PINE RIDGE PLANTATION

Community Development District

November 16, 2021



Pine Ridge Plantation Community Development District

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

District Website: www.pineridgeplantationcdd.com

November 9, 2021

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, November 16, 2021 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments
- III. Staff Reports
 - A. Attorney
 - 1. Publication of Legal Notices
 - 2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
 - 3. Prompt Payment Requirements
 - 4. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.
 - B. District Manager
 - C. Engineer Ratification of Requisition 7 (Series 2020 Project)
 - D. Operations Manager
 - 1. Report
 - 2. Landscape Quality Inspection Report

- 3. Discussion of Lake Doctors Proposal to Add 2 Additional Lakes
- 4. Discussion of New Ceiling Fan Proposals
- E. Amenity Manager
 - 1. Discussion of Fitness Room HVAC Proposal
 - 2. Discussion of Adding Cameras to the New Area for the Tennis/Basketball Courts
- IV. Public Comments / Supervisor's Requests
- V. Approval of Consent Agenda
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending October 31, 2021
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
 - D. Ratification of Agreement with All Weather Contractors, Inc. for Repair and Improvement Services
- VI. Next Scheduled Meeting 12/13/21 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- VII. Adjournment



A.



Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams, P.A.

RE: Publication of Legal Notices

During the 2021 legislative session certain statutory changes were enacted affecting publication of legal notices. *See* Ch. 2021-17, Laws of Fla. Relevant to community development districts, this includes enactment of:

- (i) criteria that expand the newspapers that may qualify to publish legal notices; and
- (ii) provisions that allow for internet-only publication of certain legal notices.

As regards (i), District Managers should evaluate whether there are less expensive newspapers that qualify for publication of legal notices. As regards (ii), the Legislature's provision of internet-only publication of legal notices appears unlikely to provide any benefit to community development districts. In addition, revisions to district Rules of Procedure are included to address both (i) and (ii). However, updated Rules of Procedure only need to be adopted if a district desires to use a newspaper that only qualifies for publication of legal notices under the new statutory language, and not under the current Rules of Procedure. These matters are summarized in more detail below. The subject statutory changes are effective January 1, 2022.

1. Expanded Criteria for Newspapers to Qualify for Publication of Legal Notices

Effective January 1, 2022, section 50.011, Florida Statutes, includes revised and expanded criteria for newspapers to be eligible as a newspaper of "general circulation" to publish legal notices and advertisements. § 50.011(1)(a)-(e), Fla. Stat. District Managers should review these criteria to determine if less expensive newspapers qualify for the publication of district legal notices.

2. <u>Internet-Only Publication of Legal Notices</u>

Effective January 1, 2022, section 50.0211, Florida Statutes, authorizes certain notices to published solely on the internet. § 50.0211, Fla. Stat. For community development districts this includes special district meeting notices pursuant to section 189.015, Florida Statutes (i.e., annual and regular meeting notices), and establishment and termination notices pursuant to section 190.005 and 190.046, Florida Statutes. § 50.0211(1)(b)8., 9., Fla. Stat. Newspapers may charge for internet only publication, but no more than authorized if the notice had been published in a print edition (the expectation is that internet-only publication will offer savings versus print publication). § 50.0211(5)(c), Fla. Stat.

This internet-only option, however, comes with significant strings attached. Most significantly, entities opting for internet-only publication must publish a notice at least once per week in the print edition of a newspaper of general circulation that states that legal notices do not all appear in the print edition of the local newspaper and that additional legal notices may be accessed on the

newspaper's website or on the statewide legal notice website. § 50.0211(5)(d), Fla. Stat. Thus, it appears the burden of weekly publication of notices advising the public that internet-only publication is being utilized more than outweighs any logistical and cost benefits that might be realized from the limited scope of notices districts may publish solely on the internet. In addition, to utilize internet-only publication, a district's board of supervisors must make a determination that such internet-only publication is in the public interest and that the residents within the district have sufficient access to the internet such that internet-only publication would not unreasonably restrict public access. § 50.0211(5)(a), Fla. Stat.

