PINE RIDGE PLANTATION

Community Development District

May 19, 2020

Pine Ridge Plantation Community Development District

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May 12, 2020

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, May 19, 2020 at 6:00 p.m. via Zoom. Following is the advance agenda for the meeting:

I. Roll Call
II. Audience Comments
III. Approval of the Minutes of the January 21, 2020 Meeting
IV. Acceptance of Fiscal Year 2019 Audit Report
V. Consideration of Resolution 2020-05, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing to Adopt
VI. Discussion on Refinancing Status and Direction
VII. Staff Reports
    A. Attorney
    B. District Manager
        1. Report on the Number of Registered Voters
        2. General Elections
    C. Engineer
    D. Operations Manager
        1. Report
        2. Down To Earth Landscape Reports
    E. Amenity Manager
VIII. Audience Comments / Supervisor's Requests
IX. Financial Statements
    A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2020
    B. Assessment Receipts Schedule
    C. Approval of Check Register
X. Next Scheduled Meeting – 07/21/20 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
XI. Adjournment

Enclosed for your review and approval is a copy of the minutes of the January 21, 2020 meeting.

The fourth order of business is acceptance of audit report, which is enclosed for your review.

The fifth order of business is approval of the proposed budget for Fiscal Year 2021 and consideration of Resolution 2020-05, which is enclosed for your review along with a copy of the proposed budget. Approval of the proposed budget begins the budget process, allowing in excess of 60 days for Board and staff input prior to a public hearing and adoption of the budget.

Enclosed under the District Manager's Report is a letter from the Supervisor of Elections office indicating the number of registered voters.

Enclosed under the Operations Manager's Report are the items as outlined above.

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

If you have any questions, please contact me.

Sincerely,

Ernesto Torres
Ernesto Torres
District Manager

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

AGENDA

Pine Ridge Plantation
Community Development District
Agenda

Tuesday
May 1, 2020
6:00 p.m.

District Website: www.pineridgeplantationcdd.com

I. Roll Call

II. Audience Comments

III. Approval of the Minutes of the January 21, 2020 Meeting

IV. Acceptance of Fiscal Year 2019 Audit Report

V. Consideration of Resolution 2020-05, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing to Adopt

VI. Discussion on Refinancing Status and Direction

VII. Staff Reports
- A. Attorney
- B. District Manager
  1. Report on the Number of Registered Voters
  2. General Elections
- C. Engineer
- D. Operations Manager
  1. Report
  2. Down To Earth Landscape Reports
- E. Amenity Manager

VIII. Audience Comments / Supervisor's Requests

IX. Financial Statements
   A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2020

   B. Assessment Receipts Schedule

   C. Approval of Check Register

X. Next Scheduled Meeting – 07/21/20 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, January 21, 2020 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
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Jeff Lewis	Supervisor
Nelson Nazario	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel
Chris Hall	Operations Manager
Maria Cranford	Amenity Manager
Josh Feagin	Down to Earth

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

A resident stated I am hoping part of the discussion about landscaping will include removing the pine needles.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Consideration of Resignation from Supervisor McNulty

Mr. Torres stated included in your agenda package is a copy of the resignation from Ms. McNulty.

> On MOTION by Mr. Ritchie seconded by Mr. Biagetti with all in favor the Resignation from Supervisor McNulty was accepted.

B. Appointment of New Supervisor to Fill the Unexpired Term of Office

Mr. Torres stated we received two letters of interest for this position. One letter is from Christopher Dorman and the other is from Nelson Nazario.

Mr. Ritchie stated I think we should explain to Mr. Dorman that the other candidate has attended our meetings regularly for the last year and a half. Regular attendance, to me, demonstrates genuine interest and concern for the community.

> On MOTION by Mr. Ritchie seconded by Mr. Arp with all in favor the Appointment of Mr. Nelson Nazario to Fill the Unexpired Term of Office of 11/20 was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Torres administered an oath of office to Mr. Nelson Nazario.

D. Election of Officers, Resolution 2020-04

Mr. Torres stated included in your agenda package is a copy of Resolution 2020-04.

> On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor Resolution 2020-04 Election of Officers Adding Mr. Nazario as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the November 19, 2019 Meeting**

Mr. Torres stated included in your agenda package is a copy of the minutes of the November 19, 2019 meeting. Are there any additions, corrections or deletions?

> On MOTION by Mr. Biagetti seconded by Mr. Lewis with all in favor the Minutes of the November 19, 2019 Meeting were approved.

FIFTH ORDER OF BUSINESS **Consideration of Nondisclosure Agreement with Clay County Property Appraiser for Information Exempt from Public Disclosure**

Mr. Walters stated the County is concerned with the statute that says you are not allowed to disclose certain information to anyone else. We have to have our assessment roll, which has all of our information and we need to make it is accurate. This simply allows the County to disclose that information to us and we keep it confidential.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Nondisclosure Agreement with Clay County Property Appraiser for Information Exempt from Public Disclosure was approved.

SIXTH ORDER OF BUSINESS Consideration of Landscape Proposals

Mr. Torres stated during the November meeting, we had presentations from six vendors that provided their proposals. The board chose to table the discussion until today's meeting. We have received some adjustments. I provided a spreadsheet with an update. Brightview made an adjustment to their proposal. Rather than $109,000, their new price is $102,000. Tree Amigos have also made some adjustments and I have put them into the modification column. Their fee for Fiscal Year 2020 is $100,000. Their fee for Fiscal Year 2021 their fee is $115,000 and their fees is $130,000 for Fiscal Year 2022. Those are the only adjustments that I have received.

Mr. Ritchie asked is that legal to come back after a public bidding to reduce your price?

Mr. Walters responded it is legal in the sense that in Florida we have statutory thresholds that require you to go through the very formalized procurement process. Once you hit the threshold then you have to follow the formal statutory process but anything under that threshold is a much less formal process and you can go back and forth with the vendors.

Mr. Ritchie stated I had a meeting with Down to Earth, Chris and Maria. There is no significant reason we shouldn't go with the lowest bidder, which was Down to Earth. Down to Earth said they would give us pricing on installing shrubs in the islands or sod. They would also give us a credit for the money that was spent on putting in the Asian Jasmine.

Mr. Biagetti stated I would like to bring up my experience with what we are seeing, what we are receiving and what has been done since the last meeting. I think we have seen some improvement in the major areas. I know there are still some areas on the pond banks that haven't been touched. I think we have gone through the process of notice. This isn't the first time we have had issues. Tree Amigos was able to reduce the upfront cost greatly and spread it out over a few years. My recommendation would be to accept Tree Amigos latest proposal. I am really looking for increased services. I think we should be looking at an alleviated service here.

Mr. Ritchie stated well, you are talking about a $12,000 difference.

Mr. Arp stated my concern with Down to Earth was getting the problems corrected in a timely manner. Several times we would hear they would get to it the next week, which I felt was unacceptable. I feel like things have been addressed with Down to Earth and they have corrected them. Based on that, I feel comfortable with staying with Down to Earth. I don't know that we would see that much difference with going from one to another.

Mr. Ritchie stated one of the concerns we have had is the islands look terrible because they only put in gallon sized plants. They told me they originally quoted on a bigger size, but they were told to cut it down for cost reasons. Down to Earth will give us a credit of $6,400 for the jasmine.

Mr. Arp asked how long is this Down to Earth quote good for?

A representative from Down to Earth responded that fee is good for three years.

Mr. Arp asked can we get that in an email, along with the credit?

A representative from Down to Earth responded absolutely.

Mr. Nazario stated I walk the neighborhood a lot and I do have some qualms. I need an assurance that if there is a problem that a supervisor from your headquarters is down there inspecting it. I have seen several incidences for three, four and five months of issues that should have been taken care of and they have not. My concern is you don't have a supervisor going to look at things and saying it is wrong. I just want that assurance of that.

Mr. Arp stated I also think we need to make sure things are documented, so we know what has been taken care of and what hasn't.

Mr. Lewis asked is there a way that we can add in a year clause, so that if improvements are not made, we can cancel this in a year?

Mr. Walters responded all of our vendor contracts have a 30 day termination provision for any reason.

Mr. Ritchie stated I would like to a motion that we contact Down to Earth based on them submitting a three year price agreement and a credit for the Jasmine.

Mr. Torres asked is the credit for $11,300?

Mr. Hall responded I already have an email of the credit due from Down to Earth on the $6,500 and the other is for the mulch.

On MOTION by Mr. Ritchie seconded by Mr. Arp with Mr. Biagetti voting nay & Mr. Lewis & Mr. Nazario voting aye the Proposal from Down to Earth was approved in substantial form with adding a 3 year fixed price and a $6,400 credit.

SEVENTH ORDER OF BUSINESS Discussion of Funding Status

Mr. Walters stated if you recall at the last meeting, the issue we have is the replat of the western most portion. The Developer had a plat ready and they sent it off to the County. They got some comments back. I now have a copy of the recorded plat. The County has not updated their system yet. I spoke to the bankers today. We have the credit package ready. I have also asked the Developer for an updated status on any development and more specifically rooftops. Apparently, the sales have been very strong in the redesigned area because they are looking at bigger lots. We will get the credit package out to S&P, as soon as the County updates their site. Rates are still at historic lows. There is a lot of cash still flowing into the system, where investors have to find deals to invest in. The turnaround time once we submit the credit package is usually about two weeks.

Mr. Ritchie asked did they increase the density on the section under development right now?

Mr. Walters responded yes. They have increased the number of lots but not the total number of lots throughout the community. They have essentially redesigned it, so that it is a little more efficient.

Mr. Ritchie asked what about the island piece?

Mr. Walters responded that is going to go away. It is much more expensive to build a road and put in infrastructure for 15 lots that were here than it is to add those 15 lots with the infrastructure needed. The County needs more stormwater capacity, so they may dig out and sell the fill and allow the County to drain certain areas into it as a large stormwater facility. From my understanding as of today, there will not be homes there.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Walters stated I know you have been to a lot of meetings in the past, but I just wanted to follow up with Nelson about the Sunshine Amendment. You are not permitted to discuss any item that is before the board or would foreseeably come before the board with any

other supervisors. We advise you to have a separate email address with your CDD information.

B. District Manager

Mr. Torres stated in a few months we are going to start drafting the budget for 2021. I would just ask you to let us know if you foresee any increases with our vendors for the next year, so we can incorporate those into the budget.

C. Engineer

There being none, the next item followed.

D. Operations Manager

1. **Report**
2. **Down to Earth Landscape Service Update**
3. **Down to Earth Proposal for Island Enhancements**

Mr. Hall stated I got pricing from Beacon Electrical to convert all of the bulbs to LED. This covers 27 fixtures, which includes five of the concrete posts. The total cost is $5,495. Your average savings per year is $2,580, so it would be roughly over two years to pay for it.

Mr. Biagetti stated what is not included in this is staff hours to change the bulbs as they burn out.

Mr. Ritchie stated I would like to get a letter from them stating what the warranty is.

Mr. Hall stated okay.

On MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor the Proposal from Beacon Electrical to Change Bulbs to LED was approved.

Mr. Ritchie stated we have a proposal for doing the sod installation for $15,100 and another proposal for putting in shrubs for $27,000. The warranty will last as long as we are on the property.

Mr. Arp asked how many islands do we have total? How many islands is this for?

Mr. Hall responded 11.

Mr. Arp stated so that is $1,372 an island. I am just referring to the sod one. A pallet of sod is $200. How many pallets are going in these islands?

Mr. Feagin responded this one is a total of 25 pallets of sod. The cost of red mulch is $48 a yard.

Mr. Arp stated I think the tips, or the ends of the islands look nice. I say we just sod in between that.

Mr. Nazario asked what if you sod a portion and then sod a portion and then do some kind of enhancements?

Mr. Feagin responded I can create a proposal for that. I think you need to relook at the island tips again because there is a lot that is missing there.

Mr. Hall stated the island tips are in rough shape. Josh can do some renderings and come up with a price to do it like that and then you can make a decision in March.

Mr. Ritchie stated I think we should ask the builders to relocate their sales renderings.

E. Amenity Manager

Ms. Cranford stated I wanted to give you some rental information. For January and February we have a total of 13 rentals, which is up five rentals from the same time last year. For 2018 we did 82 rentals. For 2019 we did 114 rentals, so we were up 32 rentals last year from the previous year. Yoga classes are going to be postponed until June. Our yoga instructor is going to California to get her PhD.

NINTH ORDER OF BUSINESS Audience Comments / Supervisor's Requests

A resident asked is it being addressed that all our signage is being hidden by overgrown trees and shrubs?

Mr. Hall responded they trim it to where it is now. If we want it cut shorter than we can discuss that.

Mr. Feagin stated if we cut it lower than we are going to murder it.

A resident stated I guess the best thing for you to do is to take a look at it. The shrubs block half of the sign.

A resident stated we haven't been here very long but what we have heard is that the landscaping company has been given multiple changes. Cheaper doesn't always

mean better. They were given plenty of opportunities, so I hope at this point we are strongly urged to use that 30 day termination clause if they don't get it together. I am not happy with the landscaping. I think it is very drab.

A resident stated when there were issues then they should have gone out there and fixed them right away. They shouldn't need to be reminded constantly.

A resident asked were there discussions about this new development using our roads that we have already paid for?

Mr. Biagetti responded that property was always part of the development. Nothing has changed there. There could potentially be Long Bay Extension, but it is not in the forecast for any foreseeable future.

Mr. Walters stated there is a Long Bay Extension on the plans. It is not gone forever but when the real estate market took a crash, the County refocused those efforts.

Mr. Lewis stated I remember last summer we had issues with the algae on the ponds. I have seen a lot of communities with aerators. I think we should do a fountain in the ponds along the street and then put in underground aerators for the other ponds. It has been proven to help the algae issue.

Mr. Biagetti stated I just spoke to The Lake Doctors about a quote for a lighted fountain. It would cost about $12,000 but it depends on the size of the pond.

Mr. Hall stated The Lake Doctors are working on proposals for the fountains and aerators now.

TENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2019

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

B. Assessment Receipts Schedule

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

C. Approval of Check Register

Mr. Torres stated included in your agenda package is a copy of the check register, which totals $83,363.66.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – 3/17/20 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center**

Mr. Torres stated the next scheduled meeting is March 17th at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

Pine Ridge Plantation
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

Pine Ridge Plantation Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Pine Ridge Plantation Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Pine Ridge Plantation Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Pine Ridge Plantation Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 22, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

Berger Toombs Elam Gaines & Frank

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

April 22, 2020

Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- The District's total liabilities exceeded total assets by $(5,028,942) (net position). Unrestricted net position for Governmental Activities was $(4,068,061). Net investment in capital assets $(1,536,212). Net position restricted was $575,331.

- Governmental activities revenues totaled $1,540,675, while governmental activities expenses totaled $1,276,732.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2019	**2018**
Current assets	$ 1,033,695	$ 963,688
Restricted assets	1,217,792	1,243,545
Capital assets	3,621,248	3,779,601
Total Assets	5,872,735	5,986,834
Current liabilities	616,206	605,067
Non-current liabilities	10,285,471	10,674,652
Total Liabilities	10,901,677	11,279,719
Net investment in capital assets	(1,536,212)	(1,360,138)
Net position - restricted	575,331	550,518
Net position - unrestricted	(4,068,061)	(4,483,265)
Total Net Position	$ (5,028,942)	$ (5,292,885)

The decrease in capital assets is primarily due to depreciation in the current year.

