

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

**Account Information**

Account Number PB115233  
Site Number 0000  
Invoice Date March 31, 2018  
Invoice Number PB0000898270

**Account Summary**

Previous Balance \$410.36  
Payments/Adjustments \$0.00  
Current Invoice Amount \$409.21

**Amount Due \$819.57**  
**Due Date Upon Receipt**

**Invoice Breakdown**

Current \$409.21  
30 days - past due \$410.36  
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**

**\$410.36**

**Payments and Adjustments**

**\$0.00**

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

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 4.00YD:COMM FL TRASH (002)					
03/31/18	TRASH STANDARD SERVICE:		1.00	253.70	253.70
	04/01/18-04/30/18				
	Fuel Fee		253.70		36.25
	Clay Co Franchise Fee		253.70		41.35
	Environmental Fee		253.70		60.89
	<b>SITE TOTAL</b>				<b>392.19</b>
03/31/18	C ADMIN FEE	SC110488	1.00	7.00	7.00
03/31/18	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC110489	1.00	10.02	10.02

PB180402.I01.bt-185-000000772

**How to Pay Your Bill**

**Online Bill Pay**

Great for regular payments

Visit [www.advanceddisposal.com/billpay](http://www.advanceddisposal.com/billpay) to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

**Pay by Mail**

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

**Pay by Phone**

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



**Advanced Disposal**

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

Please Send All Correspondence to Above Address



Please check box for address change and print new address on reverse side.

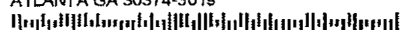
**Due Date: Upon Receipt**

**Customer Billing Address:**

PINE RIDGE PLANTATION CDD  
5385 N NOB HILL ROAD  
SUNRISE, FL 33351

Remit Payment To:  
(Please do not send CASH via mail)

Advanced Disposal  
Clay County - PB  
PO BOX 743019  
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	
ACCOUNT # PB115233	INVOICE # PB0000898270	AMT. ENCLOSED	
INVOICE TOTAL \$409.21	BALANCE DUE \$819.57		

PB 115233 0000 033118 0000898270 00040921 00041957 8

**Maggie Phillips**

---

**From:** Pine Ridge Manager <prmgr@riversidemgtsvc.com>  
**Sent:** Monday, April 16, 2018 11:26 AM  
**To:** Maggie Phillips  
**Subject:** Pine Ridge Refund Check

Hi Maggie,

We had a double booking for an event and I need to cut the people back their rental fee of \$75. The check number was 581 from Yolanda Brockington. If you could cut her a refund check and then mail it to the amenity center address then I will get the check back to her. Thanks so much! Mandy!

Amanda Ferguson  
Pine Ridge Plantation Amenity Center  
Riverside Management Services, Inc.  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

Office Phone Number: 904-291-8878  
Cell Phone Number: 904-803-2763  
Email Address: prmgr@riversidemgtsvc.com

300.369.101



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

Invoice Number: SSI08061  
Invoice Date: 4/10/2018  
Page: 1

Attn: Fiscal - Accounts Receivable

Bill  
To: PINE RIDGE PLANTATION CDD  
5385 N.NO8 HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Ship  
To: PINE RIDGE PLANTATION CDD  
5385 N.NO8 HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Due Date 4/25/2018  
Terms Net 15 Days

Customer ID C0000507  
P.O. Number  
P.O. Date 4/10/2018  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-MARCH 2018	30-00-045	16	16	3.00	48.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

APR 18 2018

Amount Subject to Sales Tax USD  
Amount Exempt from Sales Tax 123.00

Subtotal: 123.00  
Invoice Discount: 0.00  
Tax: 0.00  
Total USD: 123.00

PINE RIDGE PLANTATION CDD	3/2/2018	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	3/16/2018	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	3/25/2018	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	3/30/2018	6531	EDMONSON, MATTHEW W	4.00
			TOTAL	16.00

**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) 265-8831

## Advertising Invoice

PINERIDGE PLANTATION C.D.D.  
475 W TOWN PL # 114  
SAINT AUGUSTINE, FL 32092Cust#:582790  
Ad#:282610  
Phone#:904-001-0001  
Date:03/27/2018

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.60

**Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	04/05/2018	04/05/2018	1	62.10	62.10

**Payment Information:**

Date:	Order#	Type
03/27/2018	282610	BILLED ACCOUNT

Total Amount: 62.10

Tax: 0.00

Amount Due: 62.10

310-213-47

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

**Ad Copy****Notice of Meeting**

**Fine Ridge Plantation Community Development District**  
A special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, April 17, 2018 at 5:00 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) 940-3650). 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.

James Oliver

**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

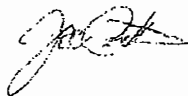
**SPECIAL MEETING**

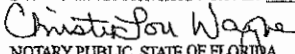
**LEGAL: 41472 ORDER: 282610**

was published in said newspaper in the issues:

**04/05/2018**

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 04/05/2018  
  
 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@cpclfa.com

**Notice of Meeting**  
**Fine Ridge Plantation**  
**Community Development District**  
 A special meeting of the Board of  
 Supervisors of the Fine Ridge  
 Plantation Community Development  
 District will be held on Tuesday,  
 April 17, 2018 at 6:00 p.m. at the Fine  
 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 495 West Town Place,  
 Suite 114, St. Augustine, FL 32092  
 (and phone (804) 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 (804) 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 41472 published April 5, 2018  
 in Clay County's Clay Today  
 newspaper.



Invoice Number	Invoice Date	Account Number	Page
6-145-85306	Apr 10, 2018		1 of 3

**Billing Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Shipping Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Apr 10, 2018****FedEx Express Services**

Transportation Charges		18.26
Special Handling Charges		1.05
Total Charges	USD	\$19.31
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$19.31</b>

Other discounts may apply.

306-8-8-42

APR 10 2018

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

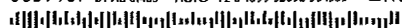
☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
6-145-85306		

**Remittance Advice**

Your payment is due by Apr 25, 2018

0039107 01 AB 0.405 \*\*AUTO T2 0 1099 32092-364939 -C01-P3914641



GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



5006990074650

1099-01-00-0039107-0002-0088709

Invoice Number	Invoice Date	Account Number	Page
6-145-85306	Apr 10, 2018		2 of 3

# **Adjustment Request** **Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling **800.622.1147**. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name  Date  /  /

Phone  -  -  Fax #  -  -

E-mail Address  ☐ Yes, I want to update account contact with the above information.

Tracking Number	Bill to Account	\$ Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

ADR - Address Correction	INW - Incorrect Weight	OVS - Oversize Surcharge	For all Service failures or other surcharges please use our web site <b>www.fedex.com</b> or call <b>(800) 622-1147</b>
DVC - Declared Value	INS - Incorrect Service	RSU - Residential Delivery	
IAN - Invalid Acct #	OCF - Grd Pick-up Fee	PND - Pwrshp Not Delivered	
	OCS - Exp Pick-up Fee	SDR - Saturday Delivery	

Tracking Number	Code	\$ Amount	Rerate information only (round to nearest inch)			
			LBS	L	W	H
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Check all that apply ☐ Shipping Address (Physical Address) ☐ Billing Address Only ☐ Billing Same As Shipping Address Effective Date  /  /

<b>Shipping Address (Physical Address)</b> Company <input type="text"/> Address <input type="text"/> Address <input type="text"/> Dept. <input type="text"/> Floor <input type="text"/> Apt/Suite # <input type="text"/> City <input type="text"/> State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/> Phone <input type="text"/> - <input type="text"/> - <input type="text"/> Fax # <input type="text"/> - <input type="text"/> - <input type="text"/>	<b>Billing Address Only</b> <input type="checkbox"/> <b>Billing Same As Shipping Address</b> <input type="checkbox"/> Company <input type="text"/> Address <input type="text"/> Address <input type="text"/> Dept. <input type="text"/> Floor <input type="text"/> Apt/Suite # <input type="text"/> City <input type="text"/> State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/> Phone <input type="text"/> - <input type="text"/> - <input type="text"/> Fax # <input type="text"/> - <input type="text"/> - <input type="text"/>
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Invoice Number	Invoice Date	Account Number	Page
6-145-85306	Apr 10, 2018		3 of 3

### FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 04, 2018      Cast Ref: PRPCDD      Ref #2  
Payor: Third Party      Ref #3:

- Fuel Surcharge - FedExes applied a fuel surcharge of 5.75% to this shipment
- Business Closed or Adult Recipient Unavailable - Delivery Not Completed.
- Distance Based Pricing, Zone 3
- 1st attempt Apr 06, 2018 at 08:57 AM.

Automation	INET	Sender	Recipient
Tracking ID	771917910291	Maggie Phillips	Amanda Rentsch
Service Type	FedEx 2Day	GMS	Pine Ridge Plantation CDD
Package Type	FedEx Envelope	5385 N Pine Island Road	4200 Pine Ridge Parkway
Zone	03	FORT LAUDERDALE FL 33351 US	MIDDLEBURG FL 32068 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 06, 2018 16:36		
Svc Area	A3	Transportation Charge	18.26
Signed by	M.CRANFAFOO	Fuel Surcharge	1.05
FedEx Use	000000000/1109/...	Total Charge	USD \$19.31
Third Party Subtotal			USD \$19.31
Total FedEx Express			USD \$19.31



Invoice Number	Invoice Date	Account Number	Page
6-152-96418	Apr 17, 2018		1 of 4

**Billing Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Shipping Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Apr 17, 2018****FedEx Express Services**

Transportation Charges		111.17
Special Handling Charges		19.88
Total Charges	USD	\$131.05
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$131.05</b>

Other discounts may apply.

310-513-42

-12

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
6-152-96418		USD \$131.05

**Remittance Advice**

Your payment is due by May 02, 2018

0042347 01AB 0.405 \*\*AUTO T9 0 1106 32092-364939 -C01-P42369-11



GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



6001100028086

1106-01-00-0042347-0002-0099258

<b>Invoice Number</b> 6-152-96418	<b>Invoice Date</b> Apr 17, 2018	<b>Account Number</b> 	<b>Page</b> 2 of 4
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**Adjustment Request**  
Fax to (800) 548-3020

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to [www.fedex.com](http://www.fedex.com) or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name  Date  /  /

Phone  -  -  Fax #  -  -

E-mail Address  ☐ Yes, I want to update account contact with the above information.

Tracking Number	Bill to Account	\$ Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

ADR - Address Correction	INW - Incorrect Weight	OVS - Oversize Surcharge	For all Service failures or other surcharges please use our web site <a href="http://www.fedex.com">www.fedex.com</a> or call (800) 622-1147
DVC - Declared Value	INS - Incorrect Service	RSU - Residential Delivery	
IAN - Invalid Acct #	OCF - Grd Pick-up Fee	PND - Pwrshp Not Delivered	
	OCS - Exp Pick-up Fee	SDR - Saturday Delivery	

Tracking Number	Code	\$ Amount	Rerate information only (round to nearest inch)			
			LBS	L	W	H
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Check all that apply ☐ Shipping Address (Physical Address) ☐ Billing Address Only ☐ Billing Same As Shipping Address

<p>Company <input type="text"/></p> <p>Address <input type="text"/></p> <p>Address <input type="text"/></p> <p>Dept <input type="text"/></p> <p>Floor <input type="text"/> Apt/Suite # <input type="text"/></p> <p>City <input type="text"/></p> <p>State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/></p> <p>Phone <input type="text"/> - <input type="text"/> - <input type="text"/></p> <p>Fax # <input type="text"/> - <input type="text"/> - <input type="text"/></p>	<p>Company <input type="text"/></p> <p>Address <input type="text"/></p> <p>Address <input type="text"/></p> <p>Dept <input type="text"/></p> <p>Floor <input type="text"/> Apt/Suite # <input type="text"/></p> <p>City <input type="text"/></p> <p>State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/></p> <p>Phone <input type="text"/> - <input type="text"/> - <input type="text"/></p> <p>Fax # <input type="text"/> - <input type="text"/> - <input type="text"/></p>
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Invoice Number	Invoice Date	Account Number	Page
6-152-96418	Apr 17, 2018		3 of 4

### FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 10, 2018      Cust. Ref.: PAPCDD      Ref.#2  
Payor: Third Party      Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 4

Automation	INET	Sender	Recipient
Tracking ID	771959528726	Maggie Phillips	Susan Crosswell
Service Type	FedEx Standard Overnight	GMS	State Board of Administration
Package Type	FedEx Envelope	5395 N Pine Island Road	1801 HERMITAGE BLVD STE 100
Zone	04	FORT LAUDERDALE FL 33351 US	TALLAHASSEE FL 32308 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 11, 2018 09:39		
Svc Area	A2	Transportation Charge	33.80
Signed by	J.MOORE	Fuel Surcharge	2.03
FedEx Use	000000000/222/	Total Charge	USD \$35.83

Ship Date: Apr 12, 2018      Cust. Ref.: Pine Ridge Plantation      Ref.#2  
Payor: Third Party      Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771986609234	Sarah Sweeting	Maria Haney
Service Type	FedEx Standard Overnight	GMS, LLC	4443 Oak Moss Loop
Package Type	FedEx Pak	475 W. Town Pl, Ste. 114	MIDDLEBURG FL 32068 US
Zone	02	SAINT AUGUSTINE FL 32092 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2018 16:28	Transportation Charge	25.79
Svc Area	A3	Fuel Surcharge	1.80
Signed by	see above	Residential Delivery	4.15
FedEx Use	000000000/1283/02	Total Charge	USD \$31.74

Ship Date: Apr 12, 2018      Cust. Ref.: Pine Ridge Plantation      Ref.#2  
Payor: Third Party      Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771986615284	Sarah Sweeting	Jerry Ritchie
Service Type	FedEx Standard Overnight	GMS, LLC	1454 Lantern Light Trail
Package Type	FedEx Pak	475 W. Town Pl, Ste. 114	MIDDLEBURG FL 32068 US
Zone	02	SAINT AUGUSTINE FL 32092 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2018 16:25	Transportation Charge	25.79
Svc Area	A3	Fuel Surcharge	1.80
Signed by	see above	Residential Delivery	4.15
FedEx Use	000000000/1283/02	Total Charge	USD \$31.74

Ship Date: Apr 12, 2018      Cust. Ref.: Pine Ridge Plantation      Ref.#2  
Payor: Third Party      Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771986622632	Sarah Sweeting	Jeff Arp
Service Type	FedEx Standard Overnight	GMS, LLC	1675 Night Owl Trail
Package Type	FedEx Pak	475 W. Town Pl, Ste. 114	MIDDLEBURG FL 32068 US
Zone	02	SAINT AUGUSTINE FL 32092 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		

Continued on next page

Invoice Number	Invoice Date	Account Number	Page
6-152-96418	Apr 17, 2018		4 of 4

Tracking ID: 771986622632 continued

Delivered	Apr 13, 2018 16:31	Transportation Charge	25.79
Svc Area	A3	Fuel Surcharge	1.80
Signed by	see above	Residential Delivery	4.15
FedEx Use	00000000/1283/02	Total Charge	USD \$31.74
		Third Party Subtotal	USD \$131.05
		Total FedEx Express	USD \$131.05



# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

March 31, 2018

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

Bill Number 99585  
Billed through 02/28/2018

### General Counsel/Monthly Meeting

PRIDGE 00001 JMW

### FOR PROFESSIONAL SERVICES RENDERED

02/07/18	JMW	Review correspondence regarding lighting on Tynes Boulevard; confer with staff.	0.60 hrs
02/15/18	JMW	Confer with Evans regarding finalization and execution of assessment agreement.	0.70 hrs
02/28/18	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$399.50

### MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	335 /hr	\$100.50
Walters, Jason M.	1.30 hrs	230 /hr	\$299.00
TOTAL FEES			\$399.50
TOTAL CHARGES FOR THIS MATTER			<u>\$399.50</u>

### BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	335 /hr	\$100.50
Walters, Jason M.	1.30 hrs	230 /hr	\$299.00
TOTAL FEES			\$399.50
TOTAL CHARGES FOR THIS BILL			<u>\$399.50</u>

Please include the bill number on your check.