3. Updated Rules of Procedure

If a district believes it would benefit from the expanded criteria for what may qualify as a newspaper of "general circulation" authorized to publish legal notices or the availability of internet-only publication, district Rules of Procedure should be updated to incorporate statutory changes as follows:

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. A newspaper is deemed to be a newspaper of "general circulation" within the District and county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1), Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published. Meeting notices pursuant to section 189.015, Florida Statutes, may be noticed by internet-only publication upon election by the District's Board and compliance with the requirements of section 50.0211, Florida Statutes. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:

* * *

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

 $Law\ Implemented:\ \S\S\underline{50.011},\underline{50.031},\underline{189.015},\underline{189.069}(2)(a)\underline{\textbf{16}}\underline{\textbf{15}},\underline{190.006},\underline{190.007},\underline{190.008},\underline{286.0105},\underline{286.011},\underline{286.0113},\underline{189.015},\underline{189.015},\underline{189.069}(2)(a)\underline{\textbf{16}}\underline{\textbf{15}},\underline{190.006},\underline{190.007},\underline{190.008},\underline{286.0105},\underline{286.011},\underline{286.0113},\underline{189.015},\underline{189.01$

286.0114, Fla. Stat.

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Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Wastewater and Stormwater Needs Analysis

During the 2021 legislative session sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022, and every five years thereafter. This memorandum answers basic questions regarding these new statutory provisions and requests that District Managers seek authorization for staff to solicit proposals to complete the required study as appropriate. We expect the services necessary to complete the required analysis to be exempt from competitive solicitation requirements as a planning or study activity below the statutory threshold of \$35,000. §§ 287.055, 287.017, Fla. Stat. Thus, as deemed appropriate and in the best interests of the subject district, districts may elect to utilize the services of existing engineering or other professionals currently under contract or may seek additional proposals for completion of the required needs analysis.

Which special districts are required to complete a needs analysis under section 403.9301 and 403.9302, Florida Statutes?

Special districts providing "wastewater services" or a "stormwater management program or stormwater management system" must complete a needs analysis. ¹

What constitutes "wastewater services"?

Wastewater services means providing service to pipelines or conduits, pumping stations, and force mains and associated facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal or to a plant or other works used for the purpose of treating, stabilizing, or holding wastewater principally from dwellings, business buildings, institutions, and sanitary wastewater or sewage treatment plants.

¹ Counties, municipalities, and special districts located in a "rural area of opportunity" may be exempt from the requirements of sections 403.9301 and 403.9302, Florida Statutes, if compliance would create an undue economic hardship. This includes:

[•] Northwest Rural Area of Opportunity: Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway.

[•] South Central Rural Area of Opportunity: DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).

[•] North Central Rural Area of Opportunity: Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

What constitutes "stormwater management program or stormwater management system"?

"Stormwater management program" means an institutional strategy for stormwater management, including urban, agricultural, and other stormwater. "Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

What must the needs analysis for these services or systems include?

- A detailed description of associated facilities;
- The number of current and projected residents served calculated in 5-year increments;
- The current and projected service area;
- The current and projected cost of providing services calculated in 5-year increments;
- The estimated remaining useful life of each facility or its major components;
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components;
- The district's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the district expects to close any projected funding gap.
- The Office of Economic and Demographic Research has <u>templates and other resources</u> and <u>guidance</u> under development on its website to assist in completion of this required anslysis.

When must the needs analysis required be complete?

The 20-year needs analysis must be completed by June 30, 2022.

What happens to the needs analysis once it is complete?