The decrease in non-current liabilities is primarily due to principal payments on bonds in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Financial Activity

	Governmental Activities	
	2019	**2018**
Program Revenues		
Charges for services	$ 1,490,854	$ 2,508,831
General Revenues		
Investment earnings	41,133	11,979
Miscellaneous revenues	8,688	195,897
Total Revenues	1,540,675	2,716,707
Expenses		
General government	100,479	109,848
Culture and recreation	306,567	333,690
Physical environment	250,096	283,466
Interest and other charges	619,590	740,275
Total Expenses	1,276,732	1,467,279
Change in Net Position	263,943	1,249,428
Net Position - Beginning of Year	(5,292,885)	(6,542,313)
Net Position - End of Year	$ (5,028,942)	$ (5,292,885)

The decrease in charges for services is related to the collection of delinquent special assessments in the prior year.

The decrease in miscellaneous revenues is related to impact fees collected in the prior year.

The decrease in interest and other charges is related to the other debt service costs in the prior year related to the collection of delinquent assessments.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

	Governmental Activities	
	2019	2018
Description:		
Infrastructure	$ 2,810,596	$ 2,799,323
Buildings and improvements	2,325,000	2,325,000
Equipment	21,864	15,416
Accumulated depreciation	(1,536,212)	(1,360,138)
Total	$ 3,621,248	$ 3,779,601

During the year, depreciation was $176,074 and capital additions were $17,721.

General Fund Budgetary Highlights

During the year, budgeted expenditures exceeded actual amounts primarily because capital reserve expenditures were lower than anticipated.

The September 30, 2019 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In September 2006, the District issued $14,090,000 Series 2006A Capital Improvement Revenue Bonds. The Bonds are the first series of securities to be issued by the District and are being used to: (i) finance a portion of the Cost of the acquisition, construction, installation and equipping of certain Assessable Improvements and (ii) pay certain costs associated with the issuance of the Bonds. The balance outstanding for the Series 2006A Bonds at September 30, 2019 was $10,660,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Pine Ridge Plantation Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Pine Ridge Plantation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Pine Ridge Plantation Community Development District, 475 West Towne Place Suite 114, St. Augustine, Florida 32092.

Pine Ridge Plantation Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets:	
Cash	$ 406,648
Investments	610,600
Prepaid expenses	16,447
Total Current Assets	1,033,695
Non-Current Assets:	
Restricted assets:	
Investments	1,217,792
Capital assets being depreciated:	
Infrastucture	2,810,596
Buildings and improvements	2,325,000
Equipment	21,864
Accumulated depreciation	(1,536,212)
Total Non-Current Assets	4,839,040
Total Assets	5,872,735
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	16,354
Accrued interest	239,852
Bonds payable	360,000
Total Current Liabilities	616,206
Non-Current Liabilities:	
Bonds payable, net	10,285,471
Total Liabilities	10,901,677
NET POSITION	
Net investment in capital assets	(1,536,212)
Restricted for debt service	254,290
Unrestricted	(3,747,020)
Total Net Position	$ (5,028,942)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities			
General government	$ (100,479)	$ 114,224	$ 13,745
Culture and recreation	(306,567)	258,282	(48,285)
Physical environment	(250,096)	174,368	(75,728)
Interest and other charges	(619,590)	943,980	324,390
Total Governmental Activities	$ (1,276,732)	$ 1,490,854	214,122
General revenues:			
Investment earnings			41,133
Miscellaneous revenues			8,688
Total General Revenues			49,821
Change in Net Position			263,943
Net Position - October 1, 2018			(5,292,885)
Net Position - September 30, 2019			$ (5,028,942)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

ASSETS	General Fund	Debt Service	Capital Projects	Total Governmental Funds
Cash	$ 90,059	$ -	$ 316,589	$ 406,648
Investments	610,600	-	-	610,600
Prepaid expenses	16,447	-	-	16,447
Restricted assets:				
Investments, at fair value	-	1,213,340	4,452	1,217,792
Total Assets	$ 717,106	$ 1,213,340	$ 321,041	$ 2,251,487
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 16,354	$ -	$ -	$ 16,354
FUND BALANCES				
Nonspendable-prepaids	16,447	-	-	16,447
Restricted:				
Debt service	-	1,213,340	-	1,213,340
Assigned-capital projects	-	-	321,041	321,041
Unassigned	684,305	-	-	684,305
Total Fund Balance	700,752	1,213,340	321,041	2,235,133
Total Liabilities and Fund Balances	$ 717,106	$ 1,213,340	$ 321,041	$ 2,251,487

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	$	2,235,133
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets being depreciated, infrastructure, $2,810,596, buildings and improvements, $2,325,000, and equipment, $21,864, less accumulated depreciation, $(1,536,212), used in governmental activities are not financial resources and therefore, are not reported in the funds.		3,621,248
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported in the funds.		(10,660,000)
Bonds payable, net includes a bond discount, $42,700, which is reported net of accumulated amortization, $(28,171).		14,529
Accrued interest expense for long-term debt is not a financial use and; therefore, is not reported in the funds.		(239,852)
Net Position of Governmental Activities	$	(5,028,942)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	$ 546,874	$ 943,980	$ -	$ 1,490,854
Investment earnings	13,771	27,276	86	41,133
Miscellaneous revenues	8,688	-	-	8,688
Total Revenues	569,333	971,256	86	1,540,675
Expenditures:				
Current				
General government	100,479	-	-	100,479
Culture and recreation	227,203	-	-	227,203
Physical environment	153,386	-	-	153,386
Capital outlay	-	-	17,721	17,721
Debt service				
Principal	-	370,000	-	370,000
Interest	-	595,629	-	595,629
Other debt service	-	31,466	-	31,466
Total Expenditures	481,068	997,095	17,721	1,495,884
Revenues over/(under) expenditures	88,265	(25,839)	(17,635)	44,791
Other Financing Sources/(Uses)				
Transfers in	-	-	35,000	35,000
Transfers out	(35,000)	-	-	(35,000)
Total Other Financing Sources/(Uses)	(35,000)	-	35,000	-
Net change in fund balances	53,265	(25,839)	17,365	44,791
Fund Balances - October 1, 2018	647,487	1,239,179	303,676	2,190,342
Fund Balances - September 30, 2019	$ 700,752	$ 1,213,340	$ 321,041	$ 2,235,133

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	$ 44,791
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation $(176,074) exceeds capital outlay, $17,721, in the current year.	(158,353)
Bond discounts are reported as expenditures in governmental funds, but are reported as a contra-liability in the Statement of Net Position and amortized over the life of the bonds. This is the amount of bond discount amortization in the current period.	(819)
Principal payments are reported as expenditures in the governmental funds, but are reported as reductions of liabilities in the Statement of Net Position.	370,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest during the current period.	8,324
Change in Net Positon of Governmental Activities	$ 263,943

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 537,569	$ 537,569	$ 546,874	$ 9,305
Investment income	1,500	1,500	13,771	12,271
Other income	3,000	3,000	8,688	5,688
Total Revenues	542,069	542,069	569,333	27,264
Expenditures				
Current				
General government	117,552	117,552	100,479	17,073
Culture and recreation	242,857	242,857	227,203	15,654
Physical environment	169,778	169,778	153,386	16,392
Capital outlay	35,000	35,000	-	35,000
Total Expenditures	565,187	565,187	481,068	84,119
Revenues over/(under) expenditures	(23,118)	(23,118)	88,265	111,383
Other Financing Sources/(Uses)				
Transfers out	-	-	(35,000)	(35,000)
Net change in fund balances	(23,118)	(23,118)	53,265	76,383
Fund Balances - October 1, 2018	23,118	23,118	647,487	624,369
Fund Balances - September 30, 2019	$ -	$ -	$ 700,752	$ 700,752

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

The District was established on March 8, 2006, pursuant to Clay County Ordinance Number 2006-05 and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Pine Ridge Plantation Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190.

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

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

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

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

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

Debt service expenditures are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District's liens on all benefited land within the District.

Capital Projects Fund – Accounts for the residuary 2006 capital projects monies and monies the Board has set aside for capital improvements.

b. Non-Current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Assets.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

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

b. Restricted Net Position

Certain net position of the District will be classified as restricted on the statement of net assets because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, buildings and improvements and equipment, are reported in governmental activities.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Assets or Equity (Continued)

c. Capital Assets (Continued)

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	30 years
Infrastructure	15-30 years
Equipment	10 years

d. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

e. Budgets

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

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, $2,235,133, differs from "net position" of governmental activities, $(5,028,942), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (buildings and improvements, infrastructure, and equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	$ $2,810,596
Buildings and improvements	2,325,000
Equipment	21,864
Accumulated depreciation	(1,536,212)
Total	$ 3,621,248

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	$ (10,660,000)
Bond discount, net	14,529
Total	$ (10,645,471)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	$ (239,852)

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, $44,791, differs from the "change in net position" for governmental activities, $263,943, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the period.

Depreciation	$ (176,074)
Capital outlay	17,721
Total	$ (158,353)

Long-term debt transactions

When bond discount costs used in governmental activities are expended, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as amortization costs. As a result, net position decrease by the amount of amortization expense charged for the period.

Amortization	$ (819)

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	$ 370,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	$ 8,324

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was $427,091 and the carrying value was $406,648. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Managed Money Market	N/A	$ 1,217,792
Local Government Surplus Trust Fund Prime Fund	37 days*	610,600
Total		$ 1,828,392

* Weighted Average Maturity

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

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

The investment in U S Bank Managed Money Market is a level 1 asset.

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant, the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds and government loans are limited by state statutory requirements and bond compliance. The Local Government Surplus Funds Trust is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool are limited by state statutory requirements and bond compliance. The District has monies invested with the Local Government Surplus Funds Trust Fund (Fund), at September 30, 2019. The Fund met the requirements of a "2a-7 like pool" as defined in Government Accounting Standards Board, Statement 31. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the U S Bank Managed Money Market are 76% of the District's total investments. The District's investments are in the State Board Administration Prime Fund are 24% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District's investment in the Local Government Surplus Prime Fund was rated AAAm by Standard & Poor's. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
Governmental Activities:				
Capital assets, being depreciated:				
Infrastructure	$ 2,799,323	$ 11,273	$ -	$ 2,810,596
Buildings and improvements	2,325,000	-	-	2,325,000
Equipment	15,416	6,448	-	21,864
Total Capital Assets, Being Depreciated	5,139,739	17,721	-	5,157,460
Less accumulated depreciation for:				
Infrastructure	(731,769)	(96,710)	-	(828,479)
Buildings and improvements	(618,611)	(77,500)	-	(696,111)
Equipment	(9,758)	(1,864)	-	(11,622)
Total Accumulated Depreciation	(1,360,138)	(176,074)	-	(1,536,212)
Governmental Activities Capital Assets	$ 3,779,601	$ (158,353)	$ -	$ 3,621,248

Depreciation of $96,710 was charged to physical environment and $79,364 was charged to culture/recreation.

NOTE F – LONG-TERM DEBT

The following is a summary of long-term debt activity for the District for the year ended September 30, 2019.

Long-term debt at October 1, 2018	$ 11,030,000
Bond payments	(370,000)
Long-term debt at September 30, 2019	10,660,000
Less bond discount, net	(14,529)
Net Bonds Payable at September 30, 2019	$ 10,645,471

Capital Improvement Revenue Bonds

$14,090,000 Series 2006A Bonds, interest at 5.4%, maturing through May 1, 2037, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.	$ 10,660,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	$ 360,000	$ 575,640	$ 935,640
2021	380,000	556,200	936,200
2022	400,000	535,680	935,680
2023	425,000	514,080	939,080
2024	445,000	491,130	936,130
2025-2029	2,635,000	2,066,310	4,701,310
2030-2034	3,450,000	1,271,160	4,721,160
2035-2037	2,565,000	281,880	2,846,880
Totals	$ 10,660,000	$ 6,292,080	$ 16,952,080

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2006A Reserve Account was funded from the proceeds of the Bonds in an amount equal to the one sixth annual interest payment of the 2006A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The annual reserve requirement is as follows:

	Capital Improvement Bonds	
	Reserve Balance	Reserve Requirement
Series 2006A Capital Improvement Revenue Bonds	$ 750,403	$ 719,198

NOTE G – INTERFUND ACTIVITY

Interfund transfers as of September 30, 2019, consisted of the following:

	Transfers In
Transfers Out	Capital Projects Fund
General Fund	$ 35,000

Transfers in the current year were to fund capital projects.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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

To the Board of Supervisors
Pine Ridge Plantation Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pine Ridge Plantation Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated April 22, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Pine Ridge Plantation Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Pine Ridge Plantation Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Pine Ridge Plantation Community Development District's internal control over financial reporting.

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

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

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

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

Berger Toombs Elam Gaines & Frank

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

April 22, 2020

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Pine Ridge Plantation Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Pine Ridge Plantation Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated April 22, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated April 22, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

.

Financial Condition and Management

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

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

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for Pine Ridge Plantation Community Development District. It is management's responsibility to monitor the Pine Ridge Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Additional Matters

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

Purpose of this Letter

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

Berger Toombs Elam Gaines & Frank

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

April 22, 2020

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Pine Ridge Plantation Community Development District
Clay County, Florida

We have examined Pine Ridge Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Pine Ridge Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Pine Ridge Plantation Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Pine Ridge Plantation Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Pine Ridge Plantation Community Development District's compliance with the specified requirements.

In our opinion, Pine Ridge Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

Berger Toombs Elam Gaines & Frank

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

April 22, 2020

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Pine Ridge Plantation Community Development District (**"District"**) prior to June 15, 2020, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Fiscal Year 2020/2021"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2020

HOUR: _____

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes.* In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: _____
_____
_____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2020.