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 31, 2018

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

Bill Number 99587  
Billed through 02/28/2018

**Foreclosure**

**PRIDGE 00106 JMW**

**FOR PROFESSIONAL SERVICES RENDERED**

02/02/18 JMW Confer with Miller regarding relief agreement.  
02/05/18 JMW Confer with working group regarding status; review estoppel letter; confer with Fulks regarding status.  
02/09/18 JMW Confer with Miller regarding timing for closing and assessment payments.

Total fees for this matter \$368.00

**BILLING SUMMARY**

TOTAL FEES \$368.00

**TOTAL CHARGES FOR THIS MATTER \$368.00**

**Please include the bill number on your check.**



Total Entertainment Services

### Invoice/ Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32226

(904) 645-9068 Fax: (904) 645-9082

E-mail: [bookme@progressiveent.com](mailto:bookme@progressiveent.com)

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

**Invoice date:** 4/28/2018 **Invoice #** 6060 **Terms:** Net 10 days **PO#**  
**Customer name:** Pine Ridge CDD **Event type:** Resident Activity  
**Billing address:** 4200 Pine Ridge Parkway, Middleburg, FL 32068  
**Original contact person:** Amanda Ferguson **C:** 904-803-2763 **E-mail/ fax:** [prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com)  
**At event contacts with cell:** Same  
**Event date:** Sunday April 29, 2018 **Hours of event:** 11:00 am-5:00 pm **Hours of service:** Same  
**Approximate set up time:** Approximate: 10:00 AM  
**Location name and address:** Same  
**Where to set up at location:** Pool Area **Power within 75':** Yes  
**Set up grass or pavement:** GR **Water within 75':** Yes **Covered area for entertainer:** NA  
**Notes:**  
**SERVICES NEEDED:**  
\* Inflatable 21' Waterslide  
\* Delivery

Reg. Rate	\$	439.00	Your Cost	\$	385.00
Reg. Rate	\$	35.00	Your Cost	\$	35.00
Reg. Total	\$	474.00	Your Total	\$	430.00
Total Savings:	\$	44.00			

330-342-601

Sub Total:	\$	430.00
Sales Tax:	\$	-
Invoice Total:	\$	434.00
50 % Deposit required	\$	Waived
Balance due net 10 days	\$	434.00
Payments received	\$	-
Current Balance	\$	434.00

**CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY**

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customers signature required x \_\_\_\_\_ Date: \_\_\_\_\_



Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
4/23/2018	202

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 March 1- March 31, 2018	3,159.68	3,159.68
	Maintenance Supplies	561.24	561.24
	Gen. Facility Maint 330, 572, 460	\$ 1186,00	
	R & M - Grounds 320, 538, 460	\$ 964,00	
	Repairs/ Replace 330, 572, 4610	\$ 1435,00	
	Janitorial Supplies	\$ 96,92	
	Office Supplies 330, 572, 5100	\$ 39,00	
Total			\$3,720.92

RHW  
4-25-18

RMS

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MARCH 2018**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/18	2	L.F.	Removed debris from Amenity Center, roadways, common areas and playground, inspected playground equipment, blew off patio and pool deck, replaced trash can liners as needed
3/4/18	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
3/6/18	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
3/9/18	2	L.F.	Removed debris from Amenity Center, common areas and roadways, replaced bulb on patio, inspected and removed debris from playground
3/12/18	2	L.F.	Installed television antennas, replaced lock on slide tower gate, plus supplies from Home Depot
3/14/18	6	L.F.	Removed debris from Amenity Center and roadways, straightened pool furniture, put out yard sale signs, adjusted liners, plus supplies from Home Depot and for yard sale signs
3/15/18	5	L.F.	Repaired shower on splashground feature, adjusted liners on slides, replaced bulb in fitness center, inspected all lighting, straightened pool deck furniture, inspected and removed debris from playground and pocket park, plus supplies from Home Depot
3/18/18	2	L.F.	Replaced showerhead in women's restroom, plus shower head from Home Depot - <del>2 + 2</del>
3/18/18	2	L.F.	Setup for CDD meeting, plus supplies for Easter event
3/22/18	9	L.F.	Inspected lights around Amenity Center and playground, replaced bulbs as needed, pressure washed breezeway, plus supplies from City Electric Supply
3/23/18	2	L.F.	Removed debris from Amenity Center and roadways, inspected and removed debris from playground and pocket park, straightened pool deck furniture, plus supplies from Pinch-A-Pony
3/26/18	2	L.F.	Returned tables to Rent All, removed debris from roadways and common areas
3/27/18	8	L.F.	Began preparing sprayground structure for painting, plus supplies from Home Depot - <del>2 + 2</del>
3/27/18	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
3/27/18	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
3/27/18	9	G.S.	Began preparing spray ground structure for painting, plus supplies from Home Depot - <del>2 + 2</del>
3/27/18	7	S.D.	Began preparing spray ground structure for painting, plus supplies from Home Depot - <del>2 + 2</del>
3/28/18	6	L.F.	Painted spray ground feature - <del>2 + 2</del>
3/28/18	6	G.S.	Painted spray ground feature - <del>2 + 2</del>
<b>TOTAL</b>	<b>85</b>		
<b>MILES</b>	<b>416</b>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

PINE RIDGE

1

# MAINTENANCE BILLABLE PURCHASES

Period Ending 4/5/18

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	3/9/18	Gator and Large Trailer Rental	70.00	S.A.
	3/9/18	Handsoap 1gal	12.63	L.F.
	3/9/18	Toilet paper	11.47	L.F.
	3/9/18	28oz Candleabra bulbs	4.67	L.F.
	3/12/18	Padlock	7.43	L.F.
	3/12/18	RCAT.V. Antenna(3)	34.35	L.F.
	3/14/18	3/4" PVC Male adapter (2)	1.10	L.F.
	3/14/18	3/4" PVC Coupling	0.44	L.F.
	3/14/18	3/4" PVC 90 Degree	0.74	L.F.
	3/14/18	3/4"x2" PVC Pipe	1.97	L.F.
	3/14/18	Folding knife	0.72	L.F.
	3/14/18	Super glue	6.87	L.F.
	3/15/18	Paper towels	16.07	L.F.
	3/15/18	Toilet paper	11.47	L.F.
	3/15/18	PVC Cement	5.68	L.F.
	3/16/18	Shower head	14.93	L.F.
	3/27/18	Flat brush (10)	11.16	L.F.
	3/27/18	White foam saps 5pk (3)	30.05	L.F.
	3/27/18	6" Roller trays (6)	12.90	L.F.
	3/27/18	Terry towels 28pk	11.47	L.F.
	3/27/18	Rustoleum royal blue 1qt(3)	28.19	L.F.
	3/27/18	Rustoleum gloss white 1qt (2)	61.80	L.F.
	3/27/18	Contractor bags	22.94	L.F.
		<u>TOTAL</u>	<u>\$385.81</u>	
RMS				
	3/22/18	150.v MH Bulbs (3)	98.43	L.F.
	3/27/18	Gas for Gator	9.00	S.A.
	3/27/18	Gator and Large Trailer Rental	70.00	S.A.
		<u>TOTAL</u>	<u>\$175.43</u>	
		<u>GRAND TOTAL</u>	<u>\$561.24</u>	

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

## Invoice

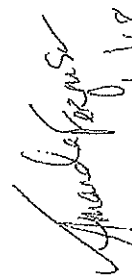
Date	Invoice #
4/10/2018	201

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

		P.O. No.	Terms	Project
Quantity	Description	Rate		Amount
	Easter Event April 2018	2,007.58		2,007.58
	Special Events 330,572.601			
		Total		\$2,007.58

RMW  
4-11-18

Pine Ridge Easter Event 2018				Pine Ridge Plantation GDD			
Estimated Attendance	300	Actual Attendance	200	Estimated	Actual	Estimated	Actual
Estimated Attendance	300	Actual Attendance	200	Estimated	Actual	Estimated	Actual
Set up and Site Management							
Event Preparation							
Totals				\$215.00	\$215.00	\$0.00	\$0.00
Gills for Fish - Cadbury Dairy House Eggs							
Backyard Camming - Bounce House/Slide							
Egg Carriers							
Painted Easter Eggs							
Totals				\$1,675.00	\$1,682.50	\$0.00	\$0.00
Totals				\$0.00	\$0.00	\$0.00	\$0.00

  
 4/10/18  
 6:00 PM  
 Special Events  
 GL Code: 330-572-601

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

## Invoice

Date	Invoice #
4/26/2018	204

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

		P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1.5	Electrical Services  4/16/18 Check burnt wires and breaker tripping for spray feature. Found loose connections, tightened all. Check breaker and found burnt loose wire, cut wires and reserve on breaker. Check time clock for outside lights on loose - reset and tighten - test OK.  Repairs/Maint 320,538,4600	58.50	87.75
		Total	\$87.75

RHW  
4-27-18

**Riverside Management Services**  
9556 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32252

**Electrician Services Invoice Detail**

Period Ending: April 30, 2018

Location	Date	Description	Qty/Hours	Price/Rate	Amount
PINE RIDGE CDD	4/16/18	Check burnt wires and breaker tripping for spray feature. Found loose connections, tightened all. Check breaker and found burnt loose wire, cut wires and reserve on breaker. Check time clock for outside lights on loose - reset and tighten - test OK.	1.50	\$ 58.60	\$ 87.75

TOTAL INVOICE:

\$ 87.75

## **Maggie Phillips**

---

**From:** Pine Ridge Manager <prmgr@riversidemgtsvc.com>  
**Sent:** Monday, April 16, 2018 11:26 AM  
**To:** Maggie Phillips  
**Subject:** Pine Ridge Refund Check

Hi Maggie,

We had a double booking for an event and I need to cut the people back their rental fee of \$75. The check number was 581 from Yolanda Brockington. If you could cut her a refund check and then mail it to the amenity center address then I will get the check back to her. Thanks so much! Mandy!

Amanda Ferguson  
Pine Ridge Plantation Amenity Center  
Riverside Management Services, Inc.  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

Office Phone Number: 904-291-8878  
Cell Phone Number: 904-803-2763  
Email Address: prmgr@riversidemgtsvc.com

300.369.101



# CCSO OFF-DUTY INVOICE

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

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

Make all checks payable to Jeff Anderson

Thank you for your business!

**APPROVED FOR PAYMENT**

Date: 9/3/18 Amt: 8120 <sup>00</sup>  
Source: 57700-330-34500

# CCSO OFF-DUTY INVOICE

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

APPROVED FOR PAYMENT  
Steve Andersen  
Date: 5/7/18 Amt: 1120 00  
Source: 57200-330-34500



# BRANDON Pest Control

Brandon Pest Control  
2941 Dawn Road  
Jacksonville, FL 32207  
904-739-9916

## Service Slip/Invoice

INVOICE: 1291868  
DATE: 4/26/2018  
ORDER: 1291868

Bill To: [164143]

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

Work

Location:

[164143] 904-291-8878

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

Work Date	Time	Target Pest	Technician	Time In
4/26/2018	10:40 AM	GHP	V-RON	Ronald Baxter
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	COD	4/26/2018		Lic #: JE183300

Service	Description	Price
---------	-------------	-------

P-ECOCARE4 EcoCare4 program - quarterly seasonal service

\$4.00

Thank you for allowing Brandon to protect your home the Eco-Friendly way!!

\*\*CONF DAY/ANYTIME\*\*

PLEASE INSPECT AND TREAT ACCORDINGLY. MARION

Applied perimeter treatment removed accessible cobwebs and wasp nests

SUBTOTAL \$94.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$94.00

AMOUNT DUE \$94.00

### APPROVED FOR PAYMENT

Date: 5/3/18 Amt: \$94.00  
Source: 57200-330-46000

TECHNICIAN SIGNATURE

front desk  
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. CUSTOMER agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

## CCSO OFF-DUTY INVOICE

INVOICE DATE  
DATE:05/02/2018

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)

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04-13-18	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
04-27-18	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
DEPUTY SIGNATURE: TOTAL					\$240.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

APPROVED FOR PAYMENT

Steve Andersen  
Date: 5/4/18 Amt: \$240.00  
Source: 57200-330-34500

Allways 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

16183      03/15/2018      \$140.00      03/25/2018      Due 10 days from receipt

Please detach top portion and return with your payment.

SHIPPING1	4	5.00	20.00
Mar 12, 2018: SHIPPING1			
2XL-36	4	30.00	120.00
Mar 12, 2018: 900 count			
gym wipes			
SERVICE REQUEST			
19594 - DELIVER 4			
ROLLS OF WIPES			

BALANCE DUE

**\$140.00**

APPROVED FOR PAYMENT

Date: 5/3/18 Steve Andersen Amt: \$140.00  
Source: \_\_\_\_\_

57200-330-46000

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

16099	03/06/2018	\$182.00	03/16/2018	Due 10 days from receipt
-------	------------	----------	------------	--------------------------

Please detach top portion and return with your payment.