The complete needs analysis and associated methodology and supporting data must be submitted to the county within which the largest portion of the subject district facilities are located. Each county must them compile all analyses submitted to it (from special districts, municipalities, and the county itself) into a single document that must be filed with the Department of Environmental Protection and Office of Economic and Demographic Research by July 31, 2022 and every five years thereafter. The Office of Economic and Demographic research is required to evaluate the compiled documents for purposes of developing a statewide analysis that will include an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Prompt Payment Policies

As you may know, during the 2021 legislative session Part VII of Chapter 218, Florida Statutes (the "Local Government Prompt Payment Act") was amended. This includes an increase from 1 percent to 2 percent as the floor interest rate on late payments for construction services and the addition of certain contractor rights in the event a local government entity fails to timely commence dispute resolution procedures in the event of an improper payment request or invoice. See §§ 218.735(9); 218.76(2)(b), Fla. Stat. As provided in Florida Chapter Laws 2021-124, these changes apply to contracts executed on or after July 1, 2021.

Accordingly, we advise that districts adopt new or updated Prompt Payment Policies and Procedures as attached hereto to reflect these changes. For districts that have previously adopted Prompt Payment Policies and Procedures prepared by Hopping, Green & Sams, this consists of the following changes as reflected in track-change format:

VII. Resolution of Disputes

* * *

B. Dispute Resolution Procedures

- 1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
- 2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
- 3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within

four (4) business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within four (4) business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.

- 34. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
- 45. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
- A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
- 67. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

X. Late Payment Interest Charges * * *

B. Related to Construction Services

Page 3 of 3 Prompt Payment Policies

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74(4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

RESOLUTION 2021-

A RESOLUTION OF THE BOARD OF SUPE COMMUNITY DEVELOPMENT DISTRICT A AND PROCEDURES PURSUANT TO PROVIDING A SEVERABILITY CLAUSE; AN	ADOPTING PROMPT PAYMENT POLICIES CHAPTER 218, FLORIDA STATUTES;				
WHEREAS, the					
WHEREAS, Chapter 218, Florida Statute contractors providing certain goods and/or servi	es, requires timely payment to vendors and ces to the District; and				
WHEREAS, the Board of Supervisors of the the best interest of the District to establish Procedures as may be amended or updated from	• • •				
NOW, THEREFORE, BE IT RESOLVED BY	THE BOARD OF SUPERVISORS OF THE NITY DEVELOPMENT DISTRICT:				
SECTION 1. The Prompt Payment Police are hereby adopted pursuant to this Resolution at The Prompt Payment Policies and Procedures shats the Board may amend or replace them; proving 218, Florida Statutes, are amended from time to a Procedures shall automatically be amended to in any further action by the Board. The Prompt Passupplant and replace any previously adopted Procedures.	all remain in full force and effect until such time ded, however, that as the provisions of Chapter time, the attached Prompt Payment Policies and corporate the new requirements of law without yment Policies and Procedures hereby adopted				
SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.					
SECTION 3. This Resolution shall becoin effect unless rescinded or repealed.	me effective upon its passage and shall remain				
PASSED AND ADOPTED this day of	, 2021.				
ATTEST:	COMMUNITY DEVELOPMENT DISTRICT				
Secretary/Assistant Secretary	Chairperson, Board of Supervisors				

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A				
COMMUNITY DEVELOPMENT DISTRICT				
Prompt Payment Policies and Procedures In Accordance with the Local Government Prompt Payment Act Chapter 218, Part VII, Florida Statutes				

Community Development District Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) ("PPA"), the purpose of the Community Development District ("District") Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method, which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is ______. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers s	should	notify	the	District	Manager	when	changes	in	data	occui
(telephone					, email					

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

- 1. Name of Vendor
- 2. Remittance address
- 3. Invoice Date

- 4. Invoice number
- 5. The "Bill To" party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
- 6. Project name (if applicable)
- 7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
- 8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
- 9. Any applicable discounts
- 10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District's Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

,	Mailing and Drop Off Address	<u>;</u>	
		Community Development D	istri
	Email Address		