ATTEST:

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Proposed Budget
Fiscal Year 2021

Pine Ridge Plantation Community Development District

May 19, 2020

Pine Ridge
Community Development District

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Pine Ridge Plantation

Community Development District **General Fund**

Description	Adopted Budget FY2020	Actual YTD As of 4/30/2020	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Assessments	$537,569	$536,814	$754	$537,569	$537,569
Misc. Income/Facility Rental	$3,000	$2,347	$1,900	$4,247	$3,000
Interest Earned	$1,500	$7,809	$3,000	$10,809	$5,000
Carry Forward Surplus	$38,580	$0	$0	$0	$30,511
Total Revenues	**$580,649**	**$546,970**	**$5,654**	**$552,625**	**$576,080**
Expenditures					
Administrative					
Supervisors Fees & FICA	$10,334	$1,938	$3,230	$5,167	$10,334
Engineering	$7,000	$0	$2,000	$2,000	$7,000
Attorney	$20,000	$6,253	$13,747	$20,000	$20,000
Annual Audit	$3,750	$0	$3,100	$3,100	$3,750
Assessment Roll	$5,260	$5,260	$0	$5,260	$5,260
Arbitrage	$1,200	$600	$0	$600	$1,200
Trustee	$6,000	$0	$0	$0	$6,000
Dissemination	$5,000	$2,917	$2,083	$5,000	$5,000
Management Fees	$44,290	$25,836	$18,454	$44,290	$44,290
Computer Time	$1,000	$583	$417	$1,000	$1,000
Telephone	$350	$104	$140	$244	$350
Postage	$1,000	$430	$570	$1,000	$1,000
Printing & Binding	$1,200	$585	$615	$1,200	$1,200
Insurance	$7,893	$7,627	$0	$7,627	$8,390
Legal Advertising	$1,500	$432	$1,068	$1,500	$1,500
Other Current Charges	$600	$345	$30	$375	$600
Website Domain	$2,400	$700	$500	$1,200	$1,200
Office Supplies	$300	$50	$100	$150	$300
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175
Administrative Expenses	**$119,252**	**$53,834**	**$46,053**	**$99,888**	**$118,549**
Amenity Center					
Insurance	$9,000	$8,970	$0	$8,970	$9,911
General Facility Maintenance	$15,000	$6,906	$7,500	$14,406	$15,000
Repairs & Replacements	$15,000	$8,592	$6,408	$15,000	$15,000
Recreational Passes	$500	$0	$500	$500	$500
Postage	$100	$0	$0	$0	$100
Printing & Email Marketing	$125	$0	$0	$0	$125
Office Supplies	$700	$254	$446	$700	$700
Other Current Charges	$250	$0	$0	$0	$250
Permit Fees	$250	$0	$250	$250	$250
Contingency	$5,000	$1,476	$0	$1,476	$5,000
Amenity Management	$52,451	$30,596	$21,855	$52,451	$54,549
Facility Assistant	$24,561	$0	$24,561	$24,561	$24,561
Special Events	$12,000	$6,244	$5,756	$12,000	$12,000

Pine Ridge Plantation

Community Development District **General Fund**

Description	Adopted Budget FY2020	Actual YTD As of 4/30/2020	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
Utilities					
Water & Sewer	$3,500	$2,045	$1,500	$3,545	$3,650
Electric	$23,000	$12,498	$9,600	$22,098	$23,000
Cable/Phone/Internet	$3,000	$1,925	$1,365	$3,290	$3,300
Management Contracts					
Field Management Services	$20,700	$12,075	$8,625	$20,700	$21,321
Lifeguards	$16,500	$0	$16,500	$16,500	$16,500
Pool Maintenance	$12,500	$7,292	$5,208	$12,500	$12,500
Pool Chemicals	$11,968	$7,122	$5,128	$12,250	$12,306
Janitorial Service	$7,740	$4,515	$3,225	$7,740	$7,740
Janitorial Supplies	$1,200	$905	$595	$1,500	$1,500
Refuse Service	$6,100	$3,872	$2,835	$6,707	$6,816
Security	$10,000	$7,009	$2,991	$10,000	$10,000
Gate Monitor	$0	$0	$0	$0	$5,700
Amenity Center Expenses	**$251,145**	**$122,297**	**$124,847**	**$247,144**	**$262,279**
Grounds Maintenance					
Landscape Maintenance	$100,000	$55,840	$35,800	$91,640	$100,000
Lake Maintenance	$9,300	$4,690	$3,350	$8,040	$9,300
Electric	$2,500	$953	$676	$1,629	$2,500
Water	$39,000	$14,831	$16,692	$31,523	$39,000
Repairs and Maintenance	$20,000	$6,051	$13,949	$20,000	$20,000
Contingencies	$4,451	$3,823	$628	$4,451	$4,451
Grounds Maintenance Expenses	**$175,251**	**$86,188**	**$71,095**	**$157,283**	**$175,251**
Capital Reserve	$35,000	$35,000	$0	$35,000	$20,000
Total Expenses	**$580,649**	**$297,319**	**$241,995**	**$539,315**	**$576,080**
EXCESS REVENUES/(EXPENSES)	**$0**	**$249,651**	**($236,341)**	**$13,310**	**$0**

	FY2020	FY2021
Units	742	742
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)
Total Net Assessment **	$537,569	$537,569

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

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.

Misc. Income/Facility Rental Fees

Includes replacement key deposits and income from residents for rental of facilities for personal use.

Interest Earned

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

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.

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.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year. Also includes service fee to provide revised amortization schedule by Disclosure Services.

Website Domain

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.

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

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 management services of amenity center.

Vendor	Monthly	Annual
Riverside Management Services	$4,546	$54,549

Facility Assistant

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.

Account #	Service Address	Monthly	Annual
257235	4200 Pine Ridge Pkwy Amenity	$298	$3,576
	Contingency	$6	$74
		$304	$3,650

Electric

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

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Account #	Service Address	Monthly	Annual
7808611	4200 Pine Ridge/Amenity	$1,667	$20,000
	Contingency		$3,000
			$23,000

Cable/Phone/Internet

Cost of cable, telephone and internet service provided by Comcast for the Amenity Center.

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.

Vendor	Monthly	Annual
Riverside Management Services	$1,777	$21,321

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 for two cleanings, plus the cost of chemicals. During summer months, cleanings may be increased to three times a week.

Vendor	Monthly	Annual
Riverside Management Services	$1,042	$12,500

Pool Chemicals

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

Vendor	Monthly	Annual
Poolsure	$1,026	$12,306

Janitorial Service

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

Vendor	Monthly	Annual
Riverside Management Services	$645	$7,740

Janitorial Supplies

All supplies needed for janitorial services.

Refuse Service

This item includes the cost of garbage disposal for the District contracted with Advanced Disposal.

Security/Monitoring

The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District. Also contracted with SafeTouch for security monitoring alarm system and Pye-Barker Fire and Safety for fire alarm monitoring. Web Watch Dogs provides extended warranty on surveillance equipment.

Vendor	Monthly	Annual
Clay County Sheriffs Officers	$515	$6,180
Safetouch	$84	$1,007
Web Watch Dog	$38	$450
Pye-Barker Fire and Safety	$95	$1,140
Contingency	$102	$1,223
	$833	$10,000

Gate Monitor

Services provided by Riverside Management Services, Inc. to check people in and out at the pool gate.

Grounds Maintenance:

Landscape Maintenance

The District has contracted with Down to Earth to provide landscaping services to all the common areas within the District. The current contract is $7,160.00 per month.

Vendor	Monthly	Annual
Down to Earth	$7,160	$85,920
Contingency	$1,173	$14,080
	$8,333	$100,000

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.

Vendor	Monthly	Annual
The Lake Doctors	$670	$8,040
Contingency	$105	$1,260
	$775	$9,300

Electric

The District currently has the following accounts with Clay Electric.

Account #	Service Address	Monthly Average	Annual Average
8824799	4201-1 Pine Ridge Pkwy #1 Irrig Clock	$33	$396
8824808	1217-1 Camp Ridge Land	$32	$387
7371685	4392-1 Pine Ridge Park - Irrigation	$55	$298
8824805	1452-2 Tynes Blvd - Entrance	$55	$659
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	$50	$595
	Contingency		$165
			$2,500

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	$1,484
246893	1475-1 Tyne Blvd Reclaimed	$804	$9,642
248250	4228-1 Pine Ridge Pkwy Reclaimed	$421	$5,056
248496	4354-1 Foggy Day Dr Reclaimed Irrigation	$191	$2,295
248497	4421-1 Pine Ridge Pkwy Reclaimed	$181	$2,172
248498	4688-1 Pine Lake Dr Reclaimed	$35	$420
248499	4201-2 Pine Ridge Pkwy Irrigation	$44	$527
257236	4200-1 Pine Ridge Pkwy Irrigation	$157	$1,885
260144	4200 Pine Ridge Pkwy Reclaimed	$207	$2,479
	Contingency		$13,040
			$39,000

Repair & Maintenance

Regular maintenance and replacement.

Contingencies

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

Pine Ridge Plantation

Community Development District **Debt Service Fund**

Series 2006A

Description	Adopted Budget FY2020	Actual YTD As of 4/30/2020	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Assessments - Tax Roll	$935,455	$934,092	$0	$934,092	$935,455
Interest Income	$3,000	$12,227	$5,640	$17,867	$3,000
Fund Balance	$466,287	$487,921	$0	$487,921	$455,129
Total Revenues	**$1,404,741**	**$1,434,240**	**$5,640**	**$1,439,880**	**$1,393,584**
Expenditures					
Interest 11/1	$287,820	$287,820	$0	$287,820	$277,155
Special Call - 11/1	$0	$35,000	$0	$35,000	$0
Principal 5/1	$360,000	$0	$360,000	$360,000	$380,000
Interest 5/1	$287,820	$0	$286,875	$286,875	$277,155
Total Expenses	**$935,640**	**$322,820**	**$646,875**	**$969,695**	**$934,310**
Other Bond Service Costs	$0	($15,056)	$0	($15,056)	$0
EXCESS REVENUES / (EXPENDITURES)	**$469,101**	**$1,096,364**	**($641,235)**	**$455,129**	**$459,274**
				Interest Expense - 11/1/21	$266,895

Pine Ridge Plantation

Community Development District

Amortization Schedule

Series 2006A, Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	$ 10,265,000	5.40%	$ -	$ 277,155.00	$ 924,030.00
05/01/21	$ 10,265,000	5.40%	$ 380,000.00	$ 277,155.00	
11/01/21	$ 9,885,000	5.40%	$ -	$ 266,895.00	$ 924,050.00
05/01/22	$ 9,885,000	5.40%	$ 400,000.00	$ 266,895.00	
11/01/22	$ 9,485,000	5.40%	$ -	$ 256,095.00	$ 922,990.00
05/01/23	$ 9,485,000	5.40%	$ 420,000.00	$ 256,095.00	
11/01/23	$ 9,065,000	5.40%	$ -	$ 244,755.00	$ 920,850.00
05/01/24	$ 9,065,000	5.40%	$ 445,000.00	$ 244,755.00	
11/01/24	$ 8,620,000	5.40%	$ -	$ 232,740.00	$ 922,495.00
05/01/25	$ 8,620,000	5.40%	$ 470,000.00	$ 232,740.00	
11/01/25	$ 8,150,000	5.40%	$ -	$ 220,050.00	$ 922,790.00
05/01/26	$ 8,150,000	5.40%	$ 495,000.00	$ 220,050.00	
11/01/26	$ 7,655,000	5.40%	$ -	$ 206,685.00	$ 921,735.00
05/01/27	$ 7,655,000	5.40%	$ 525,000.00	$ 206,685.00	
11/01/27	$ 7,130,000	5.40%	$ -	$ 192,510.00	$ 924,195.00
05/01/28	$ 7,130,000	5.40%	$ 550,000.00	$ 192,510.00	
11/01/28	$ 6,580,000	5.40%	$ -	$ 177,660.00	$ 920,170.00
05/01/29	$ 6,580,000	5.40%	$ 585,000.00	$ 177,660.00	
11/01/29	$ 5,995,000	5.40%	$ -	$ 161,865.00	$ 924,525.00
05/01/30	$ 5,995,000	5.40%	$ 615,000.00	$ 161,865.00	
11/01/30	$ 5,380,000	5.40%	$ -	$ 145,260.00	$ 922,125.00
05/01/31	$ 5,380,000	5.40%	$ 650,000.00	$ 145,260.00	
11/01/31	$ 4,730,000	5.40%	$ -	$ 127,710.00	$ 922,970.00
05/01/32	$ 4,730,000	5.40%	$ 685,000.00	$ 127,710.00	
11/01/32	$ 4,045,000	5.40%	$ -	$ 109,215.00	$ 921,925.00
05/01/33	$ 4,045,000	5.40%	$ 725,000.00	$ 109,215.00	
11/01/33	$ 3,320,000	5.40%	$ -	$ 89,640.00	$ 923,855.00
05/01/34	$ 3,320,000	5.40%	$ 765,000.00	$ 89,640.00	
11/01/34	$ 2,555,000	5.40%	$ -	$ 68,985.00	$ 923,625.00
05/01/35	$ 2,555,000	5.40%	$ 805,000.00	$ 68,985.00	
11/01/35	$ 1,750,000	5.40%	$ -	$ 47,250.00	$ 921,235.00
05/01/36	$ 1,750,000	5.40%	$ 850,000.00	$ 47,250.00	
11/01/36	$ 900,000	5.40%	$ -	$ 24,300.00	$ 921,550.00
05/01/37	$ 900,000	5.40%	$ 900,000.00	$ 24,300.00	$ 924,300.00
Total			$ 10,265,000.00	$ 5,697,540.00	$ 16,609,415.00

Pine Ridge Plantation

Community Development District **Capital Reserve**

Description	Adopted Budget FY2020	Actual YTD As of 4/30/2020	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Capital Reserve - Transfer In	$35,000	$35,000	$0	$35,000	$20,000
Carry Forward Surplus	$316,589	$316,589	$0	$316,589	$334,769
Total Revenues	**$351,589**	**$351,589**	**$0**	**$351,589**	**$354,769**
Expenditures					
Capital Outlay	$20,000	$10,345	$5,000	$15,345	$20,000
Culture/Recreation	$0	$1,475	$0	$1,475	$20,001
Total Expenses	**$20,000**	**$11,820**	**$5,000**	**$16,820**	**$40,001**
EXCESS REVENUES / (EXPENDITURES)	**$331,589**	**$339,769**	**-$5,000**	**$334,769**	**$314,768**

SEVENTH ORDER OF BUSINESS

B.

1.

Chris H. Chambless
Supervisor of Elections
Clay County, Florida

April 15, 2020

Pine Ridge Plantation Community Development District
Attention: Jason Walters
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Mr. Walters:

I have queried the number of eligible voters residing within the Pine Ridge Plantation Community Development District as of April 15, 2020. At this time, there are 1,185 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

Thank you,

Lynn Gaver, MFCEP
Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068
904-509-6445

Date: May 19, 2020

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Maria Cranford, Amenity Manager &
Chris Hall, Operations Manager

Re: Monthly Facility Memorandum

Completed Items:

- The park benches have been painted.
- Amenity center mailbox has been painted.
- Graffiti has been removed from the sidewalks.
- The outdoor pole lighting has been converted to LED lighting.
- Several areas of loose pavers on the pool deck has been repaired.
- New amenity rules, and pool rules signs has been installed.
- Community yard sale signs have been purchased.
- Pool furniture, slide, and the patios have been pressure washed.
- The splash ground feature has been sanded and re-painted.
- Water slide has been patched, sanded, and waxed.
- The water slide stairs have been painted.
- Washout behind the sidewalk/fence on Tynes Blvd. has been filled and plants added.
- Outdoor lights, fans, windows have all been cleaned.
- Deep cleaning of the fitness equipment, social room, has been completed.
- Fitness Pro has continued the preventative maintenance on the fitness equipment.
- Amenity center lights are being checked and replaced as needed.
- RMS continues to maintain the swimming pool.
- Playground has been inspected and the loose equipment has been tightened.
- Trash is being picked up weekly along the roadways and common areas by RMS.
- Dog waste stations are being changed and stocked weekly.