Shipping	1	12.00	12.00
Feb 12, 2018: Shipping			
PARTS	1	60.00	60.00
Feb 12, 2018: Parts for			
Repair: TREADMILL			
SPEED SWITCH, BIKE			
THUMB SWITCHES			
CS1	1	110.00	110.00
Mar 5, 2018: Commercial			
Labor: Replaced speed and			
incline switches on			
treadmill. Replaced thumb			
switch on bike. Found			
handlebars ripped from			
bike mast. mast is no			
longer available.			
Recommend replacement.			
SERVICE REQUEST			
19077 - SPIRIT			
TREADMILL NEEDS			
INCLINE AND SPEED			
SWITCH AND BIKE			
NEEDS THUMB			
SWITCHES			

## APPROVED FOR PAYMENT

Date: 5/3/18 Amt: \$ 182.00  
 Source: 57200-330 - 46000

Service Request  
 Details/Notes:  
 6858121509004098  
 XT 685

951110101100011 xbr 95

BALANCE DUE

**\$182.00**

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

# Invoice

Invoice #: 175  
Invoice Date: 5/1/18  
Due Date: 5/1/18  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2018 321		3,690.83	3,690.83
Website Administration - May 2018 1.00		100.00	100.00
Information Technology - May 2018 1.00		83.33	83.33
Dissemination Agent Services - May 2018 718		416.67	416.67
Office Supplies 2.50		12.50	12.50
Postage 4.00		39.93	39.93
Copies 425		111.75	111.75
Telephone 41		8.34	8.34
Total			\$4,463.35
Payments/Credits			\$0.00
Balance Due			\$4,463.35



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

3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	360081
Account #	719342
Invoice Date	5/1/2018
Due Date	5/11/2018

<b>Bill To</b>
PINE RIDGE PLANTATION CDD SANDERSEN@GMSNF.COM

Invoice Questions:  
Please call us at  
1-800-666-5253 or  
lakes@lakedoctors.com

P.O. No.	Terms	Rep								
	NET 10 DAYS	MAS								
Item Number	Description	Amount								
	Monthly Water Management Service (R) New agreement received 10/10/17	644.00								
<p align="center"><b>APPROVED FOR PAYMENT</b>  <i>Steve Andersen</i>  Date: <u>9/3/18</u> Amt: <u>\$644.00</u>  Source: <u>53800-730-46400</u></p> <p align="center"><b>Customer Total Balance \$644.00</b></p>										
<b>INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.</b>										
<p>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 do not send any correspondence with your payment as it may delay our response to your inquiry.  Follow us on Facebook &amp; Instagram!!</p>		<table border="1"> <tr> <td>Non-Taxable Subtotal</td><td></td></tr> <tr> <td>Taxable Subtotal</td><td></td></tr> <tr> <td>Tax</td><td></td></tr> <tr> <td><b>Total Invoice</b></td><td><b>\$644.00</b></td></tr> </table>	Non-Taxable Subtotal		Taxable Subtotal		Tax		<b>Total Invoice</b>	<b>\$644.00</b>
Non-Taxable Subtotal										
Taxable Subtotal										
Tax										
<b>Total Invoice</b>	<b>\$644.00</b>									

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
PINE RIDGE PLANTATION CDD SANDERSEN@GMSNF.COM

Amount Enclosed

Invoice #	360081
Account #	719342
Date	5/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!  
Email address: \_\_\_\_\_

☐ Please Check Box if New Address and Make Changes Above

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	Visa
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

5/1/2018

Invoice #

131295577975

Terms	Net 20
Due Date	5/21/2018
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	893.64
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<div>APPROVED FOR PAYMENT Steve Andersen Date: 5/3/18 Amt: \$ 952.69 Source: 97200-330-46500</div>				

**Season Billing Schedule:**

Summer - April through September monthly service  
Winter - October through March monthly service

Total 952.69  
Amount Due \$952.69

### Remittance Slip

Customer 13GMS100  
Invoice # 131295577975

Amount Due \$952.69

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295577975

**Pye • Barker**  
**Fire & Safety**  
P.O. BOX 69  
ROSWELL GA 30077-0069  
1-800-927-8610

**ORIGINAL INVOICE**

INVOICE NO.	INVOICE DATE	ACCOUNT NO.	PAY THIS AMOUNT	AMOUNT END OF YR
J3 19208	4/12/18	51046450	54.50	

51046450  
PINERIDGE  
4200 PINE RIDGE PKWY  
MIDDLEBURG, FL  
32068-9216

21-1/1:22

PINERIDGE  
4200 PINE RIDGE PKWY  
MIDDLEBURG FL 32068-9216

PYE-BARKER FIRE & SAFETY, INC.  
P.O. BOX 69  
ROSWELL GA 30077-0069

|||||

TO PAY ONLINE GO TO: [www.pyebarkerfire.com](http://www.pyebarkerfire.com)

TO ENSURE PROPER CREDIT, PLEASE RETURN THE UPPER PORTION WITH YOUR REMITTANCE.

INVOICE NUMBER		ACCOUNT NUMBER		CUSTOMER NAME		PAGE	
J3 19208		51046450		PINERIDGE		1	
PRODUCTS / SERVICE ORDER NUMBER		DATE / SERVICE ORDER NUMBER		SHIP TO		DATE	
				OUR TRUCK		4/12/2018	
STOCK NUMBER		DESCRIPTION		QUANTITY	UNIT	PRICE	AMOUNT
1 I		MAINTENANCE INSPECTION	3	EACH	6.5000	19.50	
1 SC		SERVICE CALL	1	EACH	35.0000	35.00	
<p>APPROVED FOR PAYMENT</p> <p>Steve Andersen</p> <p>Date: <u>5/3/18</u> Amt: <u>\$54.50</u></p> <p>Source: <u>57200-330-46000</u></p>							
SUB TOTAL		54.50	HAZ MAT CHARGE		DELIVERY CHARGE		TOTAL
							54.50

**Pye • Barker**  
**Fire & Safety**

REMIT TO: P.O. BOX 69  
ROSWELL, GA 30077-0069

800-927-8610

**Thank You!**  
**ORIGINAL INVOICE**

of  
Invoice

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



# R & D

## LANDSCAPE & IRRIGATION

*A Safeguard Services Company*

PINE RIDGE CDD  
United States

Project/Job	Invoice Date	Due Date	Terms	PO #
	5/1/2018	5/31/2018	Net 30	

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

Subtotal \$7,160.00

Payments/Credits \$0.00

Balance Due \$7,160.00

→ Please Remit Payments To:  
7887 Safeguard Circle  
Valley View, OH 44125

### APPROVED FOR PAYMENT

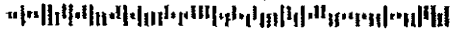
Steve Andersen  
Date: 5/7/18 Amt: \$7,160.00  
Source: \_\_\_\_\_

53800-320-46200



Corporate Headquarters  
SafeTouch Security Systems  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184  
904-886-4664

5284003065 PRESORT 1847 1 AV 0.375 P1C8 <B>



PINE RIDGE PLANTATION  
4200 PINE RIDGE PARKWAY  
MIDDLEBURG FL 32068-9216

### Invoice Information

Invoice Number: 8591460  
Invoice Date: 4/12/2018  
Due Date: 5/1/2018  
Last Payment Amount: \$ 80.04  
Last Payment Date: 3/21/2018  
Late Fee will be assessed after the Due Date

### Important Messages

If you have any phone work done, reprogram your phone system, or make any changes to your phone number, always test your alarm system afterwards.

Description	Qty	Price	Net	Tax	Total
CENTRAL STATION MONITORING 4200 PINE RIDGE PARKWAY 05/01/2018 to 05/31/2018	1.00	\$ 22.40	\$ 22.40	\$ 1.57	\$ 23.97
CENTRAL STATION MONITORING 4200 PINE RIDGE PARKWAY 05/01/2018 to 05/31/2018	1.00	\$ 52.40	\$ 52.40	\$ 3.67	\$ 56.07

### APPROVED FOR PAYMENT

Date: 5/3/18 Steve Andersen  
Source: Amt: 8160.08

57200-330-74500

SAFETOUCH SECURITY SYSTEMS

Totals \$ 74.80 \$ 5.24 \$ 80.04

When making your payment through any online Bill Pay service, your payment must reference the Bill Payer ID of 151969

\*\*\*PLEASE TEST YOUR SYSTEM FREQUENTLY\*\*\*

Keep upper portion for your records - Please return lower portion with your payment



Corporate Headquarters  
SafeTouch Security Systems  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184  
904-886-4664



Customer: PINE RIDGE PLANTATION

### Remittance Section

Invoice Number: 8591460  
Bill Payer ID: 151969  
Invoice Date: 4/12/2018  
Due Date: 5/1/2018  
Account Balance: \$ 160.08  
Amount Remitted: \$

Use enclosed envelope and make payable to Safetouch Security Systems.  
Please make sure the remit address below shows in the window.



JACKSONVILLE DIVISION  
SAFE TOUCH SECURITY SYSTEMS  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184

- ☐ Please check here if your address has changed.  
Provide new address on reverse side.
- ☐ Please check here to pay by credit card and fill out the form on the back of this page.



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

19560 001  
May 12, 2018

PINE RIDGE PLANTATION CDD  
GOVERNMENTAL MANAGEMENT SERVICES  
475 WEST TOWN PLACE, STE 114  
ST. AUGUSTINE, FL 32092

**Invoice Number:** 02116069

For Professional Services:

Services rendered in connection with the audit of the Basic Financial Statements as of and for the  
year ended September 30, 2017. 810-012-332

**Total Invoice Amount**

**\$3,450.00**

Please enter client number on your check.  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA



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

Invoice Number: SS108128  
Invoice Date: 5/9/2018

Page: 1

Attn: Fiscal - Accounts Receivable

Bill  
To: PINE RIDGE PLANTATION CDD  
5385 N.NOB HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Ship  
To: PINE RIDGE PLANTATION CDD  
5385 N.NOB HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Due Date 5/24/2018  
Terms Net 15 Days

Customer ID C0000507  
P.O. Number  
P.O. Date 5/9/2018  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
330-012-015 Fees-2nd Employment Admin Fee-APRIL 2018		16	16	3.00	48.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 123.00

Subtotal: 123.00  
Invoice Discount: 0.00  
Tax: 0.00  
Total USD: 123.00

PINE RIDGE PLANTATION CDD	4/8/2018	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	4/13/2018	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	4/22/2018	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	4/27/2018	6531	EDMONSON, MATTHEW W	4.00
			TOTAL	16.00

**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#:283793  
Phone#:904-001-0001  
Date:04/23/2018

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.50

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	05/03/2018	05/03/2018	1	60.75	60.75

### Payment Information:

Date:	Order#	Type
04/23/2018	283793	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  
A special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, May 15, 2018 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 meetings 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 1-800-855-8770, 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.

James Oliver



## 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

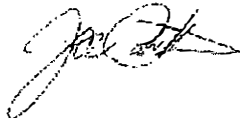
SPECIAL MEETING.

LEGAL: 41629 ORDER: 283793

was published in said newspaper in the issues:

05/03/2018

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 05/03/2018

*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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James Oliver  
District Manager  
Legal 41629 published May 3, 2018 in  
Clay County's Clay Today newspaper

**Maggie Phillips**

**From:** Constant Contact Billing <notification@constantcontact.com>  
**Sent:** Monday, May 21, 2018 11:16 AM  
**To:** Maggie Phillips  
**Subject:** Constant Contact Pre-payment Deposit Invoice

**Constant Contact** **Invoice**

Pine Ridge Plantation  
Attn.: amanda ferguson  
4200 pine ridge plantation parkway  
middleburg, FL 32068  
US  
9042918878

**Invoice Number:** KSM57FTAB14118  
**Invoice Date:** 05/21/2018  
**Username:** prplantation  
**Terms:** Due upon receipt  
**Next Billing Date:** Jun 18, 2018

Description	Amount
<b>Constant Contact - Email</b>	
Prepay for 15% Off-12 Months 30 - 50 - 40	\$459.00
<b>Past Due Balance</b>	\$29.25
<b>AMOUNT DUE: \$488.25</b>	

Please make checks payable in U.S. funds to Constant Contact, Inc., noting your Invoice Number or Constant Contact Username on the check. Please include the bottom portion of this invoice with your remittance to prevent any interruption in service.

Constant Contact, Inc. is a corporation with a Federal Tax ID number of: 04-3285398.

**Note:**

1. Payments under a prepayment plan are non-refundable deposits on account with Constant Contact that will be used to settle future monthly invoices.
2. Pre-payment amounts are estimated based on your current selection of services and may not be sufficient to last the discount period you choose.
3. Actual charges and discounts will be calculated at the time of your monthly invoice based on products and add-on services to which you subscribe and related usage.
4. If your account balance is too low to cover your monthly invoices, we'll convert your account to a standard monthly payment plan.

**Billing questions?** Please call Customer Support at (855) 229-5506  
Constant Contact - 1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <http://www.constantcontact.com/help>.

  
Detach and return this portion

**Invoice Number:** KSM57FTAB14118  
**Invoice Date:** 05/21/2018  
**Username:** prplantation

**AMOUNT DUE: \$488.25**

**Plan & Services:**  
Constant Contact - Email

**Please send check to:**

Constant Contact  
Attn.: Accounts Receivable  
1601 Trapelo Rd. Ste. 329  
Waltham, MA 02451



Invoice Number	Invoice Date	Account Number	Page
6-124-67441	Mar 20, 2018		1 of 4

**PAST DUE**

**Billing Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Shipping Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Mar 20, 2018**

**FedEx Express Services**

Transportation Charges		52.56
Special Handling Charges		16.02
Total Charges	USD	\$68.58
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$68.58</b>

The amount due shown on the remittance advice reflects the invoice balance due and includes only those items still outstanding. Any payment which could be applied to a specific shipment has been credited to the appropriate activity summary enclosed. Payments and/or adjustments that could not be applied to a specific shipment have been credited against the total amount due on this invoice.

Other discounts may apply.

Your Account is Past Due. Date of Notice: May 08, 2018. To prevent further action, please remit your payment immediately. If payment has been made, please disregard this notice.

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

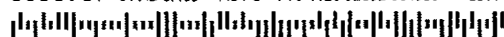
☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Past Due
6-124-67441		USD \$68.58

**Remittance Advice**

**Your Account is Past Due. Date of Notice: May 08, 2018**

0038987 01 AB 0.405 \*\*AUTO T40 1128 32092-364939 -C01-P39025-11



GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



60070280002807

1128-01-00-0038987-0002-0082701

2 of 4

**Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to [www.fedex.com](http://www.fedex.com) or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone  -  -  Fax #  -  - 

**E-mail Address** \_\_\_\_\_ ☐ Yes, I want to update account contact with the above information.

Tracking Number

Bill to Account

\$ Amount

[illegible]

**For all Service failures or other surcharges please use our web site [www.fedex.com](http://www.fedex.com) or call (800) 622-1147**

**RSU - Residential Delivery**

**PND - Pwrshp Not Delivered**

**SDR - Saturday Delivery**

Tracking Number

Code

\$ Amount

Rerate information only (round to nearest inch)

LBS

L

W

H

[illegible]

**Check all that apply**

Effective Date | | / | | / | |

☐ **Shipping Address (Physical Address)**☐ **Billing Address Only**☐ **Billing Same As Shipping Address**

Company \_\_\_\_\_

[illegible]

Address

Address

Address 

Address 

Dept. \_\_\_\_\_

Dept. \_\_\_\_\_

Floor     Apt/Suite #

Floor     Apt/Suite #

City \_\_\_\_\_

City \_\_\_\_\_

State  Zip Code  -

State  Zip Code  -

Phone      -      -     

Phone 

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Fax #  -  - Fax #  -  -

## Invoice Number

6-124-67441

## Invoice Date

Mar 20, 2018

## Account Number

Page

4 of 4

## FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 13, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 780038957450  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 02

**Sender**  
Sarah Sweeting  
GMS, LLC  
475 W. Town Pl., Ste. 114  
SAINT AUGUSTINE FL 32092 US

**Recipient**  
Maria Haney  
4443 Oak Moss Loop  
MIDDLEBURG FL 32068 US

Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Mar 14, 2018 17:26  
Svc Area A3  
Signed by see above  
FedEx Use 000000000/0005980/02

Transportation Charge 17.52  
Fuel Surcharge 1.19  
Residential Delivery 4.15  
**Total Charge USD \$22.86**

Ship Date: Mar 13, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 780038974485  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 02

**Sender**  
Sarah Sweeting  
GMS, LLC  
475 W. Town Pl., Ste. 114  
SAINT AUGUSTINE FL 32092 US

**Recipient**  
Jerry Ritchie  
1454 Lantern Light Trail  
MIDDLEBURG FL 32068 US

Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Mar 14, 2018 17:20  
Svc Area A3  
Signed by see above  
FedEx Use 000000000/0005980/02

Transportation Charge 17.52  
Fuel Surcharge 1.19  
Residential Delivery 4.15  
**Total Charge USD \$22.86**

Ship Date: Mar 13, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 780038986136  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 02

**Sender**  
Sarah Sweeting  
GMS, LLC  
475 W. Town Pl., Ste. 114  
SAINT AUGUSTINE FL 32092 US

**Recipient**  
Jeff Arp  
1675 Night Owl Trail  
MIDDLEBURG FL 32068 US

Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Mar 14, 2018 17:28  
Svc Area A3  
Signed by see above  
FedEx Use 000000000/0005980/02

Transportation Charge 17.52  
Fuel Surcharge 1.19  
Residential Delivery 4.15  
**Total Charge USD \$22.86**

Third Party Subtotal

USD

\$68.58

Total FedEx Express

USD

\$68.58



Invoice Number	Invoice Date	Account Number
6-124-67441	Mar 20, 2018	-

Page  
3 of 4

### FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Rpt Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	3	3.0	52.56	16.02			68.58
Total FedEx Express	3	3.0	\$52.56	\$16.02			\$68.58

**TOTAL THIS INVOICE**

**USD**

**\$68.58**

Florida Department of Health  
in Clay County  
Notification of Fees Due

\*1/3757467\*  
10-BID-3757467

Permit Number

**10-60-00146**

**For: Swimming Pools - Public Pool > 25000 Gallons**

Fee Amount: \$250.00

Previous Balance: \$0.00

**Total Amount Due: \$250.00**

Payment Due Date: 06/30/2018 or Upon Receipt

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2018).