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. Receipt of Proper Invoice

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. Receipt of Improper Invoice

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the <u>latest</u> date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. Rejection of an Improper Invoice

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

- 2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
- 3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
- 4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
- 5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
- 6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

4.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Public Records Exemptions Advisory Notice

As you may know, during the 2021 legislative session section 119.071, Florida Statutes, was revised to include additional requirements regarding the public records exemption for home addresses, telephone numbers, dates of birth, photographs, and other information associated with certain officers, employees, justices, judges, or other persons identified in section 119.071(4)(d)2. In particular, section 119.071(4)(d)3. now provides that the custodian of such information must maintain its exempt status where the subject officer, employee, justice, judge or person, or employing agency of the designated employee submits a written and notarized request for maintenance of the exemption to the custodial agency. Further, the request must state under oath the statutory basis for the individual's exemption request and confirm the individual's status as a party eligible for exempt status. The italicized requirements for notarization and a statement under oath as to the statutory basis for the exemption request are new requirements that became effective July 1, 2021.

Please ensure district records custodians and other appropriate personnel have been appropriately advised of these changes for purposes of evaluating exemptions for future public records requests.

C.

FORM OF REQUISITION FOR SERIES 2020 PROJECT

The undersigned, an Authorized Officer of Pine Ridge Plantation Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to SunTrust Bank, Orlando, Florida, as trustee (the "Trustee"), dated as of September 1, 2006 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of September 1, 2020 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 7

(B) Name of Payee: Basham & Lucas Design Group, Inc.

7645 Gate Parkway, Suite 101

Jacksonville, FL 32256

(C) Amount Payable: \$40,600.00

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): Professional Services related to Pine Ridge Plantation Amenity Invoice 8640
- (E) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2020A Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2020 Project and each represents a Cost of the Series 2020 Project, and has not previously been paid out of such Account;

OR

this requisition is for costs of issuance payable from the Series 2020A Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By:

Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2020A Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

October 26, 2021

BASHAM & LUCAS DESIGN GROUP, INC. FLUMMON-AROSTECTURE - LABORAZIÓ

Basham & Lucas Design Group Inc.

7645 Gate Pkwy Ste 101 Jacksonville, FL 32256 US (904) 731-2323

INVOICE

BILL TO
Pine Ridge Plantation CDD
Ernesto Torres
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

 INVOICE
 8640

 DATE
 10/26/2021

 TERMS
 Due on receipt

 DUE DATE
 10/31/2021

CONTRACT	DUE	AMOUNT DUE
17,800.00	75.00 % of 17,800.00	13,350.00
0.00	0.00 of 0.00	0.00
7,800.00	75.00 % of 7,800.00	5,850.00
2,100.00	100.00 % of 2,100.00	2,100.00
17,500.00	100.00 % of 17,500.00	17,500.00
4,800.00	25.00 % of 4,800.00	1,200.00
3,200.00	0.00 of 3,200.00	0.00
600.00		600,00
	17,800.00 0.00 7,800.00 2,100.00 17,500.00 4,800.00 3,200.00	17,800.00 75.00 % of 17,800.00 0.00 0.00 of 0.00 7,800.00 75.00 % of 7,800.00 2,100.00 100.00 % of 2,100.00 17,500.00 100.00 % of 17,500.00 4,800.00 25.00 % of 4,800.00 3,200.00 0.00 of 3,200.00

BALANCE DUE	\$40,600.00		
Estimate Summary			
Estimate 20-129	70,600.00		
Invoice 8415	6,800.00		
Invoice 8499	18,600.00		
Invoice 8600	900,00		
This invoice 8640	\$40,600.00		





Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-509-6445

Date: November 16, 2021

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Maria Cranford, Amenity Manager &

Brian Stephens, Operations Manager

Re: Monthly Facility Memorandum

Completed Items:

- Turner Pest Control performed quarterly maintenance services on October 18th.
- Fitness Pro completed quarterly maintenance service of the fitness center equipment.
- RMS staff has begun pressure washing the face of the amenity building and gutters to remove dirt and mold.
- Batteries were replaced in the thermostat located in the fitness center.
- Ceiling fan lights as well as vanity lights in the bathrooms have been replaced with daylight-colored lights to better match the color of the new LED recessed lights.
- RMS is continuing to remove the sand buildup in the curbing along Pineridge Plantation Pkwy.
- The wood on the play structure has been repainted.
- RMS is repainting around the new emergency light fixtures.