Landscaping & Lakes:

- Down to Earth continues to maintain the grounds throughout.
- Several irrigation repairs have been completed by Down to Earth.
- Palm trees have been scheduled to be trimmed.
- Lake Doctor's continues to maintain the lakes.
- RMS continues to inspect and clean all the lakes and outfall structures.

Amenity Manager:

- El Agave Azul Taco Truck and the Frozen Sweets Treat truck were at the amenity center March 3rd from 5 to 8 p.m.
- El Agave Azul will also be at the amenity center March 24th, April 14th, and May 19th for Taco Tuesday.
- Butt Hutt Smokehouse will be at the amenity center from 5 to 8 p.m. on April 4th.
- Jackpot Vending has placed a snack machine at the amenity center, located next to the soda machine.
- Due to concerns/restrictions surrounding Covid-19 community Easter event was canceled. Instead I personally delivered Easter eggs and other treats to residents to allow them to celebrate at home
- Bright Light Catering was at the amenity center from 5 to 8pm on March 31st and again on April 16th
- Frozen Sweets Treat truck was at the amenity center from 5 to 8pm on March 31st and again from 12 to 5pm on Easter Sunday. They are also booked for Friday, May 15th from 12 to 3pm
- El Agave Azul was at the amenity center from 5 to 8pm on March 24th and again on April 2nd
- Hapa Li and Nitrogen Creamery were at the amenity center from 4:30 to 7:30pm on April 4th
- Rocco's Pizzeria was at the amenity center on April 10th from 5 to 8pm
- El Agave Azul and Ice busters were at the amenity center from 5 to 8pm on April 14th
- Twisting Roots was at the amenity center on April 23rd from 5 to 8pm and again on May 4th
- Son of a Butcher was at the amenity center on May 5th from 5 to 8pm
- Frozen Sweets Treat truck were at the amenity center on April 25th from 4 to 7pm
- Muzzi's Madhouse was at the amenity center on April 29th from 5 to 8pm and is scheduled again for May 21st
- El Agave Azul was at the amenity center May 2nd and 12th from 5 to 8pm and are scheduled to be at the facility again on May 19th and 28th
- Wurstbusters was at the amenity center from 5 to 8pm on May 7th

- Liberty Deli is booked to be at the amenity center on May 23rd and again on June 26th from 5 to 8pm
- Hapa Li will be at the amenity center on Friday, May 29th from 4 to 7pm
- With the reopening of the pool, Jackpot Vending and North Florida Vending will resume servicing of the vending machines.

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

2.

DOWN TO EARTH
LANDSCAPE & IRRIGATION

LANDSCAPE SERVICE UPDATE

Property Name	Pineridge		
Reporting date	3/20/20	Account Manager	Michael Wooldridge
Service date	3/19/20	Service date	

Turf						Comments
Mowing	X	Edging		String Trim		Spot mow on Tynes blvd

Irrigation						Comments
Inspect		Repair		Adjust		

Ornamental Beds						Comments
Palms Pruned	X	Trees Pruned		Hedges Trimmed	X	Continued trimming ornamental grasses
Weeds Pulled		Mulch Added		Pine Straw Added		Palm prunning at amenity will be completed today (3/20)

Fertilizer and Pest Control						Comments
Turf Fertilizer		Turf Pre-emerge		Shrub Fertilizer		Spray bed and crack weeds along Tynes blvd and amenity
Beds Sprayed	X	Beds Pre-emerge		Crack Weeds	X	center parking lot.
Ants Treated		Fungus Treated		Turf Weeds		

New/Replacement Plantings						Comments
Trees		Shrubs		Annuals		

Other						Comments
Trash Pick-up		Leaf Pick-up		Blowing	X	

Questions or comments about your service can be directed to our customer service number at (904) 737-9733

DOWN TO EARTH
LANDSCAPE & IRRIGATION

LANDSCAPE SERVICE UPDATE

Property Name	Pineridge		
Reporting date	4/3/20	Account Manager	Michael Wooldridge
Service date	4/2/20	Service date	

Turf						Comments
Mowing	X	Edging	X	String Trim	X	Complete maintenance on Tynes blvd

Irrigation						Comments
Inspect		Repair		Adjust		

Ornamental Beds						Comments
Palms Pruned		Trees Pruned		Hedges Trimmed		
Weeds Pulled		Mulch Added		Pine Straw Added		

Fertilizer and Pest Control						Comments
Turf Fertilizer		Turf Pre-emerge		Shrub Fertilizer		Spray bed and crack weeds along Tynes blvd
Beds Sprayed	X	Beds Pre-emerge		Crack Weeds	X	
Ants Treated		Fungus Treated		Turf Weeds		Pulled weeds from medians on Pineridge Parkway

New/Replacement Plantings						Comments
Trees		Shrubs		Annuals		

Other						Comments
Trash Pick-up		Leaf Pick-up	X	Blowing	X	

Questions or comments about your service can be directed to our customer service number at (904) 737-9733

DOWN TO EARTH
LANDSCAPE & IRRIGATION

LANDSCAPE SERVICE UPDATE

Property Name	Pineridge			
Reporting date	4/18/20		Account Manager	Michael Wooldridge
Service date	4/17/20		Service date	

Turf						Comments
Mowing	X	Edging	X	String Trim	X	General maintenance to PineRidge parkway
Wet spot son Tyns blvd. We will be out on Monday to cut Tynes and ponds						

Irrigation						Comments
Inspect		Repair		Adjust		

Ornamental Beds						Comments
Palms Pruned		Trees Pruned		Hedges Trimmed		
Weeds Pulled		Mulch Added		Pine Straw Added		

Fertilizer and Pest Control						Comments
Turf Fertilizer		Turf Pre-emerge		Shrub Fertilizer		
Beds Sprayed		Beds Pre-emerge		Crack Weeds		
Ants Treated		Fungus Treated		Turf Weeds		

New/Replacement Plantings						Comments
Trees		Shrubs		Annuals	X	Installed 'spring mix' flowers

Other						Comments
Trash Pick-up		Leaf Pick-up		Blowing	X	

Questions or comments about your service can be directed to our customer service number at (904) 737-9733

DOWN TO EARTH
LANDSCAPE & IRRIGATION

LANDSCAPE SERVICE UPDATE

Property Name	Pineridge			
Reporting date	5/8/20		Account Manager	Michael Wooldridge
Service date	5/4,5/2020		Service date	

Turf						Comments
Mowing	X	Edging	X	String Trim	X	General maintenance to entire property

Irrigation						Comments
Inspect		Repair		Adjust		

Ornamental Beds						Comments
Palms Pruned		Trees Pruned		Hedges Trimmed	X	
Weeds Pulled	X	Mulch Added		Pine Straw Added		

Fertilizer and Pest Control						Comments
Turf Fertilizer	X	Turf Pre-emerge		Shrub Fertilizer		Sprayed all turf areas with herbicide, fertilizer, and insecticide
Beds Sprayed	X	Beds Pre-emerge		Crack Weeds	X	
Ants Treated		Fungus Treated		Turf Weeds	X	

New/Replacement Plantings						Comments
Trees		Shrubs		Annuals		

Other						Comments
Trash Pick-up		Leaf Pick-up		Blowing	X	

Questions or comments about your service can be directed to our customer service number at (904) 737-9733

NINTH ORDER OF BUSINESS

A.

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
4/30/2020

	Governmental Fund Types				
	General	Capital Reserve	Debt Service	Capital Projects	Totals 2020
ASSETS:					
CASH	$105,404	$339,769	---	---	$445,174
INVESTMENTS					
Reserve A	---	---	$725,419	---	$725,419
Revenue A	---	---	$1,096,364	---	$1,096,364
Construction	---	---	---	$4,490	$4,490
State Board	$848,747	---	---	---	$848,747
TOTAL ASSETS	$954,152	$339,769	$1,821,784	$4,490	$3,120,194
LIABILITIES:					
ACCOUNTS PAYABLE	$1,999	$0	---	---	$1,999
ACCRUED EXPENSES	$1,566	---	---	---	$1,566
FUND BALANCES:					
NONSPENDABLE	$0	---	---	---	$0
ASSIGNED	$38,580	---	---	---	$38,580
UNASSIGNED	$912,007	---	---	---	$912,007
RESTRICTED FOR DEBT SERVICE	---		$1,821,784	---	$1,821,784
RESTRICTED FOR CAPITAL PROJECTS	---	$339,769	---	$4,490	$344,259
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	$954,152	$339,769	$1,821,784	$4,490	$3,120,194

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REVENUES:				
Assessments - Tax Collector	$537,569	$536,814	$536,814	$0
Misc./Facility Rental Income	$3,000	$1,750	$2,347	$597
Interest Income	$1,500	$875	$7,809	$6,934
TOTAL REVENUES	**$542,069**	**$539,439**	**$546,970**	**$7,531**
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees/FICA Taxes	$10,334	$6,028	$1,938	$4,091
Engineering	$7,000	$4,083	$0	$4,083
Attorney	$20,000	$11,667	$6,253	$5,413
Annual Audit	$3,750	$0	$0	$0
Assessment Roll	$5,260	$5,260	$5,260	$0
Arbitrage	$1,200	$600	$600	$0
Trustee	$6,000	$0	$0	$0
Dissemination	$5,000	$2,917	$2,917	($0)
Management Fees	$44,290	$25,836	$25,836	$0
Computer Time	$1,000	$583	$583	$0
Telephone	$350	$204	$104	$101
Postage	$1,000	$583	$430	$153
Printing & Binding	$1,200	$700	$585	$115
Insurance	$7,893	$7,893	$7,627	$266
Legal Advertising	$1,500	$875	$432	$443
Other Current Charges	$600	$600	$345	$255
Website Domain	$2,400	$1,400	$700	$700
Office Supplies	$300	$175	$50	$125
Dues, Licenses & Subscriptions	$175	$175	$175	$0
ADMINISTRATIVE EXPENDITURES	**$119,252**	**$69,580**	**$53,834**	**$15,745**
GROUNDS MAINTENANCE:				
Landscape Maintenance	$100,000	$58,333	$55,840	$2,493
Lake Maintenance	$9,300	$5,425	$4,690	$735
Electric	$2,500	$1,458	$953	$505
Water	$39,000	$22,750	$14,831	$7,919
Repairs And Maintenance	$20,000	$11,667	$6,051	$5,616
Contingencies	$4,451	$2,596	$3,823	($1,227)
GROUNDS MAINTENANCE EXPENDITURES	**$175,251**	**$102,230**	**$86,188**	**$16,042**

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
EXPENDITURES:				
AMENITY CENTER				
Insurance	$9,000	$9,000	$8,970	$30
General Facility Maintenance	$15,000	$8,750	$6,906	$1,844
Repairs & Replacements	$15,000	$8,750	$8,592	$158
Recreational Passes	$500	$292	$0	$292
Postage	$100	$58	$0	$58
Printing & Email Marketing	$125	$73	$0	$73
Office Supplies	$700	$408	$254	$154
Other Current Charges	$250	$146	$0	$146
Permit Fees	$250	$0	$0	$0
Contingency	$5,000	$2,917	$1,476	$1,441
Amenity Management	$52,451	$30,596	$30,596	($0)
Facility Assistant	$24,561	$14,327	$0	$14,327
Special Events	$12,000	$6,244	$6,244	$0
Utilities				
Water & Sewer	$3,500	$2,042	$2,045	($3)
Electric	$23,000	$13,417	$12,498	$919
Cable/Phone/Internet	$3,000	$1,750	$1,925	($175)
Management Contracts				
Field Management Services	$20,700	$12,075	$12,075	$0
Lifeguards	$16,500	$0	$0	$0
Pool Maintenance	$12,500	$7,292	$7,292	($0)
Pool Chemicals	$11,968	$6,982	$7,122	($141)
Janitorial	$7,740	$4,515	$4,515	$0
Janitorial Supplies	$1,200	$700	$905	($205)
Refuse Service	$6,100	$3,558	$3,872	($314)
Security	$10,000	$5,833	$7,009	($1,176)
Capital Projects	$35,000	$35,000	$35,000	$0
AMENITY CENTER EXPENDITURES	**$286,145**	**$174,725**	**$157,297**	**$17,427**
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	$0	$0	$0	$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	**$0**	**$0**	**$0**	**$0**
TOTAL EXPENDITURES	**$580,649**	**$346,534**	**$297,319**	**$49,215**
EXCESS REVENUES (EXPENDITURES)	**($38,580)**		**$249,651**	
FUND BALANCE - Beginning	$38,580		$700,936	
FUND BALANCE - Ending	($0)		$950,587	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2020

	ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
REVENUES:														
Assessments - Tax Collector	$537,569	$0	$156,875	$358,464	$13,553	$3,648	$3,055	$1,219	$0	$0	$0	$0	$0	$536,814
Interest Income	$1,500	$1,060	$908	$1,207	$1,490	$1,358	$1,123	$663	$0	$0	$0	$0	$0	$7,809
Misc./Facility Rental Income	$3,000	$275	$0	$200	$975	$300	($75)	$672	$0	$0	$0	$0	$0	$2,347
TOTAL REVENUES	$542,069	$1,335	$157,782	$359,871	$16,019	$5,306	$4,103	$2,553	$0	$0	$0	$0	$0	$546,970
EXPENDITURES:														
ADMINISTRATIVE:														
Supervisors Fees/FICA Taxes	$10,334	$0	$0	$861	$1,077	$0	$0	$0	$0	$0	$0	$0	$0	$1,938
Engineering	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Arbitrage	$1,200	$0	$600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$600
Dissemination	$5,000	$417	$417	$417	$417	$417	$417	$417	$0	$0	$0	$0	$0	$2,917
Assessment Roll	$5,260	$5,260	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,260
Attorney	$20,000	$249	$1,634	$460	$2,620	$1,291	$0	$0	$0	$0	$0	$0	$0	$6,253
Annual Audit	$3,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Trustee	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Management Fees	$44,290	$3,691	$3,691	$3,691	$3,691	$3,691	$3,691	$3,691	$0	$0	$0	$0	$0	$25,836
Computer Time	$1,000	$83	$83	$83	$83	$83	$83	$83	$0	$0	$0	$0	$0	$583
Telephone	$350	$0	$34	$0	$69	$0	$0	$0	$0	$0	$0	$0	$0	$104
Postage	$1,000	$15	$111	$10	$121	$48	$124	$3	$0	$0	$0	$0	$0	$430
Printing & Binding	$1,200	$147	$9	$177	$24	$151	$13	$63	$0	$0	$0	$0	$0	$585
Insurance	$7,893	$7,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,627
Legal Advertising	$1,500	$309	$0	$61	$0	$0	$62	$0	$0	$0	$0	$0	$0	$432
Other Current Charges	$600	$38	$15	$28	$250	$0	$0	$15	$0	$0	$0	$0	$0	$345
Website Domain	$2,400	$100	$100	$100	$100	$100	$100	$100	$0	$0	$0	$0	$0	$700
Office Supplies	$300	$17	$0	$11	$0	$11	$1	$10	$0	$0	$0	$0	$0	$50
Dues, Licenses & Subscriptions	$175	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
ADMINISTRATIVE EXPENDITURES	$119,252	$18,127	$6,694	$5,898	$8,452	$5,791	$4,491	$4,382	$0	$0	$0	$0	$0	$53,834
GROUNDS MAINTENANCE:														
Landscape Maintenance	$100,000	$12,165	$7,160	$7,160	$7,875	$7,160	$7,160	$7,160	$0	$0	$0	$0	$0	$55,840
Lake Maintenance	$9,300	$670	$670	$670	$670	$670	$670	$670	$0	$0	$0	$0	$0	$4,690
Electric	$2,500	$140	$141	$146	$149	$143	$117	$117	$0	$0	$0	$0	$0	$953
Water	$39,000	$2,360	$2,371	$2,440	$1,991	$1,971	$1,849	$1,849	$0	$0	$0	$0	$0	$14,831
Repairs And Maintenance	$20,000	$996	$882	$808	$812	$0	$2,553	$0	$0	$0	$0	$0	$0	$6,051
Contingencies	$4,451	$0	$0	$0	$500	$0	$865	$2,458	$0	$0	$0	$0	$0	$3,823
GROUNDS MAINTENANCE EXPENDITURES	$175,251	$16,331	$11,224	$11,224	$11,997	$9,944	$13,214	$12,254	$0	$0	$0	$0	$0	$86,188