Mail To: Pine Ridge Plantation CDD  
5385 N Nob Hill Road  
Fort Lauderdale, FL 33351

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Pine Ridge Plantation  
Location: 4200 Pine Ridge Parkway  
Middleburg, FL 32068

Pool Volume: 103,000 gallons  
Bathing Load: 114  
Flow Rate: 573

**Owner Information:**

Name: Pine Ridge Plantation CDD  
Address: 5385 N Nob Hill Road  
(Mailing) Fort Lauderdale, FL 33351  
Home Phone: (954) 721-8681

Work Phone: ()

Circle One: MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in Clay County to charge my credit card account for the following:

Payment Amount: \$ \_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 10-60-00146 Bill ID: 10-BID-3757467

Billing Questions call DOH-Clay at: (904) 278-3784

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Clay County  
P.O. Box 578  
Green Cove Springs, FL 32043

[Please RETURN invoice with your payment]

Batch Billing ID: 16268

**PERMIT HOLDERS CAN NOW**

**Pay Invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

No sign up cost.

- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

April 30, 2018

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

Bill Number 100123  
Billed through 03/31/2018

Foreclosure

PRIDGE 00106

JMW

### FOR PROFESSIONAL SERVICES RENDERED

03/01/18	JMW	Confer with Miller and Evans regarding agreement.	
03/05/18	AHJ	Prepare notice of dismissal.	
03/06/18	JMW	Coordinate execution with district manager and chairman; confer with Evans and Miller regarding execution.	
03/12/18	JMW	Prepare for and attend conference call regarding foreclosure.	
03/13/18	JMW	Review correspondence; confer with Evans regarding financing issues and options.	
03/28/18	JMW	Confer with Mulshine and Mossing; confer with staff.	
03/30/18	JMW	Confer with working group regarding status and options; review filings and response; prepare motion for summary judgment.	
Total fees for this matter			\$1,294.00

### BILLING SUMMARY

TOTAL FEES	\$1,294.00
<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,294.00</b>

**Please include the bill number on your check.**



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

## STATEMENT

April 30, 2018

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

Bill Number 100124  
Billed through 03/31/2018

General Counsel/Monthly Meeting  
PRIDGE 00001 JMW

*disc.*

### FOR PROFESSIONAL SERVICES RENDERED

03/15/18	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.70 hrs
03/20/18	JMW	Meeting preparation; travel to and attend regular board meeting; return travel.	3.20 hrs
03/20/18	AHJ	Prepare correspondence to district manager regarding notice of qualifying period.	0.20 hrs
03/30/18	RVW	Prepare letter to district manager regarding qualifying period; prepare notice regarding same.	0.10 hrs

Total fees for this matter \$1,177.00

### DISBURSEMENTS

Travel	94.03
Travel - Meals	10.07

Total disbursements for this matter \$104.10

### MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Walters, Jason M.	4.90 hrs	230 /hr	\$1,127.00
Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00

TOTAL FEES	\$1,177.00
TOTAL DISBURSEMENTS	\$104.10

**TOTAL CHARGES FOR THIS MATTER \$1,281.10**

### BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Walters, Jason M.	4.90 hrs	230 /hr	\$1,127.00
Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00

=====

TOTAL FEES	\$1,177.00
TOTAL DISBURSEMENTS	\$104.10
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,281.10</b>

**Please include the bill number on your check.**



Billed Customer #001626

Pineridge Plantation Community  
4200 Pineridge Pkwy  
Middleburg, FL 32068

# Service Invoice

Howard Services, Inc.

P.O. Box 5637  
Jacksonville, FL 32247  
Phone: (904)398-1414 Fax: (904)398-3586

Page 1 of 1

Site ID: # 001626-0001

Pineridge Plantation Community  
4200 Pineridge Pkwy  
Middleburg, FL 32068

2133	5/11/2018	S-2031	06/10/2018	Amount Paid	
Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #	
2133	5/11/2018	S-2031	06/10/2018	CAC 057183	

ech Date Hours  
DAN 05/11/2018 1.5000 RT hours

ty	Material	Unit Price	Amount
1)	SS2 Float Switch	45.96	45.96

description	Amount
truck Charge	28.00
onsite Supplies	9.00

equipment:  
unit : Model : 40R6-008  
brand: CARR Serials: 0209U00304

round float switch turned off unit. Pipe wasn't glued. Fixed pipe and replaced float switch.

Material	45.96
Labor	148.50
Misc	37.00
Subtotal	231.46
Tax	3.22
Grand Total	234.68

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.

C. Hall 5/24/18  
Repairs and Replacements  
001.330.57200.46/00



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

# Invoice

Date 6/1/2018

Invoice # 131295578494

Terms	Net 20
Due Date	6/21/2018
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	893.64
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<i>C. Hall 5/24/18</i> <i>Pool Chemicals</i> <i>3261-742-460</i>				

Season Billing Schedule:  
Summer - April through September monthly service  
Winter - October through March monthly service

Total 952.69  
Amount Due \$952.69

## Remittance Slip

Customer 13GMS100  
Invoice # 131295578494

Amount Due \$952.69

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295578494

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

## Invoice

Date	Invoice #
5/18/2018	206

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 April 1 - April 30, 2018	2,063.11	2,063.11
	Maintenance Supplies	348.89	348.89
	Gen. Facility Maint. 330, 572, 4600	\$ 988, 00	
	R & M - Grounds 320, 538, 4600	\$ 862, 00	
	Repairs / Replace 330, 572, 4610	\$ 360, 00	
	Janitorial Supplies	\$ 170, 00	
	Office Supplies 330, 572, 5100	\$ 32, 00	
		<b>Total</b>	<b>\$2,412.00</b>

RHW

5-23-18

RMS

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF APRIL 2018**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/14/18	3	L.F.	Removed debris from Amenity Center, roadways and common areas, inspected playground equipment, replaced trash can liners as needed
4/16/18	2	L.F.	Removed debris from Amenity Center, roadways and playground
4/19/18	3	L.F.	Removed debris from Amenity Center, inspected lights at playground and Amenity Center, replaced bulb in fitness center, blew off pool deck, patio and sidewalks, inspected playground equipment, replaced trash can liners as needed
4/12/18	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
4/12/18	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
4/13/18	3	L.F.	Blew off patio & pool deck, straightened pool deck furniture, removed debris from playground and Amenity Center
4/16/18	3	E.T.	Pulled motor from pool pak for repairs/replacement
4/16/18	2	B.M.	Pulled motor from pool pak for repairs/replacement
4/16/18	2	T.C.	Pulled motor from pool pak for repairs/replacement
4/16/18	3	L.F.	Removed debris from Amenity Center, roadways and common areas, check lakes for trash
4/17/18	8	L.F.	Setup for CDD meeting, inspected all lights, replaced bulbs as needed, blew off patio and pool deck, removed debris from Amenity Center, inspected playground equipment, picked up supplies from City Electric Supply
4/20/18	3	L.F.	Inspected playground equipment, replaced bulb in restroom, replaced air filters, removed debris from Amenity Center, roadways and common areas
4/23/18	2	L.F.	Removed debris from Amenity Center, roadways and common areas
4/25/18	4	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
4/25/18	4	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
4/27/18	2	L.F.	Removed debris from Amenity Center & common areas, plus supplies from Home Depot
4/30/18	2	L.F.	Removed debris from Amenity Center, inspected playground equipment and pocket parks

**TOTAL**      54

**MILES**      389

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/5/18

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	4/6/18	Airvick refill 3pk (2) J	16.72	L.F.
	4/6/18	Mop head (2)	22.93	L.F.
	4/6/18	33gal Trash bags J	16.07	L.F.
	4/6/18	Toilet paper J	21.82	L.F.
	4/12/18	Contractor bags J	22.94	S.A.
	4/27/18	Airvick refill 5pk J	11.83	L.F.
	4/27/18	Hand soap (4) J	6.76	L.F.
	5/4/18	Charm'n J	19.62	L.F.
	5/4/18	Toilet bowl cleaner (2) J	8.67	L.F.
	5/4/18	42gal Trash bags J	20.67	L.F.
		TOTAL	<u>\$167.92</u>	
RMS				
	4/5/18	Floating thermometer	13.52	L.F.
	4/5/18	Super flo cleaner (2)	18.45	L.F.
	4/12/18	Gas for Gator	9.00	S.A.
	4/12/18	Gator and Large Trailer Rental (2)	140.00	S.A.
		TOTAL	<u>\$180.97</u>	
		GRAND TOTAL	<u>\$348.89</u>	

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
3/18/2018	205

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
37.48	Lifeguard Services - March 2018  330,572,3420	16.00	599.68
		Total	\$599.68

RMW  
5-18-18



Riverside Management Services, Inc.  
~~9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257~~

PINE RIDGE PLANTATION CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
37.48	Lifeguard Services for PINE RIDGE	\$ 16.00	\$ 599.68

Covers Period: MARCH 18, 2018

LIFEGUARDS #330-572-34200

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS  
FOR THE PE 3-18-18

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/10/18	2.5	B.A.	Lifeguarding
3/10/18	4	S.D.	Lifeguarding
3/10/18	4	M.F.	Lifeguarding
3/17/18	3.4	K.W.	Lifeguarding
3/17/18	4	T.K.	Lifeguarding
3/17/18	5	S.D.	Lifeguarding
3/18/18	5.58	K.W.	Lifeguarding
3/18/18	5	S.D.	Lifeguarding
3/18/18	4	M.C.	Lifeguarding
GRAND TOTAL	<u>37.48</u>		

MARCH 2018

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/1/2018	203

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - May 2018 330-572-4620	645.00	645.00
	Pool Chemical & Tile cleaning - May 2018 330-572-4640	504.33	504.33
	Operations Management Services - May 2018 330-572-3400	1,666.67	1,666.67
	Facility Management Services - May 2018 330-572-3410	4,120.00	4,120.00
		<b>Total</b>	<b>\$6,936.00</b>

RMW  
5-15-18



**Advanced  
Disposal**

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

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

**RETURN SERVICE REQUESTED**

000079 000000735



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

Advanced Disposal's operating locations are faced with extensive oversight and compliance demands along with internal and external initiatives designed to improve the safety, efficiency, and management of our sites and employees. As a result, your next invoice may include a Compliance and Business Impact Charge. Please visit our website [www.AdvancedDisposal.com](http://www.AdvancedDisposal.com) to learn more about how this charge will allow us to continue to provide service at the highest levels of environmental responsibility and stewardship that you have come to expect.

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

**Account Information**

Account Number PB115233  
Site Number 0000  
Invoice Date May 31, 2018  
Invoice Number PB0000905814

**Account Summary**

Previous Balance \$818.42  
Payments/Adjustments -\$818.42  
Current Invoice Amount \$429.65

**Amount Due \$429.65**

**Due Date Upon Receipt**

**Invoice Breakdown**

Current \$429.65  
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

Thank you for doing business with  
Advanced Disposal Services.

PB180601.101.txt-157-000000735

**Previous Balance**

**\$818.42**

05/07/18 LOCKBOX AUTOMATED -\$409.21  
05/07/18 LOCKBOX AUTOMATED -\$409.21

**Payments and Adjustments**

**-\$818.42**

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

Date	Description	Reference	Qty	Unit Price	Amount
<b>1.00 - 4.00YD:COMM FL TRASH (002)</b>					
05/31/18	FUEL SURCHARGE	SC112934	1.00	40.21	40.21
05/31/18	ENVIRONMENTAL FEE	SC112933	1.00	60.89	60.89
05/31/18	TRASH STANDARD		1.00	253.70	253.70
	SERVICE:				
	06/01/18-06/30/18				
	Clay Co Franchise Fee		354.80		57.83
	<b>SITE TOTAL</b>				<b>412.63</b>
05/31/18	C ADMIN FEE	SC113794	1.00	7.00	7.00
05/31/18	COMPLIANCE AND	SC113795	1.00	10.02	10.02
	BUSINESS IMPACT				
	CHARGE				

**Current Charges**

**\$429.65**

**Amount Due**

**\$429.65**

**How to Pay Your Bill**

**Online Bill Pay**

Great for regular payments.

Visit [www.advanceddisposal.com/billpay](http://www.advanceddisposal.com/billpay) to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

**Pay by Mail**

Best for sending a regular check.

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

**Pay by Phone**

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



**Advanced Disposal**

ADVANCED DISPOSAL



Please check box for address change and print new address on reverse side.

30850-P-0017

# CCSO OFF-DUTY INVOICE

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

APPROVED FOR PAYMENT  
Date: 5/31/18 Amt: \$ 120<sup>00</sup>  
Source: 57200-330-34500

COSO OFF-DUTY INVOICE

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

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

Make all checks payable to Jeff Anderson

Thank you for your business!

C. Hall 6/8/18  
Security  
001.330.57200.34500

CCSO OFF-DUTY INVOICE

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

C. Hall 6/22/18  
Security/Monitoring  
001.330.57200, 34500

## **Maggie Phillips**

---

**From:** Pine Ridge Manager <prmgr@riversidemgtsvc.com>  
**Sent:** Thursday, June 21, 2018 4:20 PM  
**To:** Maggie Phillips  
**Subject:** Pine Ridge Refund Check

Hi Maggie,

Can you please issue a refund check to Marie Camara in the amount of \$75? She cancelled a party that shouldn't have been scheduled on Memorial Day, so I told her we would refund her check. Her previous check # was 366 and was already cleared through her bank. Her address is 1811 Norseman Court, Middleburg, FL 32068.

Thanks Maggie!!

Amanda Ferguson  
Pine Ridge Plantation Amenity Center  
Riverside Management Services, Inc.  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

Office Phone Number: 904-291-8878  
Cell Phone Number: 904-803-2763  
Email Address: prmgr@riversidemgtsvc.com





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

Invoice Number: SSI08194  
Invoice Date: 6/13/2018

Page: 1

Attn: Fiscal - Accounts Receivable

Bill  
To: PINE RIDGE PLANTATION CDD  
5385 N.NOB HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Ship  
To: PINE RIDGE PLANTATION CDD  
5385 N.NOB HILL RD  
SUNRISE, FL 33351  
PATTI POWERS

Due Date 6/28/2018  
Terms Net 15 Days

Customer ID C0000507  
P.O. Number  
P.O. Date 6/13/2018  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-MAY 2018	<i>clp.</i>	16	16	3.00	48.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

*330.572.345*

Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 123.00

Subtotal: 123.00  
Invoice Discount: 0.00  
Tax: 0.00  
Total USD: 123.00

PINE RIDGE PLANTATION CDD	5/4/2018	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	5/11/2018	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	5/20/2018	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	5/25/2018	6531	EDMONSON, MATTHEW W	4.00
			TOTAL	16.00

**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 32092Cust#: 502790  
Ad#: 284352  
Phone#: 904-001-0001  
Date: 05/04/2018

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 5.000

**Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	05/24/2018	05/24/2018	1	67.50	67.50

**Payment Information:**

Date:	Order#	Type
05/04/2018	284352	BILLED ACCOUNT

Total Amount: 67.50

Tax: 0.00

Amount Due: 67.50

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

**Ad Copy****NOTICE OF  
QUALIFYING PERIOD  
FOR CANDIDATES  
FOR THE BOARD OF  
SUPERVISORS OF THE PINE  
RIDGE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Pine Ridge Plantation Community Development District will commence at noon on June 18, 2018 and close at noon on June 22, 2018. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 300 N. Orange Ave., Green Cove Springs, FL 32043 and phone (904-269-6350). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Pine Ridge Plantation Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6.