Landscaping & Lakes:

• Down to Earth continues to maintain the grounds throughout.

- Lake Doctor's continues to maintain the lakes.
- Lake Doctors has provided a proposal to add two (2) new lakes to the aquatics contract.
- RMS continues to inspect and clean all the lakes and outfall structures.

Amenity Manager:

- The total number of scheduled rentals for October, November and December are currently at 21.
- The Community Christmas event is being planned for Saturday, December 11th from 5 to 8 p.m. and will feature Santa Claus.
- Halo-Halong Sangkap Pinoy Eats will be at the amenity center November 14th from 5 to 8 p.m.
- Abstrakt Filipino Essence has begun booking dates for 2022. They are scheduled to be at the amenity center on January 27th, February 23rd and March 23rd from 5 to 8 p.m.
- San Marco Chz Fry Co is scheduled to be at the amenity center on January 11th, February 8th, March 8th, April 5th, May 10th and June 7th
- Magnolia Southern Bistro, formerly Liberty Deli will be at the amenity center on January 19th and again on April 13th from 5 to 8 p.m.
- A Mouthful Jax will be at the amenity center on November 15th, December 13th and again on January 20th from 5 to 8 p.m.
- Northeast Florida Vending continues to service and stock our soda machine.
- Jackpot Vending continues to service and stock our snack machine.



Jason Brown, Aquatic Consultant

Corporate Offices 3543 State Road 419 Winter Springs, FL 32708 1-800-666-5253 lakes@lakedoctors.com www.lakedoctors.com

Water Management Agreement

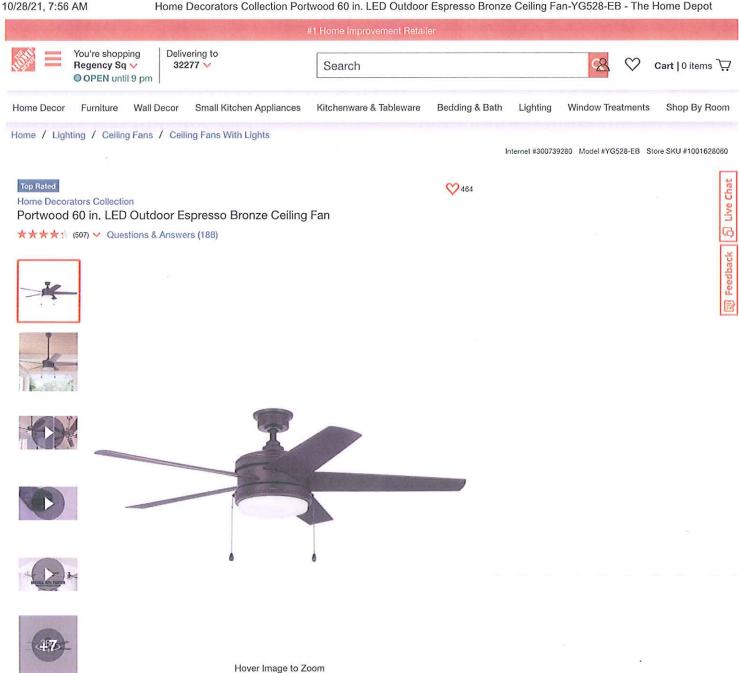
	PERTY NAME (Community/Busine	ss/Individual)				· · · · · · · · · · · · · · · · · · ·
MANA	AGEMENT COMPANY					
INVO	ICING ADDRESS					
CITY		STATE	ZIP	PHONE ()	
EMAI	IL ADDRESS			EMAIL I	NVOIC	CE: YES OR NO
	D PARTY COMPLIANCE/REGISTR			NVOICING PORTA		
	Third Party Compliance/Registration		-	-	-	
	inafter called "CUSTOMER"	REQUESTED S PURCHASE OF	START DATE: _ RDER #:			
The p	parties hereto agree to follows:					
l a	Twelve (12) ponds associated value (12) inspections algae. Your current Agreemen CUSTOMER agrees to pay THE	and/or treatments, a t will remain in effe	s necessary, for coct until we receive	ontrol and prever	ed Ag	reement.
	management services:	·	o o	,		
1	1. Underwater and Floatin	ng Vegetation Contro	ol Program		B	850.00 Monthly
ļ	Shoreline Grass and B	rush Control Program	m	(}	INCLUDED
	Detailed Monthly Writte	en Service Reports		9	}	INCLUDED
	4. Free Callback Service				}	INCLUDED
	Additional Treatments,	as required.		9	<u> </u>	INCLUDED
	Total of Services Acc	epted			\$	850.00 Monthly
	100 of the chave our total cha					, the balance shall be payables, permitting fees, monitor
advairepor Agree B. 7	ance in monthly installments of rting, water testing and related ement. THE LAKE DOCTORS uses produced THE LAKE DOCTORS agrees to	costs mandated by ducts which, in its so commence treatme	y any governmen le discretion, will p	tal or regulatory provide effective at 5) business days	body and s	y related to service under afe results.
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Name __