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2020

	ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
AMENITY CENTER														
Insurance	$9,000	$8,820	$0	$0	$150	$0	$0	$0	$0	$0	$0	$0	$0	$8,970
General Facility Maintenance	$15,000	$1,250	$1,237	$1,150	$1,069	$950	$1,250	$0	$0	$0	$0	$0	$0	$6,906
Repairs & Replacements	$15,000	$1,525	$787	$1,178	$2,983	$935	$1,185	$0	$0	$0	$0	$0	$0	$8,592
Recreational Passes	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage	$100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Printing & Email Marketing	$125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Supplies	$700	$0	$0	$161	$49	$44	$0	$0	$0	$0	$0	$0	$0	$254
Other Current Charges	$250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Permit Fees	$250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$5,000	$0	$0	$0	$0	$0	$1,476	$0	$0	$0	$0	$0	$0	$1,476
Amenity Management	$52,451	$4,371	$4,371	$4,371	$4,371	$4,371	$4,371	$4,371	$0	$0	$0	$0	$0	$30,596
Facility Assistant	$24,561	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Special Events	$12,000	$1,975	$341	$1,743	$337	$300	$0	$1,548	$0	$0	$0	$0	$0	$6,244
Utilities														
Water & Sewer	$3,500	$298	$292	$292	$292	$292	$299	$279	$0	$0	$0	$0	$0	$2,045
Electric	$23,000	$1,875	$1,725	$1,915	$2,028	$1,891	$1,615	$1,449	$0	$0	$0	$0	$0	$12,498
Cable/Phone/Internet	$3,000	$311	$262	$262	$273	$273	$273	$272	$0	$0	$0	$0	$0	$1,925
Management Contracts														
Field Management Services	$20,700	$1,725	$1,725	$1,725	$1,725	$1,725	$1,725	$1,725	$0	$0	$0	$0	$0	$12,075
Lifeguards	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pool Maintenance	$12,500	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$1,042	$0	$0	$0	$0	$0	$7,292
Pool Chemicals	$11,968	$997	$997	$1,026	$1,026	$1,026	$1,026	$1,026	$0	$0	$0	$0	$0	$7,122
Janitorial	$7,740	$645	$645	$645	$645	$645	$645	$645	$0	$0	$0	$0	$0	$4,515
Janitorial Supplies	$1,200	$214	$198	$130	$80	$254	$30	$0	$0	$0	$0	$0	$0	$905
Refuse Service	$6,100	$534	$533	$535	$568	$568	$568	$567	$0	$0	$0	$0	$0	$3,872
Security	$10,000	$2,456	$719	$644	$1,649	$894	$324	$324	$0	$0	$0	$0	$0	$7,009
Capital Projects	$35,000	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$35,000
AMENITY CENTER EXPENDITURES	$286,145	$28,037	$14,874	$16,818	$18,285	$15,208	$15,827	$48,248	$0	$0	$0	$0	$0	$157,297
TOTAL EXPENDITURES	$580,649	$62,495	$32,792	$33,940	$38,733	$30,943	$33,532	$64,883	$0	$0	$0	$0	$0	$297,319
OTHER SOURCES/(USES):														
Interfund Transfer In/(Out)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	($38,580)	($61,160)	$124,990	$325,931	($22,715)	($25,637)	($29,428)	($62,330)	$0	$0	$0	$0	$0	$249,651

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REVENUES:				
Capital Reserve Funding	$35,000	$35,000	$35,000	$0
TOTAL REVENUES	**$35,000**	**$35,000**	**$35,000**	**$0**
EXPENDITURES:				
Capital Outlay	$20,000	$11,667	$10,345	$1,322
Culture/Recreation	$0	$0	$1,475	
TOTAL EXPENDITURES	**$20,000**	**$11,667**	**$11,820**	**$1,322**
EXCESS REVENUES (EXPENDITURES)	**$15,000**		**$23,180**	
FUND BALANCE - Beginning	$316,589		$316,589	
FUND BALANCE - Ending	$331,589		$339,769	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 2006A

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REVENUES:				
Assessments - Tax Roll	$935,455	$935,455	$934,092	($1,362)
Interest Income	$3,000	$1,750	$12,227	$10,477
TOTAL REVENUES	**$938,455**	**$937,205**	**$946,320**	**$9,115**
EXPENDITURES:				
Interest Expense - 11/1	$287,820	$287,820	$287,820	$0
Special Call - 11/1	$0	$0	$35,000	($35,000)
Principal Expense - 5/1	$360,000	$0	$0	$0
Interest Expense - 5/1	$287,820	$0	$0	$0
Principal Prepayment - 5/1	$0	$0	$0	$0
TOTAL EXPENDITURES	**$935,640**	**$287,820**	**$322,820**	**($35,000)**
OTHER FINANCIAL SOURCES/(USES)				
Other Bond Service Costs	$0	$0	($15,056)	($15,056)
TOTAL OTHER FINANCIAL SOURCES/(USES)	**$0**	**$0**	**($15,056)**	**($15,056)**
EXCESS REVENUES (EXPENDITURES)	**$2,815**		**$608,444**	
FUND BALANCE - Beginning	$466,287		$1,213,340	
FUND BALANCE - Ending	$469,101		$1,821,784	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND 2006A/B
Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REVENUES:				
Interest Income	$0	$0	$38	$38
TOTAL REVENUES	**$0**	**$0**	**$38**	**$38**
EXPENDITURES:				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	**$0**	**$0**	**$0**	**$0**
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	$0	$0	$0	$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	**$0**	**$0**	**$0**	**$0**
EXCESS REVENUES (EXPENDITURES)	**$0**		**$38**	
FUND BALANCE - Beginning	$0		$4,452	
FUND BALANCE - Ending	$0		$4,490	

B.

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2006 DEBT ASSESSED	FY20 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	742	943,002.68	541,934.99	1,484,937.67
TOTAL ASSESSED NET	742	943002.68	541934.99	1484937.67

RECEIVED	BALANCE DUE	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	14,031.22	934,092.22	536,814.23	1,470,906.45
TOTAL RECEIPTS	14,031.22	934,092.22	536,814.23	1,470,906.45

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIPTS	TOTAL
1	11/3/2019	15,167.78	8,716.79	23,884.57
2	11/21/2019	257,804.43	148,157.84	405,962.27
3	12/11/2019	623,750.54	358,463.71	982,214.25
4	12/18/2019	17,619.17	10,125.58	27,744.75
5	1/22/2020	5,964.24	3,427.60	9,391.84
6	2/21/2020	6,348.57	3,648.47	9,997.04
7	3/17/2020	5,316.21	3,055.17	8,371.38
8	4/17/2020	2,121.27	1,219.08	3,340.35
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL FY20 TAX ROLL RECE		934,092.22	536,814.23	1,470,906.45

%TAX ROLL COLLECTED FY20	99.06%	99.06%	99.06%
TOTAL COLLECTED FY20	99.06%	99.06%	99.06%

C.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

3/1/2020 - 4/30/2020

Date	Check Numbers				Amount
General Fund					
3/1/20 - 3/31/20	2569-2585	$	43,661.97		
4/1/20 - 4/30/20	2586-2606	$	67,485.52		
				$	**111,147.49**
Utilities and Autopayments					
March 3, 2020	Clay County Utilities	$	2,034.00		
March 9, 2020	Advanced Disposal	$	567.94		
March 16, 2020	SafeTouch	$	83.88		
March 25, 2020	Comcast	$	272.55		
March 27, 2020	Clay County Utilities	$	2,147.63		
April 7, 2020	Advanced Disposal	$	566.85		
April 15, 2020	SafeTouch	$	83.88		
April 1, 2020	Clay Electric	$	1,732.00		
April 27, 2020	Comcast	$	272.28		
April 24, 2020	Clay County Utilities	$	2,128.10		
TOTAL UTILITIES PAID ONLINE OR AUTOPAY				**$**	**9,889.11**
				$	**121,036.60**

*Fedex invoices available upon request.

*** CHECK DATES 03/01/2020 - 04/30/2020 *** PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/05/20	00134	11/22/19	52033	201911	320	53800-49000				*	500.00		
			INSTALLED SOD										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			500.00	002569
3/05/20	00134	12/01/19	52525	201912	320	53800-46200				*	7,160.00		
			DEC LANDSCAPE MAINTENANCE										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			7,160.00	002570
3/05/20	00134	2/01/20	57235	202002	320	53800-46200				*	7,160.00		
			FEB LANDSCAPE MAINTENANCE										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			7,160.00	002571
3/05/20	00003	3/01/20	199	202003	310	51300-34000				*	3,690.83		
			MAR MANAGEMENT FEES										
		3/01/20	199	202003	310	51300-49100				*	100.00		
			MAR WEBSITE ADMIN										
		3/01/20	199	202003	310	51300-35100				*	83.33		
			MAR INFORM TECNOLOGY										
		3/01/20	199	202003	310	51300-31300				*	416.67		
			MAR DISSEMINATION SERVICE										
		3/01/20	199	202003	310	51300-51000				*	.66		
			OFFICE SUPPLEIS										
		3/01/20	199	202003	310	51300-42000				*	11.00		
			POSTAGE										
		3/01/20	199	202003	310	51300-42500				*	12.90		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			4,315.39	002572
3/05/20	00155	2/22/20	02222020	202002	330	57200-34500				*	120.00		
			2/22/20 SECURITY SERVICES										
									JEFF ANDERSON			120.00	002573
3/05/20	00054	3/01/20	13129559	202003	330	57200-46500				*	1,025.52		
			MAR POOL CHEMICALS										
									POOLSURE			1,025.52	002574
3/05/20	00073	2/25/20	308	202001	330	57200-46000				*	1,069.00		
			JAN GEN FACILITY MAINT										
		2/25/20	308	202001	320	53800-46000				*	812.00		
			JAN REAPIRS/MAINT GROUNDS										
		2/25/20	308	202001	330	57200-46201				*	79.76		
			JAN JANITORIAL SUPPLIES										
		2/25/20	308	202001	330	57200-46100				*	809.00		
			JAN REPAIRS/REPLAC AMENIT										
		2/25/20	308	202001	330	57200-51000				*	49.00		
			JAN OFFICE SUPPLIES										
									RIVERSIDE MANAGEMENT SERVICES INC			2,818.76	002575

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/20	00073	3/01/20	307	202003	330-57200-46200		*	645.00		
			MAR JANITORIAL SUPPLIES							
		3/01/20	307	202003	330-57200-46400		*	1,041.67		
			MAR POOL MAINTENANCE							
		3/01/20	307	202003	330-57200-34000		*	1,725.00		
			MAR CONTRACT ADMIN							
		3/01/20	307	202003	330-57200-34100		*	4,370.92		
			MAR FACILITY MANAGEMENT							
						RIVERSIDE MANAGEMENT SERVICES INC			7,782.59	002576
3/19/20	00069	2/27/20	309635	202003	310-51300-48000		*	62.10		
			NOTICE OF MEETING 3/17/20							
						CLAY TODAY			62.10	002577
3/19/20	00134	3/01/20	59598	202003	320-53800-46200		*	7,160.00		
			MAR LANDSCAPE MAINTENANCE							
						DOWN TO EARTH FKA R&D LNDSPE & IRRG			7,160.00	002578
3/19/20	00039	1/09/20	21516	202001	330-57200-46201		*	140.00		
			JANITORIAL SUPPLIES							
						FITNESS PRO			140.00	002579
3/19/20	00005	2/28/20	113206	202001	310-51300-31500		*	2,619.98		
			JAN GEN COUNSEL/MEETING							
						HOPPING GREEN & SAMS			2,619.98	002580
3/19/20	00109	8/23/19	S-6087	201910	330-57200-46100		*	404.58		
			A/C REPAIR							
						HOWARD SERVICES, INC.			404.58	002581
3/19/20	00106	3/09/20	03092020	202002	330-57200-34500		*	240.00		
			FEB SECURITY SERVICES							
						MATTHEW EDMONSON			240.00	002582
3/19/20	00131	2/11/20	PSI21257	202002	330-57200-49000		*	1,408.05		
			FIRE SPRINKLER INSPECTION							
						PYE-BARKER FIRE & SAFETY, INC.			1,408.05	002583
3/19/20	00076	3/01/20	489242	202003	320-53800-46400		*	670.00		
			MAR LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			670.00	002584
3/26/20	00163	3/19/20	03192020	202003	300-36900-10100		*	75.00		
			RENTAL DEPOSIT REFUND							
						THOMAS KANDT			75.00	002585

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/02/20	00134	3/13/20	60910	202003	320	53800-46000				*	401.00		
			INSTALL IRRIGATION CLOCK										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			401.00	002586
4/02/20	00134	3/13/20	60911	202003	320	53800-46000				*	751.00		
			INSTALL POP-UP STRAY HEAD										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			751.00	002587
4/02/20	00001	3/17/20	69603514	202003	310	51300-42000				*	113.46		
			MAR FEDEX POSTAGE										
									FEDEX			113.46	002588
4/02/20	00005	3/28/20	113802	202002	310	51300-31500				*	1,291.00		
			FEB GEN COUNSEL/MEETING										
									HOPPING GREEN & SAMS			1,291.00	002589
4/02/20	00054	4/01/20	13129559	202004	330	57200-46500				*	1,025.52		
			APR POOL CHEMICALS										
									POOLSURE			1,025.52	002590
4/02/20	00073	3/23/20	310	202002	330	57200-46000				*	950.00		
			FEB GENERAL FACIL MAINT										
		3/23/20	310	202002	330	57200-46201				*	113.57		
			FEB JANITORIAL SUPPLIES										
		3/23/20	310	202002	330	57200-51000				*	44.29		
			FEB OFFICE SUPPLIES										
		3/23/20	310	202002	330	57200-49000				*	67.83		
			FEB CONTINGENCY										
		3/23/20	310	202002	330	57200-46100				*	530.57		
			FEB REPAIRS/REPLACEMENTS										
									RIVERSIDE MANAGEMENT SERVICES INC			1,706.26	002591
4/02/20	00045	4/01/20	04012020	202004	300	58100-10000				*	35,000.00		
			FY20 CAPITAL RESERVE TRSF										
		4/01/20	04012020	202004	300	58100-10000				V	35,000.00-		
			FY20 CAPITAL RESERVE TRSF										
									STATE BOARD OF ADMINISTRATION			.00	002592
4/02/20	00158	3/11/20	4112020	202004	330	57200-60100				*	840.00		
			EASTER COOKIES										
									LIVE SWEET BY ASHLEY			840.00	002593
4/09/20	00134	4/01/20	61887	202004	320	53800-46200				*	7,160.00		
			APR LANDSCAPE MAINTENANCE										
									DOWN TO EARTH FKA R&D LNDSPE & IRRG			7,160.00	002594