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 QUALIFYING PERIOD**

in the matter of

**CANDIDATES**

**LEGAL: 41692 ORDER: 284352**

was published in said newspaper in the issues:

**05/24/2018**

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 05/24/2018

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA  
 CHRISTIE LOU WAYNE  
 MY COMMISSION # GG24173  
 EXPIRES: September 20, 2020

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  
 QUALIFYING PERIOD  
 FOR CANDIDATES  
 FOR THE BOARD OF  
 SUPERVISORS OF THE PINE  
 RIDGE PLANTATION  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Pine Ridge Plantation Community Development District will commence

at noon on June 18, 2018 and close at noon on June 22, 2018. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 506 N. Orange Ave., Green Cove Springs, FL 32043 and phone (904) 269-6350. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Pine Ridge Plantation Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.  
 Legal 41692 published May 24, 2018 in Clay County's Clay Today newspaper

Remit To:

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

Invoice	W572214
Invoice Date	04/20/18
Payment Terms	NET 30
Customer Code	1013887
Customer P.O. #	

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

Bill to:

Pineridge CCD  
4202 Pine Ridge Parkway  
Middleburg, FL 32068

**Convergent**  
TECHNOLOGIES

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

Job:

PINE RIDGE PLANTATION COMM  
4202 PINE RIDGE PARKWAY  
MIDDLEBURG, FL 32068

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

Remarks: PINE RIDGE PLANTATION COMM WO# W572214

Quantity	Description	Unit Price	Extension
8.000	Technician: Sean Brewer	128.00	1,024.00
Subtotal:			1,024.00
Total:			1,024.00

Item 1) Equipment: Card Access Software

Problem Description: Amanda Ferguson: Laptop being used for Lenel server has crashed. Requires troubleshooting.

Solution: After troubleshooting, found Windows Boot Manager corrupted and pointing boot drive to wrong drive path. Unable to manually fix boot manager. Able to save complete Lenel system backup. Started pc recovery software to restore to factory default. Will return tomorrow to reload Lenel software and load back-ups. 4-4-18 Completed Windows system recovery. System requires multiple Windows updates to be usable as Lenel server. Completed installation of 3 batches of updates, more updates pending. Started install and left on for customer to monitor. Will return when all updates installed. 4-5-18 Spoke with customer, Large creators update still in progress. Will follow-up tomorrow. 4-6-18 Completed all necessary windows updates. Completed Lenel server re-installation. Completed restoral of system and database backups. Verified all functionality restored. Call complete.

APPROVED FOR PAYMENT

*It's About Choice*

Steve Andersen  
Date: 5/30/18 Amt: \$1,024.00  
Source: \_\_\_\_\_

57200-330-34500

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: 04/20/18

Page: 1

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

## CCSO OFF-DUTY INVOICE

INVOICE DATE  
DATE: 05/29/2018

TO:  
PINE RIDGE PLANTATION  
1200 PINE RIDGE PARKWAY  
MIDDLEBURG, FL 32068

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05-11-18	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4.0	\$30.00	\$120.00
05-25-18	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4.0	\$30.00	\$120.00
DEPUTY SIGNATURE:	TOTAL				\$240.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

Security/Monitoring  
330, 572, 3450  
RMCW  
5-30-18



GMS-SF, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351

May 9, 2018  
Project No: 03136.01012  
Invoice No: 0186995

Project 03136.01012 Pineridge CDD - 2014/2015 General Consulting Engineering Services  
(WA#23)

**Professional Services rendered through April 30, 2018** *exp.*

**Professional Personnel**

	Hours	Rate	Amount
Principal - Vice President	2.00	195.00	390.00
Totals	2.00		390.00
<b>Total Labor</b>			<b>390.00</b>
<b>Invoice Total this Period</b>			<b>\$390.00</b>

**England-Thims & Miller, Inc.**

ENGINEERS-FILMERS-SURVEYORS-GIS-LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road, Jacksonville, Florida 32258 • Tel 904-612-6820 • Fax 904-646-6488  
CA-0007634 LC-000076



Invoice Number	Invoice Date	Account Number	Page
6-183-02264	May 15, 2018		1 of 3

**Billing Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Shipping Address:**

GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: www.fedex.com

**Invoice Summary May 15, 2018****FedEx Express Services**

Transportation Charges		77.37
Special Handling Charges		18.75
Total Charges	USD	\$96.12
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$96.12</b>

Other discounts may apply.

5/17/2018

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

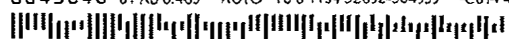
☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
6-183-02264		USD \$96.12

**Remittance Advice**

Your payment is due by May 30, 2018

0043046 01 AB 0.405 \*\*AUTO T0 0 1134 32092-364939 -C01-P43089-11



GMS/PINE RIDGE PLANTATION  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



60010340027390

1134-01-00-0043046-0002-0099460



Invoice Number

6-183-02264

Invoice Date

May 15, 2018

Account Number

Page

2 of 3

**Adjustment Request****Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name  Date  /  / Phone  -  -  Fax #  -  - E-mail Address  ☐ Yes, I want to update account contact with the above information.

Tracking Number	Bill to Account	\$ Amount
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>

<b>ADR - Address Correction</b>	<b>INW - Incorrect Weight</b>	<b>OVS - Oversize Surcharge</b>	<b>For all Service failures or other surcharges please use our web site <a href="http://www.fedex.com">www.fedex.com</a> or call (800) 622-1147</b>
<b>DVC - Declared Value</b>	<b>INS - Incorrect Service</b>	<b>RSU - Residential Delivery</b>	
<b>IAN - Invalid Acct #</b>	<b>OCF - Grd Pick-up Fee</b>	<b>PND - Pwrshp Not Delivered</b>	
	<b>OCS - Exp Pick-up Fee</b>	<b>SDR - Saturday Delivery</b>	

Tracking Number	Code	\$ Amount	Rerate information only (round to nearest inch)			
			LBS	L	W	H
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Check all that apply

Effective Date  /  / ☐ Shipping Address (Physical Address)☐ Billing Address Only☐ Billing Same As Shipping AddressCompany Company Address Address Address Address Dept. Dept. Floor  Apt/Suite # Floor  Apt/Suite # City City State  Zip Code  - State  Zip Code  - Phone  -  - Phone  -  - Fax #  -  - Fax #  -  -



Invoice Number

6-183-02264

Invoice Date

May 15, 2018

Account Number

Page

3 of 3

## FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 10, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2

Payor: Third Party

Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET

Sender

Recipient

Tracking ID 772204349330

Shelby Stephens

Maria Haney

Service Type FedEx Standard Overnight

GMS, LLC

4443 Oak Moss Loop

Package Type FedEx Pak

475 W. Town Pl., Ste. 114

MIDDLEBURG FL 32068 US

Zone 02

SAINT AUGUSTINE FL 32092 US

Packages 1

Rated Weight 1.0 lbs, 0.5 kgs

Delivered May 11, 2018 12:28

Transportation Charge

25.79

Svc Area A3

Fuel Surcharge

2.10

Signed by see above

Residential Delivery

4.15

FedEx Use 000000000/1283/02

Total Charge

USD

\$32.04

Ship Date: May 10, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2

Payor: Third Party

Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET

Sender

Recipient

Tracking ID 772204357886

Shelby Stephens

Jerry Ritchie

Service Type FedEx Standard Overnight

GMS, LLC

1454 Lantern Light Trail

Package Type FedEx Pak

475 W. Town Pl., Ste. 114

MIDDLEBURG FL 32068 US

Zone 02

SAINT AUGUSTINE FL 32092 US

Packages 1

Rated Weight 1.0 lbs, 0.5 kgs

Delivered May 11, 2018 12:23

Transportation Charge

25.79

Svc Area A3

Fuel Surcharge

2.10

Signed by see above

Residential Delivery

4.15

FedEx Use 000000000/1283/02

Total Charge

USD

\$32.04

Ship Date: May 10, 2018

Cust. Ref.: Pine Ridge Plantation

Ref.#2

Payor: Third Party

Ref.#3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET

Sender

Recipient

Tracking ID 772204365689

Shelby Stephens

Jeff Arp

Service Type FedEx Standard Overnight

GMS, LLC

1675 Night Owl Trail

Package Type FedEx Pak

475 W. Town Pl., Ste. 114

MIDDLEBURG FL 32068 US

Zone 02

SAINT AUGUSTINE FL 32092 US

Packages 1

Rated Weight 1.0 lbs, 0.5 kgs

Delivered May 11, 2018 12:26

Transportation Charge

25.79

Svc Area A3

Fuel Surcharge

2.10

Signed by see above

Residential Delivery

4.15

FedEx Use 000000000/1283/02

Total Charge

USD

\$32.04

Third Party Subtotal

USD

\$96.12

Total FedEx Express

USD

\$96.12

Allways 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

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	PAID DATE	TERMS	PAID
16920	06/20/2018	\$140.00	06/30/2018	Due 10 days from receipt	

Please detach top portion and return with your payment.

DATE	ACCOUNT SERVICE	QTY	PRICE
06/19/2018	SHIPPING1 Jun 19, 2018: SHIPPING1	4	20.00
06/19/2018	2XL-36 Jun 19, 2018: 900 count gym wipes	4	120.00
06/20/2018	SERVICE REQUEST 20477 - DELIVER CASE OF WIPES		
BALANCE DUE			\$140.00

330.572.460

www.fitnessproinc.com

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

# Invoice

Invoice #: 176  
Invoice Date: 6/1/18  
Due Date: 6/1/18  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2018		3,690.83	3,690.83
Website Administration - June 2018		100.00	100.00
Information Technology - June 2018		83.33	83.33
Dissemination Agent Services - June 2018		416.67	416.67
Office Supplies		18.66	18.66
Postage		20.48	20.48
Copies		286.20	286.20

351491  
491361

<b>Total</b>	<b>\$4,616.17</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,616.17</b>

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

May 31, 2018

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

Bill Number 100712  
Billed through 04/30/2018

*exp.*

General Counsel/Monthly Meeting *- desc.*  
PRIDGE 00001 JMW

### FOR PROFESSIONAL SERVICES RENDERED

04/16/18	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.30 hrs
04/17/18	JMW	Meeting preparation; travel to and attend regular board meeting; return travel.	2.90 hrs
Total fees for this matter			\$966.00

### DISBURSEMENTS

Travel	66.78
Travel - Meals	13.20
Total disbursements for this matter	\$79.98

### MATTER SUMMARY

Walters, Jason M.	4.20 hrs	230 /hr	\$966.00
TOTAL FEES			\$966.00
TOTAL DISBURSEMENTS			\$79.98
TOTAL CHARGES FOR THIS MATTER			<u>\$1,045.98</u>

### BILLING SUMMARY

Walters, Jason M.	4.20 hrs	230 /hr	\$966.00
TOTAL FEES			\$966.00
TOTAL DISBURSEMENTS			\$79.98
TOTAL CHARGES FOR THIS BILL			<u>\$1,045.98</u>

Please include the bill number on your check.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

## STATEMENT

May 31, 2018

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

Bill Number 100711  
Billed through 04/30/2018

*exp.*

Foreclosure

*- desc.*

PRIDGE 00106 JMW

### FOR PROFESSIONAL SERVICES RENDERED

04/10/18 AHJ Prepare motion for final summary judgment and final judgment.

04/11/18 AHJ Prepare motion for final summary judgment.

04/12/18 AHJ Prepare motion for final summary judgment.

04/13/18 AHJ Prepare motion for final summary judgment.

Total fees for this matter

\$862.50

### BILLING SUMMARY

TOTAL FEES

\$862.50

**TOTAL CHARGES FOR THIS MATTER**

**\$862.50**

**Please include the bill number on your check.**



3543 State Road 419, Winter Springs, FL 32798

# INVOICE

Invoice #	366020
Account #	719342
Invoice Date	6/1/2018
Due Date	6/1/2018

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

Invoice Questions:  
Please call us at  
1-800-666-5253 or  
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service (R)	644.00
	New agreement received 10/10/17	
	<i>C. Hall 5/31/18</i> 001.320.53800.46400 Lake Maintenance	
	Customer Total Balance	\$644.00
<b>INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.</b> 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 do not send any correspondence with your payment as it may delay our response to your inquiry. Follow us on Facebook & Instagram!!		
Non-Taxable Subtotal		
Taxable Subtotal		
Tax		
Total Invoice		\$644.00

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 #	366020
	Account #	719342
	Date	6/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!  
Email address: \_\_\_\_\_

☐ Please Check Box if New Address and Make Changes Above

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 \_\_\_\_\_

Partyflix® | Big Movie Screens Rentals &  
Sales



(855) 305-3549  
info@partyflix.com  
www.partyflix.com

**BILL TO**

Amanda Ferguson  
4200 Pine Ridge Parkway  
Middleburg, FL 32068

**INVOICE 2523**

**DATE 07/21/2018**

**DUE DATE 07/21/2018**

**LOCATION**

Jacksonville

**CONTRACTOR**

Bobby U.

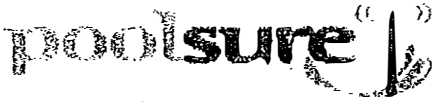
DATE	ACTIVITY	QTY	RATE	AMOUNT
07/21/2018	<b>18ft Inflatable Screen</b> 18ft Inflatable Screen (Projector, Speakers, DVD/BluRay player, 2.5- hours)	1	360.00	360.00

**TOTAL DUE**

**\$360.00**

Thank you for your patronage!