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving 30 day written notice to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in Lull. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

4.





Fixture Color/Finish: Espresso Bronze

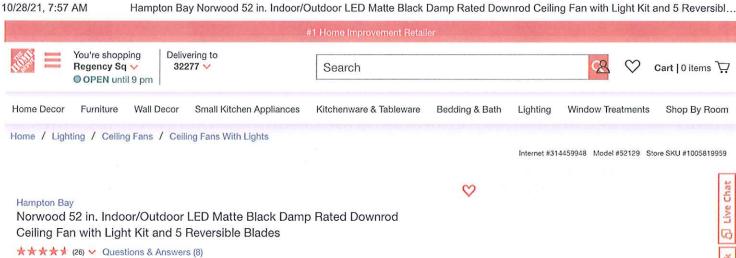


Control Type: Ceiling Fan Only

Ceiling Fan Only

How to Get It

Delivering to: 32277 | Change



















Hover Image to Zoom



Save up to \$100 on your qualifying purchase. Apply for a Home Depot Consumer Card

How to Get It



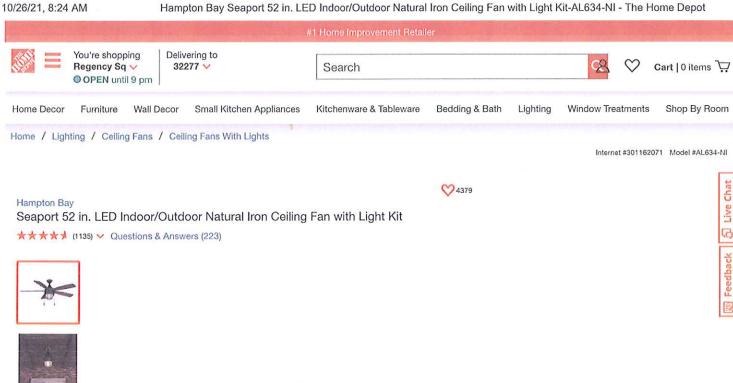
Ship to Home Not available for this item