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/09/20	00003	4/01/20	200	202004	310-51300-34000			*	3,690.83		
			APR MANAGEMENT FEES								
		4/01/20	200	202004	310-51300-49100			*	100.00		
			APR WEBSITE ADMIN								
		4/01/20	200	202004	310-51300-35100			*	83.33		
			APR INFORM TECHNOLOGY								
		4/01/20	200	202004	310-51300-31300			*	416.67		
			APR DISSEMONATION SERVICE								
		4/01/20	200	202004	310-51300-51000			*	10.15		
			OFFICE SUPPLIES								
		4/01/20	200	202004	310-51300-42000			*	2.50		
			POSTAGE								
		4/01/20	200	202004	310-51300-42500			*	63.30		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			4,366.78	002595
4/09/20	00037	4/02/20	04022020	202004	300-58100-10000			*	35,000.00		
			FY20 CAPITAL RESERVE TRNS								
							PINE RIDGE PLANTATION CDD			35,000.00	002596
4/09/20	00073	4/01/20	309	202004	330-57200-46200			*	645.00		
			APR JANITORIAL SERVICES								
		4/01/20	309	202004	330-57200-46400			*	1,041.67		
			APR POOL MAINTENANCE								
		4/01/20	309	202004	330-57200-34000			*	1,725.00		
			APR CONTRACT ADMIN								
		4/01/20	309	202004	330-57200-34100			*	4,370.92		
			APR FACILITY MANAGEMENT								
							RIVERSIDE MANAGEMENT SERVICES INC			7,782.59	002597
4/09/20	00076	4/01/20	495365	202004	320-53800-46400			*	670.00		
			APR LAKE MAINTENANCE								
							THE LAKE DOCTORS INC			670.00	002598
4/16/20	00134	3/24/20	62168	202003	320-53800-49000			*	240.00		
			JACK FROST LIGUSTRUM 3 GL								
							DOWN TO EARTH FKA R&D LNDSPE & IRRG			240.00	002599
4/16/20	00155	4/04/20	04042020	202004	330-57200-34500			*	120.00		
			4/4/20 SECURITY SERVICES								
							JEFF ANDERSON			120.00	002600
4/16/20	00106	4/06/20	04062020	202003	330-57200-34500			*	240.00		
			3/13/20-3/29/20 SECURITY								
							MATTHEW EDMONSON			240.00	002601

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/23/20	00104	4/20/20	KSM57FTA	202004	320	53800-49000				*	459.00		
			EMAIL SERVICE-APR 20										
									CONSTANT CONTACT, INC.			459.00	002602
4/30/20	00155	4/19/20	04192020	202004	330	57200-34500				*	120.00		
			4/19/20 SECURITY SERVICES										
									JEFF ANDERSON			120.00	002603
4/30/20	00073	4/20/20	312	202003	330	57200-46000				*	1,250.00		
			MAR GEN FACIL MAINTENANCE										
		4/20/20	312	202003	320	53800-46000				*	1,400.97		
			MAR REPAIR/REPLACM FIELD										
		4/20/20	312	202003	330	57200-46100				*	1,184.97		
			MAR REPAIR/REPLACM AMENIT										
		4/20/20	312	202003	330	57200-46201				*	29.80		
			MAR JANITORIAL SUPPLIES										
									RIVERSIDE MANAGEMENT SERVICES INC			3,865.74	002604
4/30/20	00073	4/20/20	313	202003	320	53800-49000				*	625.00		
			MAR PRESSURE WASHING SRVC										
									RIVERSIDE MANAGEMENT SERVICES INC			625.00	002605
4/30/20	00073	4/13/20	311	202004	330	57200-60100				*	708.17		
			EASTER EVENT 4/11/20										
									RIVERSIDE MANAGEMENT SERVICES INC			708.17	002606

TOTAL FOR BANK A 111,147.49

TOTAL FOR REGISTER 111,147.49

Down to Earth
Jacksonville Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700

DOWN TO EARTH
LANDSCAPE & IRRIGATION

PAST DUE

November 2019
Invoice #52033

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

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

Project/Job	Invoice Date	Due Date	Terms	PO #
#L28375	11/22/2019	12/26/2019	Net 30	

Item	Qty	Rate	Amount
ST. AUGUSTINE SOD PER PALLET **Description:** Inside pool area where Palm was removed, and at front entry (1 Pallet total)	1	$500.00	$500.00

Subtotal	$500.00
Payments/credits	$0.00
Balance Due	**$500.00**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED
FEB 27 2020
By

C. Hall 2/27/20
Contingency
1.320.53800.49000

13Y (A)

Down to Earth
Jacksonville Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700

DOWN TO EARTH
LANDSCAPE & IRRIGATION

PAST DUE

December 2019
Invoice #52525

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

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

Project/Job	Invoice Date	Due Date	Terms	PO #
	12/1/2019	12/31/2019	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**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

C. Hall 3/4/20
Landscape Maint.
1.320.53800.462000
134 (A)

RECEIVED
MAR 04 2020
By

Down to Earth
Jacksonville Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700

DOWN TO EARTH
LANDSCAPE & IRRIGATION

February 2020
Invoice #57235

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

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

Project/Job	Invoice Date	Due Date	Terms	PO #
	2/1/2020	3/2/2020	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**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED
FEB 27 2020
By

C. Hart 2/27/20
Landscape Maint.
1.320.53800.46200

134 ®

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

Invoice

RECEIVED
MAR 03 2020
By

Invoice #: 199
Invoice Date: 3/1/20
Due Date: 3/1/20
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 - March 2020 1,310,573,340		3,690.83	3,690.83
Website Administration - March 2020 491		100.00	100.00
Information Technology - March 2020 351		83.33	83.33
Dissemination Agent Services - March 2020 813		416.67	416.67
Office Supplies 570		0.66	0.66
Postage 420		11.00	11.00
Copies 425		12.90	12.90

3 (A)

Total	$4,315.39
Payments/Credits	$0.00
Balance Due	$4,315.39

Jeff Anderson
2744 Seminole Village Dr.
Middleburg, FL 32068
(904) 219-4983

RECEIVED
FEB 27 2020
By

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: 02/22/2020

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

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02/22/20	Neighborhood, Pool and Clubhouse patrol and security	1800-2200	4.0	$30.00	$120.00
	C. Hall 2/27/20				
	Security				
	1. 330.57200.34500				
	153 (R)				

DEPUTY SIGNATURE:

TOTAL 120.00

Make all checks payable to Jeff Anderson

Thank you for your business!

poolsure

Invoice

Date 3/1/2020

Invoice # 131295591276

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

Terms	Net 20
Due Date	3/21/2020
PO #	
Customer #	13GMS100

Bill To	Ship To
GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092	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	966.47
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

C. Hall 2/27/20
Pool Chemicals
1.330.57200.46500

RECEIVED
FEB 27 2020
By

52
(A)

Total 1,025.52
Amount Due $1,025.52

Remittance Slip

Customer
13GMS100

Invoice #
131295591276

Amount Due $1,025.52

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295591276

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

Invoice

Invoice #: 308
Invoice Date: 2/25/2020
Due Date: 2/25/2020
Case:
P.O. Number:

RECEIVED
FEB 28 2020
By

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2019		2,264.21	2,264.21
Maintenance Supplies		554.55	554.55
Gen. Facility Maint. $1069.00 ~~320~~ 330, 572, 4600 330			
Repairs / Maint. - Grounds $812.00 320, 538, 4600			
Janitorial Supplies $79.76 ~~320~~ 330, 572, 46201 330			
Repairs / Replace - Amenity $809.00 ~~320~~ 330, 572, 4610 330			
Office Supplies $49.00 330, 572, 5100			
75 (A)			

Total	$2,818.76
Payments/Credits	$0.00
Balance Due	$2,818.76

RHW
2.27.20

RMS

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2020

Date	Hours	Employee	Description
1/6/20	4	B.M.	Straightened patio furniture, blew leaves and debris off amenity center and pool deck, removed debris in all common areas, checked and changed all trash receptacles in common areas and in dog pots
1/8/20	6	B.M.	Painted bike rack, removed debris in all common areas, repaired wooden fence, took down Christmas decorations at amenity center and around community, inspected playground at amenity center
1/8/20	8	L.F.	Removed holiday decorations, repaired fence, painted fence, picked up supplies
1/9/20	3	B.M.	Blew leaves and debris off amenity center, checked and changed all trash receptacles and dog pots, removed debris around amenity center and all common areas
1/13/20	3	B.M.	Blew leaves and debris off pool deck and around amenity center, removed debris in all common areas, checked and changed all trash receptacles on pool deck, dog pots and park, picked up supplies
1/15/20	6	B.M.	Light inspection at amenity center, changed bulbs as needed, painted mailbox, removed debris in common areas, painted benches and picnic tables, touched up playground equipment and swings, painted bottom of playground equipment
1/16/20	3	B.M.	Blew leaves and debris off amenity center, removed debris in all common areas, checked and changed all trash receptacles and dog pots, straightened pool and patio furniture
1/20/20	3	B.M.	Straightened pool furniture, blew leaves and debris off amenity center, checked and changed all trash receptacles and dog pots, removed debris in all common areas
1/22/20	3	L.F.	Removed graffiti from sidewalk, put away furniture from CDD meeting
1/23/20	3	B.M.	Removed debris in all common areas, checked and changed all trash receptacles and dog pots, straightened pool furniture, blew leaves and debris off amenity center
1/23/20	4	R.W.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
1/23/20	4	A.J.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
1/27/20	3	C.P.	Removed debris around amenity center, parking lot, playground, along main road and common areas, checked and changed all trash receptacles on playgrounds and emptied dog receptacles
1/31/20	3	C.P.	Blew leaves and debris off pool deck and around amenity center, removed debris in all common areas, checked and changed all trash receptacles on pool deck, dog pots and park,
TOTAL	60		
MILES	369		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 02/05/20

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	1/8/20	2x6 16' Weathershield (3)	38.88	L.F.
	1/8/20	2x6 8' Weathershield	6.18	L.F.
	1/13/20	Toilet Tissue 18 Rolls	20.67	B.M.
	1/13/20	No Diving Tile (2)	35.72	C.H.
	1/15/20	Light Bulb 4pin	8.02	B.M.
	1/15/20	Angle Paint Brush	6.75	B.M.
	1/15/20	Nest 4x3/8 Roller Paint	6.41	B.M.
	1/15/20	3pk Pelican Liner	4.91	B.M.
	1/17/20	Premixer Grout	13.19	C.H.
	1/17/20	Mop Refills 3 pk	19.52	C.H.
	1/23/20	John Deere Gator/Trailer Rental	70.00	R.W.
	1/23/20	Contractor Trash Bags	22.94	R.W.
	1/23/20	Gas for John Deere Gator	7.50	R.W.
	1/27/20	Pine Sol 144oz	9.86	C.P.
	1/27/20	Clorox 32oz	3.76	C.P.
	1/27/20	Disposable Gloves 50ct	5.72	C.P.
	1/27/20	Charmin 24pk	14.92	C.P.
	1/27/20	13 gallon Trash Bags 140ct	16.07	C.P.
	1/28/20	Sings (4)	243.57	C.H.
			0.00	
		TOTAL	$554.55	

Riverside Management Services, Inc

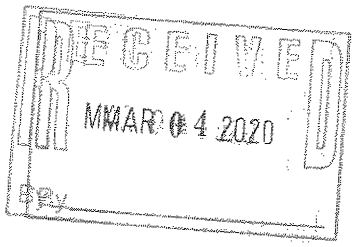
9655 Florida Mining Blvd. W.
Building 300, Suite 305

Invoice

Date	Invoice #
3/1/2020	307

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

RECEIVED
MAR 04 2020
By



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - March 2020 330, 572, 4620	645.00	645.00
	Pool Maintenance Services - March 2020 330, 572, 4640	1,041.67	1,041.67
	Contract Administration - March 2020 330, 572, 3400	1,725.00	1,725.00
	Facility Management - Pine Ridge Plantation - March 2020 330, 572, 3410	4,370.92	4,370.92
	73 (A)		
		Total	$7,782.59

RMW
3, 2, 20

457763
adreceipt

CLAY TODAY

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

Ponte Vedra FL Recorder

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

Advertising Invoice

69 (A)
1,310,573.480

POSTED

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

Cust#:502790
Ad#:309635
Phone#:904-001-0001
Date:02/27/2020

Salesperson: Clay Legals **Classification: Legal Notice** **Ad Size: 1.0 x 4.60**

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	03/05/2020	03/05/2020	1	62.10	62.10

Payment Information:

Date:	Order#	Type
02/27/2020	309635	BILLED ACCOUNT

Total Amount: 62.10
Tax: 0.00
Amount Due: 62.10

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

Ad Copy

Notice of Meeting
Pine Ridge Plantation
Community Development District

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on **Tuesday, March 17, 2020 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

Ernesto Torres

RECEIVED
MAR 09 2020
BY

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

NOTICE OF MEETING

in the matter of

MARCH MEETING

LEGAL: 45763 ORDER: 309635

was published in said newspaper in the issues:

03/05/2020

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

Sworn to me and subscribed before me 03/05/2020.