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

# Invoice

Date 7/1/2018  
Invoice # 131295579142

Terms	Net 20
Due Date	7/21/2018
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	893.64
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

Season Billing Schedule:  
Summer - April through September monthly service  
Winter - October through March monthly service

Total 952.69  
Amount Due \$952.69

*C. Hall 6/22/18*

*Pool Maintenance*

*001.330.57200.46400*

## Remittance Slip

Customer 13GMS100  
Invoice # 131295579142

Amount Due \$952.69

Amount Paid \_\_\_\_\_

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295579142

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



# Invoice

#INV6288

C/O S. ANDERSEN / GMS  
PINE RIDGE CDD  
UNITED STATES  
SANDERSEN@GMSNF.COM  
(000) 509-6465

C/O S. ANDERSEN / GMS  
PINE RIDGE CDD  
UNITED STATES  
SANDERSEN@GMSNF.COM  
(000) 509-6465

Invoice #	Invoice Date	Due Date	Terms	PO #
	6/19/2018	7/19/2018	Net 30	

Item	Qty	Rate	Amount
Landscape Enhancement Description: Completed approved landscape proposal #L23491 REV	1	\$995.00	\$995.00

Please Remit Payments To:  
7887 Safeguard Circle  
Valley View, OH 44125

Summit	\$995.00
Payments/Credits	\$0.00
Balance Due	\$995.00

C. Hall 6/22/18  
Landscape Maintenance  
001.320.53800.46200

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



# Invoice

#INV6312

C/O S. ANDERSEN / GMS  
 PINE RIDGE CDD  
 UNITED STATES  
 SANDERSEN@GMSNF.COM  
 (000) 509-6465

C/O S. ANDERSEN / GMS  
 PINE RIDGE CDD  
 UNITED STATES  
 SANDERSEN@GMSNF.COM  
 (000) 509-6465

Invoice No	Invoice Date	Due Date	Payment Due
6/19/2018	7/19/2018	Net 30	

Description	Qty	Rate	Amount
<b>IRRIGATION REPAIRS AFTER INSPECTION</b>			
Description: Replaced controller at the pool as per phone conversation	1	\$400.00	\$400.00

Please Remit Payments To:  
 7887 Safeguard Circle  
 Valley View, OH 44125

Subtotal	\$400.00
Payments/Credits	\$0.00
Balance Due	\$400.00

*C. Hall 6/22/18*  
*Repairs and Maintenance*  
*001.320.53800.46000*

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/24/2018	207

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pine Ridge/ Blow up slide & Pizza Event  <i>special Events</i> <i>330,572,6010</i>	700.62	700.62
		<b>Total</b>	<b>\$700.62</b>

*2mw*  
*5-31-18*

## Pine Ridge Plantation CDD

Pine Ridge Blow Up Slide & Pizza Event

Estimated Attendance:	300	Actual Attendance:	300
-----------------------	-----	--------------------	-----

Estimated Attendance:	300	Actual Attendance:	300
-----------------------	-----	--------------------	-----

Estimated Attendance:	300	Actual Attendance:	300	Actual
-----------------------	-----	--------------------	-----	--------

Total Expenses	\$700.62
----------------	----------

Total Expenses	\$700.62
----------------	----------

Actual

Actual Actual

Site	
Set up and Site Management	\$125.00
Event Mileage	\$10.00
<b>Totals</b>	<b>\$135.00</b>

	\$0.00

Miscellaneous	
Walmart - Drinks, Cups, Plates, Games	\$301.62
Little Caesars - Pizza	\$264.00
<b>Totals</b>	<b>\$565.62</b>

	\$0.00
--	--------

<b>Totals</b>	<b>\$0.00</b>

		\$0.00

Special Events  
GL Code: 330-572-601

2nd  
5-24-10

Riverside Management Services, Inc

9655 Florida Mining Blvd West

Suite 305

Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/1/2018	208

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - June 2018 330,572,4620	645.00	645.00
	Pool Maintenance Services - June 2018 330,572,4640	1,008.33	1,008.33
	Operations Management Services- June 2018 330,572,3400	1,666.67	1,666.67
	Facility Management Services - June 2018 330,572,3410	4,120.00	4,120.00
		<b>Total</b>	<b>\$7,440.00</b>

RMW  
6-4-18

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/7/2018	209

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
78.75	Facility Assistant - February - May 2018 <i>exp.</i>	25.00	1,968.75
Total			\$1,968.75

*Review*  
6-13-18

Riverside Management Services, Inc.  
9651 Villa Maria Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

LINE RIDGE CDD  
FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
76.75	Facility Assistant	\$ 25.00	\$ 1,968.75

Covers Period: February - May 2018

TOTAL DUE: \$ 1,968.75



RMS

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT  
ASSISTANT MANAGER BILLABLE HOURS  
FOR THE MONTH OF FEBRUARY - MAY 2018

<u>Date</u>	<u>Hours</u>	<u>Emp#</u>	<u>Description</u>
2/2 - 3/1	4	M.	Completed daily checklist and returned calls and emails
3/2 - 3/15	8	M.	Completed daily checklist and returned calls and emails
3/16 - 3/29	19.75	M.	Completed daily checklist and returned calls and emails
3/30 - 4/26	9	M.	Completed daily checklist and returned calls and emails
4/27 - 5/10	18	M.	Completed daily checklist and returned calls and emails
5/11 - 5/24	20	M.	Completed daily checklist and returned calls and emails
<u>78.75</u>			

FEBRUARY - MAY 2018

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/18/2018	210

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 May 1 - May 31, 2018 <i>2 KP.</i>	2,558.16	2,558.16
	Maintenance Supplies	728.56	728.56
	Gen. Facility Maint. 330,572,4600	\$1006,00	
	R & M - Grounds 320,538,4600	\$1297,00	
	Repairs / Replace 330,572,4610	\$789,00	
	Janitorial Supplies 330,572,4600	\$194,72	
		Total	\$3,286.72

RMW  
6-18-18

RMS

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MAY 2018

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/18	5	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
5/3/18	5	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
5/4/18	2	L.F.	Removed debris from Amenity Center & common areas, p/u supplies from Home Depot
5/7/18	2	L.F.	Removed debris from Amenity Center, inspected playground equipment, replaced trash can liners as needed, clean dumpster area
5/11/18	3	L.F.	Straightened marquis sign, removed debris from Amenity Center, common areas & roadways, inspected playground equipment and removed debris/trash
5/13/18	2	E.T.	Additional pool maintenance
5/14/18	3	L.F.	Setup for CDD meeting, removed debris from Amenity Center, roadways and common areas, inspected playground equipment and pocket park, clean parking lot and dumpster areas
5/17/18	5	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
5/17/18	5	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
5/18/18	3	L.F.	Repaired toilet in women's restroom, repaired wick plate in women's restroom, repacked A/C by cleaning out drain line
5/19/18	2	E.T.	Additional pool maintenance
5/21/18	3	L.F.	Inspected playground equipment, removed debris from Amenity Center, replaced trash can liners as needed
5/23/18	4	L.F.	Repaired sinks in kitchen, removed debris in parking lot, p/u supplies from Home Depot
5/24/18	7	L.F.	Repaired pavers on pool deck, cleaned out weeds in pool park area, inspected all lights, inspected playground equipment and pocket park, removed debris from Amenity Center, roadways and common areas
5/25/18	3	L.F.	Removed Richmond homes signs and flag poles
5/29/18	3	L.F.	Removed debris from Amenity Center & common areas, straightened pool deck furniture
5/31/18	5	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
5/31/18	5	R.W.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
<b>TOTAL</b>	<b>67</b>		
<b>MILES</b>	<b>479</b>		

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

# MAINTENANCE BILLABLE PURCHASES

Period Ending 6/5/18

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	5/3/18	Gas for Gator	17.75	S.A.
	5/3/18	Gator and Large Trailer Rental	70.00	S.A.
	5/3/18	Contractor trash bags	22.84	S.A.
	5/17/18	Gator and Large Trailer Rental	70.00	S.A.
	5/21/18	Toilet paper 5	19.52	L.F.
	5/21/18	Air wick scented oil 5pk (2) 5	23.67	L.F.
	5/23/18	Weed killer	45.98	L.F.
	5/23/18	Sprayer 1gal	10.32	L.F.
	5/23/18	Sink strainers (2) 5	21.76	L.F.
	5/23/18	Plumbers putty	2.67	L.F.
	5/24/18	Tripfold towels 5	41.83	S.C.
	5/24/18	Urinal Deodorizers 5	47.85	S.C.
	5/24/18	Replacement signs (6)	147.78	C.H.
	5/25/18	Binders (4)	39.61	C.H.
	5/25/18	Shovel	20.67	L.F.
	5/31/18	Gator and Large Trailer Rental	70.00	S.A.
	6/4/18	50gal Trash bags	17.22	L.F.
	6/4/18	Toilet paper (2) 5	39.03	L.F.

TOTAL \$728.56

5  
134.72

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/30/2018	211

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
130.46	Lifeguard Services - May 2018 330,572.3420 <i>exp.</i>	16.00	2,087.36
Total			\$2,087.36

*2nd*  
6-18-18

**Riverside Management Services, Inc.**  
2655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

PINE RIDGE PLANTATION CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
130.46	Lifeguard Services for PINE RIDGE	\$ 16.00	\$ 2,087.36

Covers Period: MAY 28, 2018

LIFEGUARDS #330-572-34200

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS  
FOR THE MONTH OF MAY 2018

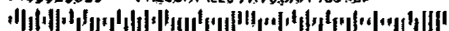
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/12/18	4.87	K.W.	Lifeguarding
5/12/18	6	S.H.	Lifeguarding
5/12/18	6	D.J.	Lifeguarding
5/13/18	4.27	K.W.	Lifeguarding
5/13/18	6	S.H.	Lifeguarding
5/13/18	6	D.J.	Lifeguarding
5/13/18	4	S.D.	Lifeguarding
5/19/18	4.63	K.W.	Lifeguarding
5/19/18	6.5	S.H.	Lifeguarding
5/19/18	6	D.J.	Lifeguarding
5/19/18	4	S.D.	Lifeguarding
5/20/18	5	K.W.	Lifeguarding
5/20/18	6	S.H.	Lifeguarding
5/20/18	6	D.J.	Lifeguarding
5/20/18	4	S.D.	Lifeguarding
5/25/18	5	S.D.	Lifeguarding
5/26/18	6.37	K.W.	Lifeguarding
5/26/18	6.35	K.M.	Lifeguarding
5/26/18	4	S.D.	Lifeguarding
5/27/18	4	S.D.	Lifeguarding
5/28/18	3.85	K.W.	Lifeguarding
5/28/18	6	S.H.	Lifeguarding
5/28/18	5.62	D.J.	Lifeguarding
5/28/18	6	K.M.	Lifeguarding
5/28/18	4	S.D.	Lifeguarding

GRAND TOTAL 130.46



Corporate Headquarters  
SafeTouch Security Systems  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184  
904-886-4664

7452003035 PRESORT 1826 1 AVO 375 PIC8 <B>



PINE RIDGE PLANTATION  
4200 PINE RIDGE PARKWAY  
MIDDLEBURG FL 32068-9216

### Invoice Information

Invoice Number: 8728314  
Invoice Date: 6/12/2018  
Due Date: 7/1/2018  
Last Payment Amount: \$ 160.08  
Last Payment Date: 5/11/2018  
Late Fee will be assessed after the Due Date

### Important Messages

If you have any phone work done, reprogram your phone system, or make any changes to your phone number, always test your alarm system afterwards.



Description	Qty	Price	Net	Tax	Total
CENTRAL STATION MONITORING 4200 PINE RIDGE PARKWAY 07/01/2018 to 07/31/2018	1.00	\$ 22.40	\$ 22.40	\$ 1.57	\$ 23.97
CENTRAL STATION MONITORING 4200 PINE RIDGE PARKWAY 07/01/2018 to 07/31/2018	1.00	\$ 52.40	\$ 52.40	\$ 3.67	\$ 56.07
<b>Totals</b>			<b>\$ 74.80</b>	<b>\$ 5.24</b>	<b>\$ 80.04</b>

When making your payment through any online Bill Pay service, your payment must reference the Bill Payer ID of 151969

\*\*\*PLEASE TEST YOUR SYSTEM FREQUENTLY\*\*\*

Keep upper portion for your records - Please return lower portion with your payment



Corporate Headquarters  
SafeTouch Security Systems  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184  
904-886-4664



Customer: PINE RIDGE PLANTATION

### Remittance Section

Invoice Number: 8728314  
Bill Payer ID: 151969  
Invoice Date: 6/12/2018  
Due Date: 7/1/2018  
Account Balance: \$ 165.08  
Amount Remitted: \$

Use enclosed envelope and make payable to SafeTouch Security Systems.  
Please make sure the remit address below shows in the window.

- ☐ Please check here if your address has changed. Provide new address on reverse side.
- ☐ Please check here to pay by credit card and fill out the form on the back of this page.

*C. Hall 6/12/18*  
*Security/Monitoring*

JACKSONVILLE DIVISION  
SAFE TOUCH SECURITY SYSTEMS  
9550 Sunbeam Center Drive  
Jacksonville, FL 32257-6184

001.380.57200.34500



AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/10/18 PAGE 1  
 \*\*\* CHECK DATES 05/01/2018 - 06/30/2018 \*\*\* 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 #
5/25/18	00032	5/15/18 102613	201805 320-53800-60000	IMPELLER REPLACEMENT	*	2,538.02	
				CROWN POOLS			2,538.02 000017
5/25/18	00079	6/22/18 06222018	201806 320-53800-60000	REIMB PLANK FLOORING	*	1,799.40	
				STEVE ANDERSON			1,799.40 000018
5/25/18	00011	5/18/18 INV4605	201805 320-53800-60000	LANDSCAPE ENHANCEMENT	*	1,600.00	
		5/24/18 INV4798	201805 320-53800-60000	LANDSCAPE ENHANCEMENT	*	9,894.00	
				R&D LANDSCAPING & IRRIGATION			11,494.00 000019
TOTAL FOR BANK B						15,831.42	
TOTAL FOR REGISTER						15,831.42	

PRP --PINERIDGE-- MPHILLIPS

# Invoice

CROWN POOLS, INC.  
3002 PHILLIPS HIGHWAY  
JACKSONVILLE, FL 32207-4306

Invoice # : 102613

Invoice Date : 5/15/18

Questions? Contact us:  
(904) 858-4300 ...

Amount Remitted : \_\_\_\_\_

jolive@govmngtsvc.com

GOVERNMENTAL MGMT SVC, LLC  
5701 N. PINE ISLAND RD.  
STE. 370  
TARMARAC, FL 33321

Site: PNERIDGE CDD  
4200 PINERIDGE PKWY  
MIDDLEBURG, FL 32068

System ID: 6549

Invoice Description:

Ticket #: 26852

## IMPELLER REPLACEMENT

Qty	Unit	Description	Price	Sub Total	Tax	Total
1.00	Ea	{1} 4050x4 IMPELLER B-22 / {1} CPI1.75KIT / {1} 9" IMPELLER TRIM PRICE ALSO INCLUDES LABOR & S&H	\$2,765.00	2,765.00		\$2,765.00
1.00	Ea	PCD CREDIT	(\$226.98)	-226.98		(\$226.98)
Invoice Amount Due :				\$2,538.02		\$2,538.02

Cap. Res.  
Fund  
per  
J.D.  
email dtd  
5/16/18

**TERMS OF PAYMENT AGREEMENT:** Payments for services rendered are Due Upon Receipt of said Invoice. If payment is not received within 15 days of Invoice Date a {1.5%} LATE PAYMENT FEE will be computed and become part of your financial obligation.