Delivering to: 32277 | Change

As soon as Today \$8.99

Not in stock at Regency Sq





Hover Image to Zoom

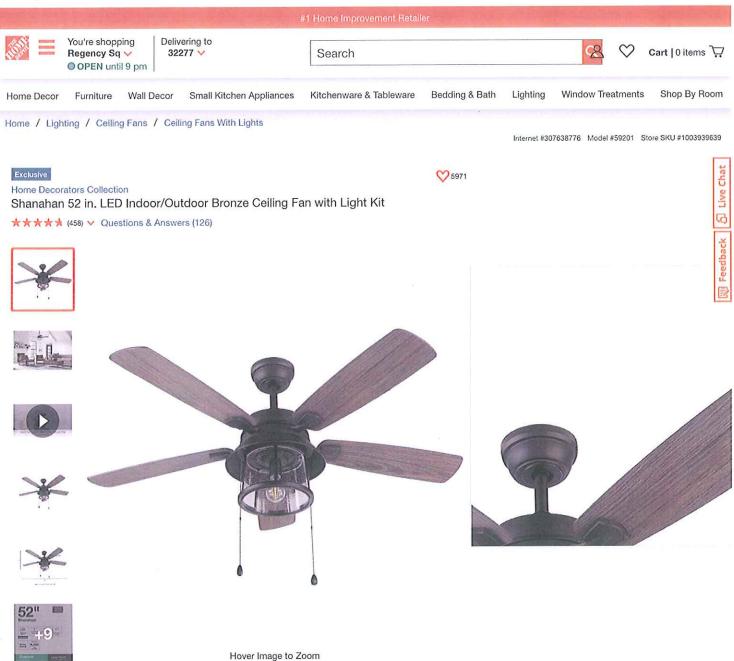






How to Get It

Delivering to: 32277 | Change





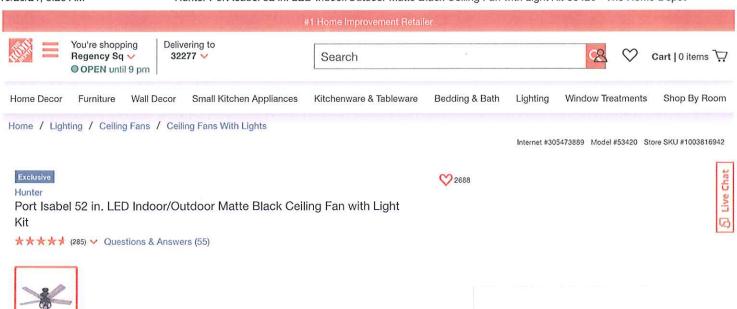
Regency Sq Store

18 in stock Aisle 43, Bay 018 Text to Me

Fixture Color/Finish: Bronze



Control Type: Ceiling Fan Only





Hover Image to Zoom



Fixture Color/Finish: Matte Black



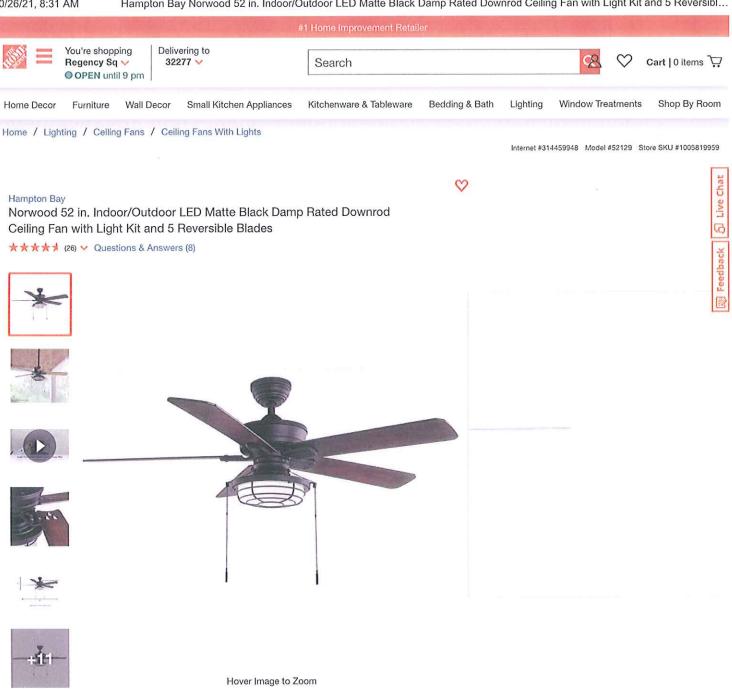
How to Get It

Delivering to: 32277 | Change















Ship to Home Not available for this item



Delivering to: 32277 | Change

Not in stock at Regency Sq

What are you looking for today?

Q

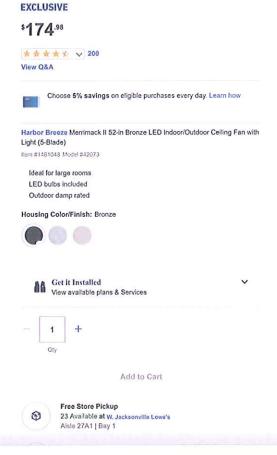
W. Jacksonville Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

.ighting & Ceiling Fans / Ceiling Fans & Accessories / Ceiling Fans







Harbor Breeze Merrimack II 52-in Bronze LED Indoor/Outdoor Ceiling Fan with Light (5-Blade)

\$174.98

Add to Cart

Overview

Specifications

Reviews

Questions & Answers Compare

Product Features

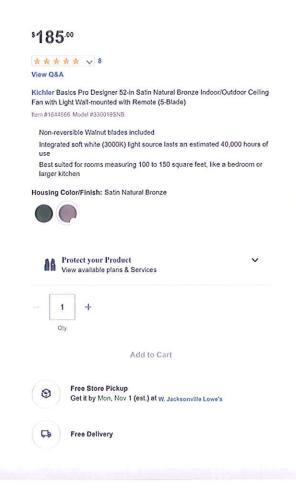
W. Jacksonville Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