NOTARY PUBLIC, STATE OF FLORIDA

CHRISTIE LOU WAYNE
MY COMMISSION # GG24173
EXPIRES: September 20, 2020

Notice of Meeting
Pine Ridge Plantation
Community Development District

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on **Tuesday, March 17, 2020 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Ernesto Torres
District Manager

Legal 45763 published March 5, 2020 in Clay County's Clay Today newspaper

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

Down to Earth
Jacksonville Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700

DOWN TO EARTH
LANDSCAPE & IRRIGATION

March 2020
Invoice #59598

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

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

Project/Job	Invoice Date	Due Date	Terms	PO #:
	3/1/2020	3/31/2020	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**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

RECEIVED
MAR 12 2020
By

C. Hall 3/12/20
Landscape Maintenance
1.320.53800.46200
134 (A)

POSTED

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	SHIP TO
Maria Cranford Pine Ridge Plantation Amenity Center Pine Ridge Plantation Amenity Center 4200 Pine Ridge Parkway Middleburg, FL 32068	Maria Cranford Pine Ridge Plantation Amenity Center Pine Ridge Plantation Amenity Center 4200 Pine Ridge Parkway Middleburg, FL 32068

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21516	01/09/2020	$140.00	01/19/2020	Due 10 days from receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	PRODUCT/SERVICE	QTY	AMOUNT
01/07/2020	**SHIPPING 3** Jan 7, 2020: SHIPPING 3	1	20.00
01/07/2020	**2XL-36** Jan 7, 2020: 900 count gym wipes- 4 r0lls SERVICE REQUEST 26032 - DELIVER CASE OF WIPES	4	120.00

BALANCE DUE **$140.00**

C. Hall 3/12/20
Janitorial Supplies
1.330.57200.46201
39 (A)

POSTED

RECEIVED
MAR 12 2020
By_____

Hopping Green & Sams

Attorneys and Counselors

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

5 (f)
1,810,573.315

STATEMENT

February 28, 2020

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

Bill Number 113206
Billed through 01/31/2020

RECEIVED
MAR 05 2020
By

POSTED

General Counsel/Monthly Meeting
PRIDGE 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

01/03/20	JMW	Review plat status; confer with county property appraiser regarding updating records; research title issues.	1.20 hrs
01/09/20	JMW	Review conveyance status; review prior plat and deeds; confer with Ritter regarding same.	0.90 hrs
01/17/20	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.30 hrs
01/21/20	JMW	Meeting preparation; travel to and attend regular board meeting; return travel.	6.20 hrs
01/22/20	JMW	Research deferred cost issues; confer with Zare; confer with Ritter.	0.90 hrs
		Total fees for this matter	$2,415.00

DISBURSEMENTS

Document Reproduction	0.25
Travel	191.47
Travel - Meals	13.26
Total disbursements for this matter	$204.98

MATTER SUMMARY

Walters, Jason M.	10.50 hrs	230 /hr	$2,415.00
TOTAL FEES			$2,415.00
TOTAL DISBURSEMENTS			$204.98
TOTAL CHARGES FOR THIS MATTER			**$2,619.98**

BILLING SUMMARY

Walters, Jason M.	10.50 hrs	230 /hr	$2,415.00
TOTAL FEES			$2,415.00

TOTAL DISBURSEMENTS	$204.98
TOTAL CHARGES FOR THIS BILL	**$2,619.98**

Please include the bill number on your check.

Service Invoice

Howard Services, Inc.

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

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

6521	8/23/2019	S-6087	09/22/2019	Amount Paid

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
6521	8/23/2019	S-6087	09/22/2019	CAC 023502

Tech	Date	Hours	Rate	Amount
ADAM	08/23/2019	1.5000 RT hours @	105.00	157.50

Qty	Material	Unit Price	Amount
(1)	75va transformer	51.08	51.08
(1)	honeywell 6000 t stat	168.00	168.00

Description	Amount
Truck Charge	28.00

RECEIVED
MAR 12 2020
By

Equipment:
Unit : CAHU Model : 40RM-008
Brand: CARR Serial#: 0209U00304

Found unit not running with no voltage . Transformer was bad changed it then found t stat not working so I changed it to . After changing part system came on and is running great .

Tax exempt form

C. Hall 3/12/20
Repairs
1.330.57200.46100
109 (A)

POSTED

Material	219.08
Labor	157.50
Misc	28.00
Subtotal	404.58
Tax	~~15.34~~
Grand Total	419.92

The above prices and specifications are herby 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.

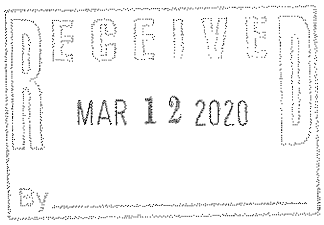
Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

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

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:03/09/2020



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

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02-13-2020	Neighborhood Pool and Clubhouse patrol and security	2000-2200	2.0	$30.00	$60.00
02-17-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
02-28-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
02-29-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
DEPUTY SIGNATURE:	TOTAL				**$240.00**
	C. Hall 3/12/20				
	Security				
	1.330.57200.34500				
	106 (A)				
	POSTED				

Make all checks payable to Matthew Edmonson

Thank you for your business!

PYE • BARKER
FIRE & SAFETY

Pye-Barker Fire & Safety, LLC
525 STEVENS ST JACKSONVILLE, FL 32254-3657
904.634.7100
www.pyebarkerfire.com

Account Number	Invoice Number
C125253	PSI212575
Invoice Date	Total USD
02/11/2020	1,408.05

Ship To Address:
C125253
PINERIDGE
4200 PINE RIDGE PKWY
MIDDLEBURG, FL 32068

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinnati, OH 45271

Bill To Address:

3267 1 MB 0.439 E0295X I0315 D5908568845 S2 P7194453 0001:0001

PINERIDGE
4200 PINE RIDGE PKWY
MIDDLEBURG FL 32068-9216

Order Number	Terms	Due Date
462020027S	Net 30	03/12/2020

Technician	Branch Code	Branch Location	Branch Phone
Jason Schull	046-JAX	Pye Barker Fire-046	904-634-7100

Item No.	Description	Quantity	Unit	Unit Price	Line Amount
INSP3YPT	3 YEAR PRESSURE TEST INSPECTION	1	Each	500.00	500.00
INSP5Y	5 YEAR INTERNAL INSP	1	Each	750.00	750.00
SMAT	Pressure Gauges	1	Each	98.10	98.10
SC	SERVICE CALL FEE	1	Each	59.95	59.95

Perform 5 Year inspection and 3 year pressure testing of the fire sprinkler systems as required by NFPA. Includes internal inspection of valves, system check valves, strainers, FDC and replacing expired pressure gauges.

RECEIVED
MAR 12 2020
By

SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL
Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience try our Customer Portal. You can view, print, download and pay your invoices online. Save time and money by going paperless. Go Green!
Visit www.pyebarkerfire.com to enroll or email us at ENROLLME@PYEBARKERFIRE.COM

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinnati, OH 45271

Pye Barker Corporate Office 678.281.6143

Subtotal	1,408.05
Tax	0.00
Total USD	1,408.05

TO VIEW AND PAY ONLINE GO TO:	http://pyebarkerfire.billtrust.com	USE THIS ENROLLMENT TOKEN:	BDB LDD XKP

C. Hall 3/12/20
Contingency (amenity)
1.330.57200.49000
181 (A)

POSTED

0001:0001

INVOICE

The Lake Doctors, Inc.
Aquatic Management Services
3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

RECEIVED
MAR 12 2020
By

Invoice #	489242
Account #	719342
Invoice Date	3/1/2020
Due Date	3/11/2020
Rep	ERW

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

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R	670.00

C. Hall 3/12/20
Lake Maint.
1, 320.53800. 46400
76 (A)

POSTED

Customer Total Balance $670.00

Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!

Total Invoice **$670.00**

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

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	489242
Account #	719342
Date	3/1/2020

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

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

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

From: **Bernadette Peregrino** bperegrino@gmsnf.com
Subject: Fwd: rental refund
Date: March 19, 2020 at 11:25 AM
To: Daniel Laughlin dlaughlin@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Pine Ridge Plantation prmgr@riversidemgtsvc.com

Good morning Maria. We can get this refund out if not this week it will be next week.

RECEIVED
MAR 17 2020

Daniel/Oksana,

Please code against rental revenue please.

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

> Begin forwarded message:
>
> **From:** Pine Ridge Plantation <prmgr@riversidemgtsvc.com>
> **Subject: rental refund**
> **Date:** March 19, 2020 at 11:18:47 AM EDT
> **To:** Bernadette Peregrino <bperegrino@gmsnf.com>
>
> Good morning Bernadette! I need a rental refund for Tom Kandt, it was check number 2010. Address is 1798 Foggy Day Drive, Middleburg 32068. He had a rental scheduled for April. Please let me know if you need any additional info.
>
> Thank you
>
> Maria
>
> --
> Pine Ridge Plantation CDD
> 4200 Pine Ridge Parkway
> Middleburg, FL 32068
> Office: (904) 291-8878
> Email: prmgr@riversidemgtsvc.com
> CDD Website: www.pineridgeplantationcdd.com

$75

Rental Revenue

163 1, 300. 369. 101
(A)

RECEIVED
MAR 27 2020

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724

DOWN TO EARTH
LANDSCAPE & IRRIGATION

March 2020 Invoice #60910

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

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

Projection	Invoice Date	Due Date	Terms	P.O.#
#I28794	3/13/2020	4/17/2020	Net 30	

Item	Qty	Rate	Amount
CLOCK ON THE CORNER OF PINE ISLAND CT.: RAISE (25) 6" POP-UP SPRAYS ALONG SIDEWALK, FROM EMBER GLOW TO NIGH OWL (5 BLOCKS)			
1/2" EXTENSIONS	25	$2.00	$50.00
IRRIGATION LABOR PER HOUR **Description:** 1 Technician for (6) hours	6	$58.50	$351.00

Subtotal	$401.00
Payments/Credits	$0.00
Balance Due	**$401.00**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

C. Hall 3/27/20
Repairs + Maint. - Field
1.320.53800.46000
134 (A)

RECEIVED

MAR 27 2020

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724

DOWN TO EARTH
LANDSCAPE & IRRIGATION

March 2020
Invoice #60911

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

Project/Job	Invoice Date	Due Date	Terms	Rep #
#I28650	3/13/2020	4/17/2020	Net 30	

Item	Qty	Rate	Amount
UPGRADE OF ENTRANCE ISLAND ON EAST-SIDE: CHANGE 6" POP-UPS TO 12" POP-UPS FOR BETTER COVERAGE OF PLANTS; THE GROWTH OF THE PLANTS ARE RESTRICTING COVERAGE AND WILL NOT SURVIVE THE SUMMER MONTHS (ZONE #10)			
POP-UP SPRAY HEAD 12"	20	$20.00	$400.00
IRRIGATION LABOR PER HOUR **Description:** 1 Technician for (6) hours	6	$58.50	$351.00

Subtotal	$751.00
Payments/Credits	$0.00
Balance Due	**$751.00**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

C. Haw 3/27/20
Repairs & Maint. - Field
1.320.53800.46000
134 (A)

Hopping Green & Sams
Attorneys and Counselors

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

RECEIVED
MAR 27 2020

STATEMENT

March 28, 2020

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

Bill Number 113802
Billed through 02/29/2020

5 (A)
1,810,573.315

General Counsel/Monthly Meeting
PRIDGE 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

02/03/20	JMW	Confer with Ritter; review title documents; review county records; confer with Zare.	1.40 hrs
02/05/20	JMW	Review proposed impact fee legislation; review prior assignment of impact fee agreement.	0.80 hrs
02/12/20	JMW	Review current legislative update bills.	0.30 hrs
02/19/20	JMW	Review replat; confer with county property appraiser; confer with Zare.	0.70 hrs
02/20/20	JMW	Confer with county attorney regarding right-of-way issues.	0.70 hrs
02/24/20	JMW	Respond to auditor request.	0.30 hrs
02/26/20	MGC	Review auditor letter.	0.20 hrs
02/27/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	1.20 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs

Total fees for this matter $1,291.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	$150.00
Walters, Jason M.	4.20 hrs	230 /hr	$966.00
Collazo, Mike	0.70 hrs	250 /hr	$175.00

TOTAL FEES $1,291.00

TOTAL CHARGES FOR THIS MATTER **$1,291.00**

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	$150.00
Walters, Jason M.	4.20 hrs	230 /hr	$966.00
Collazo, Mike	0.70 hrs	250 /hr	$175.00
TOTAL FEES			$1,291.00
TOTAL CHARGES FOR THIS BILL			**$1,291.00**

poolsure

Invoice

Date 4/1/2020

Invoice # 131295591731

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

RECEIVED
MAR 27 2020

Terms	Net 20
Due Date	4/21/2020
PO #	
Customer #	13GMS100

Bill To	Ship To
GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092	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	966.47
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

C. Hall 3/27/20
Pool Chemicals
1.330.57200.46500
(A) 54

Total 1,025.52
Amount Due $1,025.52

Remittance Slip

Customer
13GMS100

Invoice #
131295591731

Amount Due $1,025.52

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295591731

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/23/2020	310

RECEIVED

MAR 27 2020

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance February 1 - February 29, 2020	1,272.48	1,272.48
	Maintenance Supplies	433.78	433.78
	General Facility Maint. - $950.00 1.330.57200.46000 Janitorial Supplies - $113.57 1.330.57200.46201 Office Supplies - $44.29 1.330.57200.51000 Contingency - $67.85 1.330.57200.49000 Repairs & Replacements - $530.57 1.330.572.461 C. Howe 3/23/20	43 (A)	
		Total	$1,706.26

RMS

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2020

Date	Hours	Employee	Description
2/3/20	2	C.P.	Removed debris around playground, amenity center, parking lot, main road and common deck
2/6/20	4	R.W.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
2/6/20	4	A.J.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
2/7/20	2	C.P.	Removed debris around amenity center, playground, parking lot, along main road and common areas, checked and changed all trash receptacles in playground and dog park
2/10/20	2	C.P.	Removed debris around amenity center, playground, parking lot and common areas, checked and changed trash receptacles at playground and dog park, blew leaves and debris off patio and pool deck
2/14/20	2	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles on playground and dog receptacles
2/17/20	3	C.P.	common areas, checked and changed trash receptacles on playground and dog receptacles, installed new signs on front gate and pool deck
2/21/20	2	C.P.	Removed debris around amenity center, playground, parking lot, along main road and areas, checked and changed trash receptacles on playground and dog receptacles, blew leaves and debris off patio and pool deck
2/24/20	2	C.P.	common areas, checked and changed trash receptacles on pool deck and playground and dog receptacles, blew leaves and debris off patio and pool deck
2/27/20	4	R.W.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
2/27/20	4	A.J.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
2/28/20	2	C.P.	common areas, checked and changed trash receptacles on pool deck and playground and emptied dog receptacles, blew leaves and debris off patio and pool deck
TOTAL	33		
MILES	264		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/05/20

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE	2/6/20	John Deere Gator/Trailer Rental	70.00	R.W.
	2/10/20	Backdrop Support Stand	45.99	M.C.
	2/10/20	Easter Backdrop	21.84	M.C.
	2/10/20	Black Ink Cartridges 3pl	44.29	M.C.
	2/10/20	Multifold Paper Towels (16)	36.74	M.C.
	2/10/20	Toilet Paper 24 rolls	14.92	C.P.
	2/10/20	Self Drilling Screw	9.83	C.P.
	2/10/20	42 gallon Trash Bags	20.67	C.P.
	2/27/20	John Deere Gator/Trailer Rental	70.00	R.W.
	2/27/20	Contractor Trash Bags	22.94	R.W.
	2/27/20	Gas for John Deere Gator	15.00	R.W.
	3/2/20	Short Cut Brush (2)	13.50	C.P.
	3/2/20	Handy Paint Cup (2)	6.83	C.P.
	3/2/20	Airwick 5pk	12.04	C.P.
	3/2/20	Paper Towels 6pk	12.28	C.P.
	3/2/20	Toilet Paper 24 rolls	14.92	C.P.