CROWN POOLS, INC.  
3002 PHILLIPS HIGHWAY  
JACKSONVILLE, FL 32207-4306

Questions? Call:  
(904) 858-4300

System ID: 6549  
Page 1 of 1



Order #WA22494125

Placed on: May 15, 2018

## Billing Information

Steven Andersen  
2255 Eagle Harbor Pkwy  
FLEMING ISLAND FL 32003

Payment Method: VISA \*\*\*9658

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

### Store Pickup (1 item)

1575 County Road 220 #6369, Orange Park, FL 32003

### Items picked up from store #6369

LifeProof Heirloom Pine 8.7 in. x 47.6 in. Luxury Vinyl Plank Flooring (20.06 sq. ft. / case)	\$59.98	30	\$1,799.40
---	---------	----	------------

Available: MAY 25 - MAY 30

Subtotal	\$1,799.40
Pick Up In Store	FREE
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,799.40</b>

### Need help?

Online Customer Support:  
1-800-430-3376

Custom Blinds:  
1-800-658-7320

Call 7 days a week:  
6 a.m. to 2 a.m. EST

### APPROVED FOR PAYMENT

Steve Andersen  
Date: 5/30/18 Amt: \$1,799.40  
Source: 51300-310-60000

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



# Invoice

#INV4605

C/O S. ANDERSEN / GMS  
PINE RIDGE CDD  
United States

Project/Job	Invoice Date	Due Date	Terms	PO #
	5/18/2018	6/17/2018	Net 30	

Item	Qty	Rate	Amount
<b>Landscape Enhancement</b> <b>Description:</b> Completed approved Landscape Proposal #L24235	1	\$1,600.00	\$1,600.00

Please Remit Payments To:  
7887 Safeguard Circle  
Valley View, OH 44125

Subtotal	\$1,600.00
Payments/Credits	\$0.00
Balance Due	\$1,600.00

## APPROVED FOR PAYMENT

Date: 5/30/18 Amt: \$1,600.00  
Source: \_\_\_\_\_

*5/30/18 - 60000*

*320.538*

*CR*

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



# Invoice

#INV4798

C/O S. ANDERSEN / GMS  
PINE RIDGE CDD  
United States

Project/Job	Invoice Date	Due Date	Terms	PO #
	5/24/2018	6/23/2018	Net 30	

Item	Qty	Rate	Amount
<b>Landscape Enhancement</b> <b>Description:</b> Completed approved Landscape Proposal #L24107 (REV), all but the 10 pallets of St. Augustine Sod was completed	1	\$9,894.00	\$9,894.00

Please Remit Payments To:  
7887 Safeguard Circle  
Valley View, OH 44125

Subtotal	\$9,894.00
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$9,894.00</b>

## APPROVED FOR PAYMENT

Date: 5/30/18 Amt: \$ 9,894.00  
Source: Steve Andersen

~~51300~~ 510-6000

320.538

C/R


**AT&T**

 PINERIDGE PLANTATION  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

 Page 1 of 3  
 Account Number 904 291-8878 146 0562  
 Billing Date May 1, 2018  
 Web Site att.com

# Monthly Statement

 RECEIVED  
 MAY 11 2018  
 BY:

## Bill-At-A-Glance

Previous Bill	204.94
Payment Received 4-18 Thank You!	204.94CR
Adjustments	.00
Balance	.00
Current Charges	204.44

**Amount to be Debited \$204.44**

Debiting Bank Account on May 18, 2018

## Billing Summary

Online: att.com/myatt	Page	
<b>Plans and Services</b>	1	95.88
1 866-620-6000		
PIN: 0677		
<b>Repair Service:</b>		
1 866 620-6900		
<b>AT&amp;T Long Distance Service</b>	2	11.36
1 866 620-6000		
<b>Internet Services</b>	2	97.20
1 888 321-2375		
<b>Total Current Charges</b>		<b>204.44</b>

330.572.410

## News You Can Use Summary

- PREVENT DISCONNECT
- BUSINESS RATE CHANGE
- CARRIER INFORMATION

See "News You Can Use" for additional information.

## Plans and Services

### Promotions and Discounts

Item	No.	Description	
	1.	Discount for All For Less 2017 BLC for Bill Period May 1, 2018 EESH1CB3N.	50.00CR
	2.	Discount for Business Local Calling for Bill Period May 1, 2018 EESH1CB3Q.	94.00CR
<b>Total Promotions and Discounts</b>			<b>144.00CR</b>

### Monthly Service - May 1 thru May 31

	Quantity	
3. Bus Local Call Unlimited A	1	107.00
Business Line		
Three-Way Calling		
30 Code Speed Calling		
Remote Activation of Call		
Forwarding		
Repeat Dialing		
Call Return		
Call Blocking		
Enhanced Caller ID Anonymous		
Call Blocking		
4. Bus Local Call Unlimited A	1	107.00
Business Line		
Three-Way Calling		
30 Code Speed Calling		
Remote Activation of Call		
Forwarding		
Repeat Dialing		
Call Return		
Call Blocking		
Enhanced Caller ID Anonymous		
Call Blocking		

**Total Monthly Service 214.00**

### Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Item	No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Activity on Mar 31, 2018</b>					
<b>Charges for 904 291-8878</b>					
Your bill reflects a credit for a change in rates for:					
(Monthly Charges are prorated from Apr 1, 2018 through Apr 30, 2018)					
5. Federal Universal Service Fee	1			.11	.11CR
6. Federal Universal Service Fee	1			.11	.11CR
<b>Total Charges for 904 291-8878</b>					<b>.22CR</b>
<b>Total Additions and Changes to Service</b>					<b>.22CR</b>

Local Services provided by AT&amp;T Florida.

Return bottom portion with your check in the enclosed envelope.

**Pine Ridge Plantation**  
**Utilities - FY18**

**Clay Electric**

**May-18**

<b>Account #</b>	<b>Service Address</b>	<b>Dept.</b>		
8824799	4201-1 Pine Ridge Pkwy	Ground Maint	\$	27.00
8824808	1217-1 Camp Ridge Land	Ground Maint	\$	27.00
7371685	4392-1 Pine Ridge Park - Irrigation	Ground Maint	\$	-
8824805	1452-2 Tynes Blvd - Entrance	Ground Maint	\$	114.00
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	Ground Maint	\$	42.00
	001.320.53800.43000		\$	210.00
7808611	4200 Pine Ridge/Amenity	Amenity	\$	905.00
	001.330.57200.43000		\$	905.00



**Clay Electric Cooperative, Inc.**  
 Orange Park District  
 734 Blanding Blvd  
 Orange Park FL 32065-5798  
 904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name		Service Address			Meter No	Multiplier	
8824799	PINE RIDGE PLANTATION CDD		4201 PINE RIDGE PKWY # 1 IRRIGATION CLOCK			40601324	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	04/10/2018	05/09/2018	06/08/18	527	532	5	29	0
					May 2017	5	29	0

**Previous Statement Balance**

**27.00**

04/26/2018 Payment Received - Thank You

27.00CR

**Previous Balance**

**\$ 0.00**

**Current Charges Billed 05/11/2018**

Energy 0.41  
 Access Charge 23.00  
 Power Cost Adjustment .01740 X 5 KWH 0.09  
 FLA Gross Receipts Tax 0.60  
 Florida State Sales Tax 1.68  
 Clay County Sales Tax 0.24  
 Operation Round Up 0.98

**Current Charges**

**\$ 27.00**

**Total Amount Due \$ 27.00**

Bank Draft Scheduled for 05/25/2018

**\$ 27.00**

Non-Taxable Fuel Amount @ .02923/KWH -\$.15

Government Taxes/Fees are not imposed by Clay Electric

**\$ 2.52**

Capital Credits 2017 Allocations:

**\$ 11.92**

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.  
 When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

P.O. Box 308

32

Keystone Heights, Florida 32656-0308

Mailing Address Correction: \_\_\_\_\_

911 Emergency Address: \_\_\_\_\_

Account Number	I included an additional amount as a donation to Project Share to help those in need.
8824799	
Phone Number	
(904) 940-5850	\$
Phone Correction	
	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Bank Draft 05/25/2018

**\$ 27.00**

\*\*\*Payment by Bank Draft\*\*\*

71918-11A\*1\*32\*  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

08824799

0000027003





**Clay Electric Cooperative, Inc.**  
 Orange Park District  
 734 Blanding Blvd  
 Orange Park FL 32065-5798  
 904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address				Meter No	Multiplier	
8824808	PINE RIDGE PLANTATION CDD	1217 CAMP RIDGE LN # 1 IRRIGATION CLOCK				40601325	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	04/10/2018	05/09/2018	06/08/18	468	473	5	29	0
					May 2017	5	29	0

**Previous Statement Balance**

**25.00**

04/26/2018 Payment Received - Thank You

25.00CR

**Previous Balance**

**\$ 0.00**

**Current Charges Billed 05/11/2018**

Energy

0.41

Access Charge

23.00

Power Cost Adjustment .01740 X 5 KWH

0.09

FLA Gross Receipts Tax

0.60

Florida State Sales Tax

1.68

Clay County Sales Tax

0.24

Operation Round Up

0.98

**Current Charges**

**\$ 27.00**

**Total Amount Due**

**\$ 27.00**

Bank Draft Scheduled for 05/25/2018

\$ 27.00

Non-Taxable Fuel Amount @ .02923/KWH -\$.15

Government Taxes/Fees are not imposed by Clay Electric

\$ 2.52

Capital Credits 2017 Allocations:

\$ 11.86

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

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**Clay Electric Cooperative, Inc.**

P.O. Box 308

32

Keystone Heights, Florida 32656-0308

Mailing Address Correction: \_\_\_\_\_

911 Emergency Address: \_\_\_\_\_

Account Number	If included an additional amount as a donation to Project Share to help those in need.
8824808	
Phone Number	\$
(904) 940-5850	
Phone Correction	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Bank Draft 05/25/2018

\$ 27.00

\*\*\*Payment by Bank Draft\*\*\*

71918-11A\*1\*32\*  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

08824808

0000027003

00000653



**Clay Electric Cooperative, Inc.**  
Orange Park District  
734 Blanding Blvd  
Orange Park FL 32065-5798  
904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name		Service Address			Meter No	Multiplier	
*7371685	PINE RIDGE PLANTATION CDD		4392 PINE RIDGE PKWY # 1 IRR CLK			40601326	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	04/10/2018	05/09/2018	06/08/18	373	377	4	29	0
					May 2017	5	29	0

Previous Statement Balance

-47.35

Previous Balance

\$ 47.35CR

Current Charges Billed 05/11/2018

Energy

0.33

Access Charge

23.00

Power Cost Adjustment .01740 X 4 KWH

0.07

FLA Gross Receipts Tax

0.60

Florida State Sales Tax

1.67

Clay County Sales Tax

0.24

Operation Round Up

0.09

Current Charges

\$ 26.00

Total Amount Due

\$ 21.35CR

Bank Draft Scheduled for 05/25/2018

\$ .00

Non-Taxable Fuel Amount @ .02923/KWH -\$ .12

Government Taxes/Fees are not imposed by Clay Electric

\$ 2.51

Capital Credits 2017 Allocations:

\$ 11.84

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.  
When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

P.O. Box 308

32

Keystone Heights, Florida 32656-0308

Mailing Address Correction:

911 Emergency Address:

Account Number	I included an additional amount as a donation to Project Share to help those in need.
*7371685	
Phone Number	
(904) 940-5850	\$
Phone Correction	
Return this coupon with your payment	Payment Amount
	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Bank Draft 05/25/2018

\$ .00

\*\*\* Do Not Pay if Credit \*\*\*

\*\*\* Payment by Bank Draft \*\*\*

71918-11A\*1\*32\*

PINE RIDGE PLANTATION CDD

5385 N NOB HILL RD

SUNRISE FL 33351-4761

07371685

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00000645



**Clay Electric Cooperative, Inc.**  
 Orange Park District  
 734 Blanding Blvd  
 Orange Park FL 32065-5798  
 904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address			Meter No	Multiplier		
8824805	PINE RIDGE PLANTATION CDD	1452 TYNES BLVD # 2 ENTRANCE			40689398	1		
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	04/10/2018	05/09/2018	06/08/18	25756	26561	805	29	28

**Previous Statement Balance**

26.00

04/26/2018 Payment Received - Thank You

26.00CR

Previous Balance

\$ 0.00

**Current Charges Billed 05/11/2018**

Energy

65.45

Access Charge

23.00

Power Cost Adjustment .01740 X 805 KWH

14.01

FLA Gross Receipts Tax

2.62

Florida State Sales Tax

7.30

Clay County Sales Tax

1.05

Operation Round Up

0.57

**Current Charges**

**\$ 114.00**

**Total Amount Due**

**\$ 114.00**

Bank Draft Scheduled for 05/25/2018

\$ 114.00

Non-Taxable Fuel Amount @ .02923/KWH -\$23.53

Government Taxes/Fees are not imposed by Clay Electric

\$ 10.97

Capital Credits 2017 Allocations:

\$ 27.82

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

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 When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

P.O. Box 308

32

Keystone Heights, Florida 32656-0308

Mailing Address Correction: \_\_\_\_\_

911 Emergency Address: \_\_\_\_\_

Account Number	If included an additional amount as a donation to Project Share to help those in need.
8824805	
Phone Number	
(904) 940-5850	\$
Phone Correction	
Return this coupon with your payment	Payment Amount
	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Bank Draft 05/25/2018

\$ 114.00

\*\*\*Payment by Bank Draft\*\*\*

71918-11A\*1\*32\*  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

08824805

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**Clay Electric Cooperative, Inc.**  
 Orange Park District  
 734 Blanding Blvd  
 Orange Park FL 32065-5798  
 904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address				Meter No	Multiplier	
8837872	PINE RIDGE PLANTATION CDD	1484 TYNES BLVD # 2 IRRIG CLOCK/SIGN				28411875	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	04/10/2018	05/09/2018	06/08/18	18993	19137	144	29	5
					May 2017	61	29	2

**Previous Statement Balance**

**30.00**

**04/26/2018 Payment Received - Thank You**

**30.00CR**

**Previous Balance**

**\$ 0.00**

**Current Charges Billed 05/11/2018**

**Energy**

**11.71**

**Access Charge**

**23.00**

**Power Cost Adjustment .01740 X 144 KWH**

**2.51**

**FLA Gross Receipts Tax**

**0.95**

**Florida State Sales Tax**

**2.65**

**Clay County Sales Tax**

**0.38**

**Operation Round Up**

**0.80**

**Current Charges**

**\$ 42.00**

**Total Amount Due \$ 42.00**

**Bank Draft Scheduled for 05/25/2018**

**\$ 42.00**

**Non-Taxable Fuel Amount @ .02923/KWH -\$4.21**

**Government Taxes/Fees are not imposed by Clay Electric**

**\$ 3.98**

**Capital Credits 2017 Allocations:**

**\$ 20.15**

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.  
 When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

**P.O. Box 308**

**32**

**Keystone Heights, Florida 32656-0308**

Mailing Address Correction: \_\_\_\_\_

911 Emergency Address: \_\_\_\_\_

Account Number	I Included an additional amount as a donation to Project Share to help those in need.
8837872	
Phone Number	
(904) 940-5850	\$
Phone Correction	
Return this coupon with your payment	Payment Amount
	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

**Bank Draft 05/25/2018**

**\$ 42.00**

**\*\*\*Payment by Bank Draft\*\*\***

71918-11A\*1\*32\*  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

08837872

0000042002

00000655



**Clay Electric Cooperative, Inc.**  
 Orange Park District  
 734 Blanding Blvd  
 Orange Park FL 32065-5798  
 904-272-2456 (800)224-4917

**Statement Date: 05/11/2018**  
**Automatic Monthly Payment Plan**

**Trustee Dist 06**

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address				Meter No	Multiplier	
7808611	PINE RIDGE PLANTATION CDD	4200 PINE RIDGE PKWY PLANT/AMENITY				08522153	40	
Rate - GSD	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Demand	04/10/2018	05/09/2018	06/08/18	43307	43495	7520	29	259
					May 2017	15000	29	517

**Previous Statement Balance**

**766.45**

04/26/2018 Payment Received - Thank You

**766.45CR**

**Previous Balance**

**\$ 0.00**

**Current Charges Billed 05/11/2018**

Energy 451.20  
 Access Charge 80.00  
 Demand 35.600KW X 4.35 154.86  
 Power Cost Adjustment .01740 X 7520 KWH 130.85  
 FLA Gross Receipts Tax 20.93  
 Florida State Sales Tax 58.23  
 Clay County Sales Tax 8.38  
 Operation Round Up 0.55

**Current Charges**

**\$ 905.00**

**Total Amount Due**

**\$ 905.00**

Bank Draft Scheduled for 05/25/2018

**\$ 905.00**

Non-Taxable Fuel Amount @ .02923/KWH -\$219.81

Government Taxes/Fees are not imposed by Clay Electric

**\$ 87.54**

Capital Credits 2017 Allocations:

**\$ 904.47**

If you received service in 2017 from Clay Electric, please note your Capital Credits allocation on this month's bill. This allocation will be distributed over future years as Capital Credits are retired.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

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 When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

P.O. Box 308

32

Keystone Heights, Florida 32656-0308

Mailing Address Correction: \_\_\_\_\_

911 Emergency Address: \_\_\_\_\_

Account Number	If included an additional amount as a donation to Project Share to help those in need.
7808611	
Phone Number	\$
(904) 940-5850	
Phone Correction	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Bank Draft 05/25/2018