TOTAL $433.78

INVOICE

Live Sweet by Ashley
Ashley Schafer
1619 Night Owl Trail
Middleburg, FL, 32068-9084
USA

Bill To

Pine Ridge Amenity Center

Invoice #	04112020
Invoice Date	03.11.20
Due Date	04.06.20

Item Description	Qty	Rate	Amount
Easter Cookies	350	3	1050.00
		Subtotal	**1050.00**
		Discount (-20.0%)	**-210.00**
		Total	**$840.00**

Notes

It was great doing business with you.

RECEIVED
MAR 12 2020
By

Terms & Conditions

Please make the payment by the due date.

158 (A)
1,330,572,601

Powered by Zoho Invoice

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724

DOWN TO EARTH
LANDSCAPE & IRRIGATION

April 2020
Invoice #61887

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

RECEIVED
APR 3 2020

Project/Job	Invoice Date	Due Date	Terms	P.O.#
	4/1/2020	5/1/2020	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**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

C. Hall 4/3/20
Landscape Maint.
1.320.53800.46200 134 (A)

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

Invoice

RECEIVED
APR 2 2020

Invoice #: 200
Invoice Date: 4/1/20
Due Date: 4/1/20
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 - April 2020 1,810, 573, 340		3,690.83	3,690.83
Website Administration - April 2020 491		100.00	100.00
Information Technology - April 2020 357		83.33	83.33
Dissemination Agent Services - April 2020 813		416.67	416.67
Office Supplies 570		10.15	10.15
Postage 427		2.50	2.50
Copies 425		63.30	63.30

3 (9)

Total	$4,366.78
Payments/Credits	$0.00
Balance Due	$4,366.78

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
APR 2 2020

General Fund

Check Request

Date	Amount	Authorized By
April 2, 2020	$35,000.00	Bernadette Peregrino

Payable to:

Pine Ridge Plantation CDD #37

Date Check Needed:	Budget Category:
ASAP	1.300.58100.10000

Intended Use of Funds Requested:

FY20 Capital Reserve Transfer
(Attach supporting documentation for request.)

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
4/1/2020	309

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

RECEIVED

APR 3 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - April 2020 330-572-4620	645.00	645.00
	Pool Maintenance Services - April 2020 330-572-4640	1,041.67	1,041.67
	Contract Administration - April 2020 330-572-3400	1,725.00	1,725.00
	Facility Management - Pine Ridge Plantation - April 2020 330-572-3410	4,370.92	4,370.92
	43 (F)		
		Total	$7,782.59

R.M.S.
4.1.20

INVOICE

The Lake Doctors, Inc.
Aquatic Management Services

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

RECEIVED
APR 8 2020

Invoice #	495365
Account #	719342
Invoice Date	4/1/2020
Due Date	4/11/2020
Rep	ERW

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

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R	670.00

C Hall 4/3/20
Lake Maint.
1.320.53800.46400
#6 (A)

Customer Total Balance $670.00

Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!	Total Invoice	$670.00

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

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	495365
Account #	719342
Date	4/1/2020

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

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

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

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724

DOWN TO EARTH
LANDSCAPE & IRRIGATION

March 2020
Invoice #62168

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

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

Project/Job	Invoice Date	Due Date	Terms	PO #
#L28905	3/24/2020	4/30/2020	Net 30	

Item	Qty	Rate	Amount
JACK FROST LIGUSTRUM 3 GALLON **Description:** To Pineridge Pkwy at Tynes Blvd.	12	$20.00	$240.00

RECEIVED
APR 10 2020

Subtotal	$240.00
Payments/Credits	$0.00
Balance Due	**$240.00**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

C. Hall 4/10/20
Contingency 134 (A)
1.320 53800.49000

Jeff Anderson
2744 Seminole Village Dr.
Middleburg, FL 32068
(904) 219-4983

CCSO OFF-DUTY INVOICE

RECEIVED
APR 10 2020

INVOICE DATE
DATE: 04/04/2020

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

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/04/20	Neighborhood, Pool and Clubhouse patrol and security	1745-2145	4.0	$30.00	$120.00
	C. Ford 4/10/20				
	Security 155 (A)				
	1.330. $7200. 34500				

DEPUTY SIGNATURE:

TOTAL 120.00

Make all checks payable to Jeff Anderson

Thank you for your business!

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

CCSO OFF-DUTY INVOICE

RECEIVED
APR 10 2020

INVOICE DATE
DATE:04/06/2020

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

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03-13-2020	Neighborhood Pool and Clubhouse patrol and security	2200-0000	2.0	$30.00	$60.00
03-14-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
03-28-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
03-29-2020	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2.0	$30.00	$60.00
	C. Hall 4/10/20				
	Security 106				
	1.330.57200.34500 (A)				
DEPUTY SIGNATURE:	TOTAL				**$240.00**

Make all checks payable to Matthew Edmonson

Thank you for your business!

Constant Contact

Print

RECEIVED

APR 20 2020

1.320.538.490

104 (A)

KSM57FTAB11120

Pre-payment Deposit Invoice

Pine Ridge Plantation Community
Attn: Maria Cranford
4200 Pine Ridge Parkway
Middleburg, FL US 32068
9042918878
Invoice Number: KSM57FTAB11120
Invoice Date: Mon Apr 20 12:31:42 EDT 2020
User Name: prplantation
Terms: Due upon receipt
Next Billing Date: May 18, 2020

Description	Amount
Constant Contact - Email Prepay for 15% Off - 501 - 2500 Contacts	$459.00
Estimated Tax	$0.00

AMOUNT DUE: $459.00

Please make checks payable in **USD funds** to *Constant Contact, Inc.* noting your **Invoice Number or Constant Contact User Name** on the check.

Constant Contact, Inc. is a corporation with a Federal Tax ID number of 04-3230368.

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 fund the insurance period you choose.
3. Actual charges and discounts will be calculated at the time of your monthly invoice based on payments that add on services to which you subscribe and related usage.
4. When your prepayment runs out, we'll attempt to charge your account under the same prepayment terms. If we are not able to, we'll convert your account to a standard monthly payment plan.

Billing questions? Contact Support
Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

Please detach and return the following portion with your check payment.

Detach and return this portion

Invoice Number:	KSM57FIAB11120
Invoice Date:	Mon Apr 20 12:11:42 EDT 2020
User Name:	piplantation
Terms:	Due upon receipt
Billing Address:	Pine Ridge Plantation Community Maria Cranford 4200 Pine Ridge Parkway Middleburg, FL 32068 9042318878
Payment Plan:	Prepay for 15% Off
Services:	Constant Contact - Email (501 - 2500 Contacts) $459.00
	Estimated Tax $0.00

AMOUNT DUE:	

Please send check to:
Constant Contact, Inc.
Attn: Accounts Receivable
1601 Trapelo Road
Waltham, MA 02451

Jeff Anderson
2744 Seminole Village Dr.
Middleburg, FL 32068
(904) 219-4983

CCSO OFF-DUTY INVOICE

RECEIVED

APR 24 2020

INVOICE DATE
DATE: 04/19/2020

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

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/19/20	Neighborhood, Pool and Clubhouse patrol and security	1730-2130	4.0	$30.00	$120.00
	C. Hall 4/24/20				
	Security				
	001.330.52200.34500				
	155 (1)				

DEPUTY SIGNATURE:

TOTAL 120.00

Make all checks payable to Jeff Anderson

Thank you for your business!

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

Invoice

RECEIVED
APR 24 2020

Invoice #: 312
Invoice Date: 4/20/2020
Due Date: 4/20/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1, 2020 - March 31, 2020		2,948.33	2,948.33
Maintenance Supplies		917.41	917.41

C. Hall 4/23/20
Gen. Fac. Maint. -$1250.00
001.330.57200.46000
R+M Field -$1400.97
001.320.53800.46000
R+P - Amenity -$1184.97
001.330.57200.46100
Janitorial Supplies -$29.80
001.330.57200.46201

73 (A)

Total	$3,865.74
Payments/Credits	$0.00
Balance Due	$3,865.74

RMS

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2020

Date	Hours	Employee	Description
3/2/20	3	C.P.	Removed debris around playground, amenity center, parking lot, main road and common areas, checked and changed trash receptacles, emptied dog receptacles, blew leaves and debris off patio and pool
3/3/20	8	C.P.	Repaired pavers on pool deck
3/3/20	4	S.A.	Lake and outfall structure inspections and debris removal (Gator / Trailer)
3/3/20	4	R.M.	Lake and outfall structure inspections and debris removal (Gator / Trailer)
3/4/20	5	C.P.	Finished repairing pavers on pool deck
3/4/20	8	C.N.	Assist with pool deck furniture, slide, and surface cleaning
3/6/20	3	C.P.	Removed debris around playground, amenity center, parking lot, main road and common areas, checked and changed trash receptacles on pool deck and playground, emptied dog receptacles, blew leaves and debris off patio and pool deck
3/9/20	2.5	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, emptied and restocked dog receptacles, checked and changed trash receptacles on pool deck and in playground
3/10/20	4	C.P.	Assisted with changing lights on pool deck, repaired pavers near side
3/13/20	2.5	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles on pool deck and playground, emptied dog receptacles
3/16/20	2	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles at playground, emptied dog receptacles
3/18/20	8	C.P.	Power washed slide, sanded down splash park, repaired rope on poles near splash park painted the left side of them
3/20/20	2.5	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles at playground, emptied and restocked dog receptacles
3/23/20	2.5	C.P.	Removed debris around amenity center, parking lot, playground, main road and common areas, checked and changed trash receptacles at playground, emptied dog receptacles
3/25/20	8	C.P.	Painted poles on right side of splash park, painted poles around pool deck, painted slide railing, replaced combo clocks
3/26/20	8	C.P.	Painted splash park
3/27/20	3	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles at playground, emptied dog receptacles
3/30/20	2.5	C.P.	Removed debris around amenity center, playground, parking lot, main road and common areas, checked and changed trash receptacles on playground, emptied dog receptacles
TOTAL	80.5		
MILES	294		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 04/05/20

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	3/3/20	Paver Base (2)	7.31	C.P.
	3/3/20	JD Gator Rental	70.00	R.M.
	3/9/20	Standard Guard Hip Pack Kit (4)	53.64	M.C.
	3/9/20	Yard Sale Signs	322.15	C.H.
	3/13/20	Duct Tape	8.02	C.P.
	3/13/20	Spray Paint	4.58	C.P.
	3/16/20	2" Binder for Lifeguards	14.38	M.C.
	3/16/20	Airwick 5 pk (2)	24.08	C.P.
	3/16/20	Simple Green	5.72	C.P.
	3/16/20	Wax for Slides	57.40	C.H.
	3/16/20	Keyed Cable Lock	17.23	C.H.
	3/18/20	50' Hose	18.94	C.P.
	3/18/20	3M 9x11 Sandpaper	13.77	C.P.
	3/18/20	#8x2 1/2" Wood Screws	1.36	C.P.
	3/18/20	4" White Foam Mini 2pk	5.72	C.P.
	3/18/20	4" Roller	6.06	C.P.
	3/18/20	Mini Rolling Tray	2.16	C.P.
	3/18/20	Short Cut Brush	6.75	C.P.
	3/18/20	Behr Ultra Flat Paine	44.83	C.P.
	3/20/20	Ortho Home Defense	17.79	C.P.
	3/25/20	4" White Foam Mini 2pk	5.72	C.P.
	3/25/20	Short Cut Brush (2)	13.50	C.P.
	3/25/20	Mini Rolling Tray (2)	4.30	C.P.
	3/25/20	24" Combo Clock (2)	137.95	C.P.
	3/25/20	14" Combo Clock	34.48	C.P.
	3/26/20	9"x1/2 Roller Cover (2)	10.26	C.P.
	3/26/20	9" Roller	4.81	C.P.
	3/26/20	9" Plastic Roller Tray (2)	4.53	C.P.
			0.00	
		TOTAL	$917.41	

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

Invoice

RECEIVED
APR 24 2020

Invoice #: 313
Invoice Date: 4/20/2020
Due Date: 4/20/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - March 2020		625.00	625.00

C. Hall 4/23/20
Contingency
001.320.53800.49000
73 (A)

Total	$625.00
Payments/Credits	$0.00
Balance Due	$625.00

Riverside Management Services, Inc.

9655 Florida Mining Blvd. W, Bldg. 300, Suite 305, Jacksonville, Florida 32257

Service Detail

Bill To: Pine Ridge Plantation

Invoice Date: 3/31/20

Due Date: Upon Receipt

Amount Due: $625.00

Description		Amount
Pressure Cleaning of the following:		
3/4/20	Pool deck furniture, slide and stairs, surface clean breezeway and walkways	$ 625.00

TOTAL AMOUNT DUE: $ 625.00

Should you have any questions, please contact Rich Whetsel @ (904) 759-8923
or rwhetsel@govmgtsvc.com

Remit Payment

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

Invoice

RECEIVED
APR 24 2020

Invoice #: 311
Invoice Date: 4/13/2020
Due Date: 4/13/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Easter Event 4/11/20		708.17	708.17

Special Events
(330, 572, 6010
73.17

Total	$708.17
Payments/Credits	$0.00
Balance Due	$708.17

RMW
4, 14, 20

Pine Ridge Plantation

Easter Event

4/11/20

GL#330-572-601

	Actual
Total Expenses	$1,548.17
District Checks	$840.00
TOTAL EXPENSES PUE	$708.17

Site	Actual
Set up and Site Management	
Site Staff	
Mileage	
Totals	**$0.00**

Entertainment/Favors & Crafts	Actual
(Gifts/supplies, etc.)	
Easter eggs, stickers, bubble bottles	$708.17
Totals	**$708.17**

Food/Beverages/Supplies	Actual
Totals	**$0.00**

DISTRICT CHECK	AMOUNT
_____ YES _____ NO	
Payable To:	
Live Sweet by Ashley	$840.00
Totals	**$840.00**

*** CHECK DATES 03/01/2020 - 04/30/2020 ***
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	#
4/02/20	00016	3/10/20	200230	202003	320	53800-60000				*	5,495.00		
			ELECTRICAL WORK										
									BEACON ELECTRICAL CONTRACTORS, INC.			5,495.00	000029

TOTAL FOR BANK B 5,495.00

TOTAL FOR REGISTER 5,495.00

Beacon Electrical Contractors, Inc.

RECEIVED
MAR 27 2020

731 Duval Station Rd. Suite 107-306
Jacksonville, Florida 32218
Phone: 904-338-5394
Fax: 904-751-6583

INVOICE #200230

Date: 3-10-20

To: Riverside Management Services, Inc.
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Attn: Chris Hall
Phone:
Email: chall@rmsnf.com

WORK COMPLETED 3-10-20 @ 4200 Pine Ridge Parkway:

Labor and materials for:

Complete electrical work per Beacon Electrical Contractors, Inc. Proposal Letter dated 1-21-20(copy attached).

TOTAL INVOICE AMOUNT $ 5,495.00

C. Hall 3/27/20
Capital Projects
2.320.53800.6000 16 (B)

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a *one-year warranty* effective as of the date of this invoice.