**\$ 905.00**

**\*\*\*Payment by Bank Draft\*\*\***

71918-11A\*1\*32\*  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

07808611

0000905000

00000647

## **Pine Ridge Plantation CDD**

Utilities - FY18

CCUA

VENDOR #15

May-18

<b>Account #</b>	<b>Service Address</b>			
246892	1376-1 Tynes Blvd Reclaimed	Ground Maint	\$	123.86
246893	1475-1 Tyne Blvd Reclaimed	Ground Maint	\$	1,208.69
248250	4228-1 Pine Ridge Pkwy Reclaimed	Ground Maint	\$	776.29
248496	4354-1 Pine Ridge Pkwy Reclaimed	Ground Maint	\$	240.67
248497	4421-1 Pine Ridge Pkwy Reclaimed	Ground Maint	\$	218.17
248498	4688-1 Pine Lake Dr Reclaimed	Ground Maint	\$	35.23
248499	4201-2 Pine Ridge Pkwy Irrigation	Ground Maint	\$	55.08
257236	4200-1 Pine Ridge Pkwy Irrigation	Ground Maint	\$	163.04
260144	4200 Pine Ridge Pkwy Reclaimed	Ground Maint	\$	642.65
	<b>001.320.53800.43100</b>		<b>\$</b>	<b>3,463.68</b>
257235	4200 Pine Ridge Pkwy Amenity	Amenity	\$	535.37
	<b>001.330.57200.43100</b>		<b>\$</b>	<b>535.37</b>



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: GOVERNMENT MANAGEMENT SERVICES INC

Bill Date: 05/03/2018

Customer #: 00246892

Service Address: 1376 -1 Tynes Blvd Reclaimed Irrigation

Route #: CU10217100

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00
	Tier 4	0.0	x	0.00		\$0.00

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	x	0.00		\$0.00

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
72935469	2	05/01/18	28	4	4	0
Base Charges (Prepaid)						\$123.86
Consumption Charges	Tier 1	0.0	x	0.63		\$0.00
Proration Factor: 0.9333	Tier 2	0.0	x	1.25		\$0.00
	Tier 3	0.0	x	1.88		\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$123.86
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$123.86</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits](http://www.clayutility.org/my-service/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$123.86.**

Your last payment of \$122.92 was posted to your account on 4/26/2018.

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

GOVERNMENT MANAGEMENT SERVICES INC

Customer #:00246892

1376 -1 Tynes Blvd Reclaimed Irrigation

Route #:CU10217100

Route Group:26

### Bill Summary

Bill Date	05/03/18
Current Charges	\$123.86
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$123.86

ACH DEBIT

### ADDRESSEE:

6283 1 MB 0.421 20-17



GOVERNMENT MANAGEMENT SERVICES INC  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761



### MAIL PAYMENT TO:

**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**

CCUA-1170-4

1170-53/201806283

00246892 1 CU10217100 0000012386 00000000 05242018 0 0



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: GOVERNMENT MANAGEMENT SERVICES INC

Bill Date: 05/03/2018

Customer #: 00246893

Service Address: 1475 -1 Tynes Blvd Reclaimed Irrigation

Route #: CU10214900

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x	0.00	\$0.00		

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
68417696	2	05/01/18	28	23821	24485	664
Base Charges (Prepaid)						\$123.86
Consumption Charges	Tier 1	112.0	x	0.63	\$70.56	
Proration Factor: 0.9333	Tier 2	37.3	x	1.25	\$46.83	
	Tier 3	514.7	x	1.88	\$967.64	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$1,208.69
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$1,208.69</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits](http://www.clayutility.org/my-service/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$1208.69.**

Your last payment of \$848.67 was posted to your account on 4/26/2018.

Please return this portion with payment

### Bill Summary



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

Bill Date	05/03/18
Current Charges	\$1,208.69
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$1,208.69

GOVERNMENT MANAGEMENT SERVICES INC

Customer #:00246893

1475 -1 Tynes Blvd Reclaimed Irrigation

Route #:CU10214900

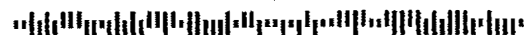
Route Group:26

ACH DEBIT

### ADDRESSEE

### MAIL PAYMENT TO:

6281 1 MB 0.421 20-17



GOVERNMENT MANAGEMENT SERVICES INC  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761



**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**





3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD

Bill Date: 05/03/2018

Customer #: 00248250  
Route #: CU10215147

Service Address: 4228 -1 Pine Ridge Parkway Reclaimed Irrigation

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Senior

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x	0.00	\$0.00		

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)						\$123.86
Consumption Charges	Tier 1	112.0	x	0.63	\$70.56	
Proration Factor: 0.9333	Tier 2	37.3	x	1.25	\$46.63	
	Tier 3	284.7	x	1.88	\$535.24	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$776.29
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$776.29</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/myservice/bill\\_credits](http://www.clayutility.org/myservice/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$776.29.**

Your last payment of \$534.71 was posted to your account on 4/26/2018.

Please return this portion with payment

### Bill Summary

Bill Date	05/03/18
Current Charges	\$776.29
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$776.29

ACH DEBIT



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00248250

4228 -1 Pine Ridge Parkway Reclaimed Irrigation

Route #:CU10215147

Route Group:26

### ADDRESSEE:

6282 1 MB 0.421 20-17



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



### MAIL PAYMENT TO:

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3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD

Bill Date: 05/03/2018

Customer #: 00248496

Service Address: 4354-1 Foggy Day Drive Reclaimed Irrigation

Route #: CU10215544

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sanitary

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
58750384	2	05/01/18	28	3832	3981	149
Base Charges (Prepaid)						\$123.86
Consumption Charges	Tier 1	112.0	x	0.63	\$70.56	
Proration Factor: 0.9333	Tier 2	37.0	x	1.25	\$46.25	
	Tier 3	0.0	x	1.88	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$240.67
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$240.67</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/mysevice/bill\\_credits](http://www.clayutility.org/mysevice/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$240.67.**

Your last payment of \$164.50 was posted to your account on 4/26/2018.

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

### Bill Summary

Bill Date	05/03/18
Current Charges	\$240.67
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$240.67

PINE RIDGE PLANTATION CDD

Customer #:00248496

4354-1 Foggy Day Drive Reclaimed Irrigation

Route #:CU10215544

Route Group:26

ACH DEBIT

### ADDRESSEE:

6286 1 MB 0.421 20-17



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

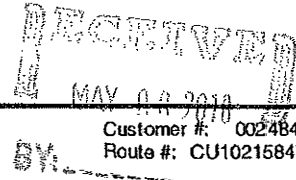


### MAIL PAYMENT TO:

**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999



Customer Name: PINE RIDGE PLANTATION CDD

Bill Date: 05/03/2018

Customer #: 00248497  
Route #: CU10215847

Service Address: 4421-1 Pine Ridge Parkway Reclaimed Irrigation

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	x	0.00	\$0.00		

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
71035609	2	05/01/18	28	3558	3689	131
Base Charges (Prepaid)						\$123.86
Consumption Charges	Tier 1	112.0	x	0.63	\$70.56	
Proration Factor: 0.9333	Tier 2	19.0	x	1.25	\$23.75	
	Tier 3	0.0	x	1.88	\$0.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$218.17
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$218.17</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/myself/bill\\_credits](http://www.clayutility.org/myself/bill_credits) to learn more.

Conserving Clay Tip 1: Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

Conserving Clay Tip 2: Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$218.17.

Your last payment of \$159.46 was posted to your account on 4/26/2018.

Please return this portion with payment

### Bill Summary

Bill Date	05/03/18
Current Charges	\$218.17
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$218.17

ACH DEBIT



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00248497

4421-1 Pine Ridge Parkway Reclaimed Irrigation

Route #:CU10215847

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

6287 1 MB 0.421 20-17



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



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AGREED DATE**



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD

Bill Date: 05/03/2018

Customer #: 00248498  
Route #: CU10215083

Service Address: 4688-1 Pine Lake Drive Reclaimed Irrigation

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)					\$0.00
Consumption Charges	0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)					\$23.26
Consumption Charges	Tier 1	19.0	x	0.63	\$11.97
Proration Factor: 0.9000	Tier 2	0.0	x	1.25	\$0.00
	Tier 3	0.0	x	1.88	\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$35.23
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$35.23</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/mysevice/bill\\_credits](http://www.clayutility.org/mysevice/bill_credits) to learn more.

**Conserving Clay Tip 1: Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.**

**Conserving Clay Tip 2: Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.**

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$35.23.**

Your last payment of \$30.07 was posted to your account on 4/26/2018.

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00248498

4688-1 Pine Lake Drive Reclaimed Irrigation

Route #:CU10215083

Route Group:26

### ADDRESSEE:

6285 1 MB 0.421 20-17



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



### Bill Summary

Bill Date	05/03/18
Current Charges	\$35.23
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$35.23

ACH DEBIT

### MAIL PAYMENT TO:

CCUA-1170-4

1170-5/3/2018006295

00248498 3 CU10215083 0000003523 0000000 05242018 0 0

**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD  
Service Address: 4201-2 Pine Ridge Parkway Irrigation

Bill Date: 05/03/2018

Customer #: 00248499  
Route #: CU10215131

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
67643746	.75	05/01/18	28	2623	2644	21

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$14.95
Consumption Charges	Tier 1	14.0	x	1.37		\$19.18
Proration Factor: 0.9333	Tier 2	7.0	x	2.85		\$19.95
	Tier 3	0.0	x	3.69		\$0.00
	Tier 4	0.0	x	4.74		\$0.00

Alternative Water Supply Surcharge \$1.00

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	x	0.00		\$0.00

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$55.08
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$55.08</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/mysevice/bill\\_credits](http://www.clayutility.org/mysevice/bill_credits) to learn more.

**Conserving Clay Tip 1: Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.**

**Conserving Clay Tip 2: Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.**

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$55.08.**

Your last payment of \$28.16 was posted to your account on 4/26/2018.

Consumer Confidence Reports are available at our office and on our website at: [www.clayutility.org/ccr/OPG.pdf](http://www.clayutility.org/ccr/OPG.pdf)

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00248499

4201-2 Pine Ridge Parkway Irrigation

Route #:CU10215131

Route Group:26

### Bill Summary

Bill Date	05/03/18
Current Charges	\$55.08
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$55.08

ACH DEBIT

### ADDRESSEE:

6284 1 MB 0.421 20-17



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



### MAIL PAYMENT TO:

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AGREED DATE**



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD  
Service Address: 4200-1 Pine Ridge Parkway Irrigation

Bill Date: 05/03/2018

Customer #: 00257236  
Route #: CU10215102

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
70014241	2	05/01/18	28	13095	13155	60

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$79.84
Consumption Charges	Tier 1	60.0	x	1.37		\$82.20
Proration Factor: 0.9333	Tier 2	0.0	x	2.85		\$0.00
	Tier 3	0.0	x	3.69		\$0.00
	Tier 4	0.0	x	4.74		\$0.00

Alternative Water Supply Surcharge \$1.00

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	x	0.00		\$0.00

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$163.04
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$163.04</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/myself/bill\\_credits](http://www.clayutility.org/myself/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$163.04.**

Your last payment of \$157.99 was posted to your account on 4/26/2018.

Consumer Confidence Reports are available at our office and on our website at: [www.clayutility.org/ccr/OPG.pdf](http://www.clayutility.org/ccr/OPG.pdf)

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00257236

4200-1 Pine Ridge Parkway Irrigation

Route #:CU10215102

Route Group:26

### Bill Summary

Bill Date	05/03/18
Current Charges	\$163.04
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$163.04

ACH DEBIT

### ADDRESSEE

6289 1 MB 0.421 20-17



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



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3176 Old Jennings Road, Middleburg, Florida 32068  
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Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION, CDD

Bill Date: 05/03/2018

Customer #: 00260144

Service Address: 4200 Pine Ridge Parkway Reclaimed Irrigation

Route #: CU10215098

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	05/03/18 to 06/07/18					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	x	0.00	\$0.00	
	Tier 3	0.0	x	0.00	\$0.00	
	Tier 4	0.0	x	0.00	\$0.00	

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	x	0.00	\$0.00	

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
66848541	1.5	05/01/18	28	28605	28960	355
Base Charges (Prepaid)						\$77.42
Consumption Charges	Tier 1	70.0	x	0.63	\$44.10	
Proration Factor: 0.9333	Tier 2	23.3	x	1.25	\$29.13	
	Tier 3	261.7	x	1.88	\$492.00	

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$642.65
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$642.65</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/my-service/bill\\_credits](http://www.clayutility.org/my-service/bill_credits) to learn more.

**Conserving Clay Tip 1:** Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.

**Conserving Clay Tip 2:** Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$642.65.**

Your last payment of \$309.30 was posted to your account on 4/26/2018.

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION, CDD

Customer #:00260144

4200 Pine Ridge Parkway Reclaimed Irrigation

Route #:CU10215098

Route Group:26

### ADDRESSEE:

6290 1 MB 0.421 20-17



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



### Bill Summary

Bill Date	05/03/18
Current Charges	\$642.65
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$642.65

ACH DEBIT

### MAIL PAYMENT TO:

**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**



3176 Old Jennings Road, Middleburg, Florida 32068  
Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: PINE RIDGE PLANTATION CDD

Bill Date: 05/03/2018

Customer #: 00257235

Service Address: 4200 Pine Ridge Parkway Amenity Center

Route #: CU10215100

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
70009152	2	05/01/18	28	388	434	46

Base Charges (Prepaid)	05/03/18 to 06/07/18					\$79.84
Consumption Charges	Tier 1	46.0	x	1.84		\$84.64
Proration Factor: 0.9333	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00
	Tier 4	0.0	x	0.00		\$0.00

Alternative Water Supply Surcharge \$1.00

### Sewer

Base Charges (Prepaid)						\$180.83
Consumption Charges		46.0	x	4.11		\$189.06

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	x	0.00		\$0.00
	Tier 3	0.0	x	0.00		\$0.00

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$535.37
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$535.37</b>

You may be eligible for an adjustment to your bill if you are filling up a pool or installing new sod. Visit [www.clayutility.org/mysevice/bill\\_credits](http://www.clayutility.org/mysevice/bill_credits) to learn more.

**Conserving Clay Tip 1: Have a pool? Save money by discouraging splashing and consider installing a pool cover to control evaporation.**

**Conserving Clay Tip 2: Never put water down the drain when it can be used for other purposes, such as watering plants or cleaning. Visit [www.sjrwmd.com/water-conservation/savingwater](http://www.sjrwmd.com/water-conservation/savingwater) to learn more.**

**\*\*\* WE WILL DEBIT YOUR ACCOUNT ON 5/24/2018 FOR \$535.37.**

Your last payment of \$401.65 was posted to your account on 4/26/2018.

Consumer Confidence Reports are available at our office and on our website at: [www.clayutility.org/ccr/OPG.pdf](http://www.clayutility.org/ccr/OPG.pdf)

Please return this portion with payment



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

PINE RIDGE PLANTATION CDD

Customer #:00257235

4200 Pine Ridge Parkway Amenity Center

Route #:CU10215100

Route Group:26

### Bill Summary

Bill Date	05/03/18
Current Charges	\$535.37
Current Charges Past Due After	05/24/18
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$535.37

ACH DEBIT

### ADDRESSEE:

6288 1 MB 0.421 20-17



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



### MAIL PAYMENT TO:

**DO NOT RETURN  
PAYMENT WILL BE DEBITED ON  
AGREED DATE**