.ighting & Ceiling Fans / Ceiling Fans & Accessories / Ceiling Fans





Kichler Basics Pro Designer 52-in Satin Natural Bronze Indoor/Outdoor Ceiling Fan with Light Wall-mounted with Remote (5-Blade)

Add to Cart

Overview

Specifications

Reviews

Questions & **Answers**

Compare

Product Features

mon complements a variety of accord and lighting styles.

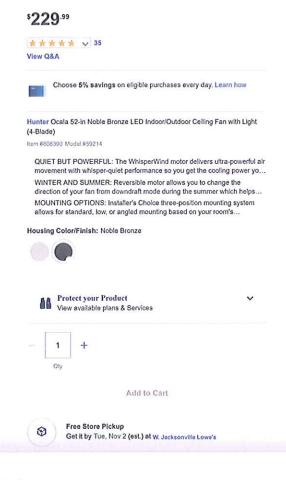
W. Jacksonville Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

.ighting & Ceiling Fans / Ceiling Fans & Accessories / Ceiling Fans







Hunter Ocala 52-in Noble Bronze LED Indoor/Outdoor Ceiling Fan with Light (4-Blade)

\$229.99

Add to Cart

Overview

Specifications

Reviews

Questions & Answers Compare

Product Features





Pine Ridge Amenity Center Pine Ridge Amenity Center / 7.5 ton Unit Replacement SERVICE PROPOSAL



Pine Ridge Amenity Center / 7.5 ton Unit Replacement



EQUIPMENT CHANGEOUT SCOPE

Proposed Scope of Work:
Provide and Install new Trane 7.5ton Split System.

SERVICE INSPECTIONS / EQUIPMENT

Trane Odyssey Split System (Qty. 1)
Model #: TWE09041BAA
7.5 ton Air Handler, R-410A, 208/230/60/1, Dual Circuit

Trane Condensors (Qty. 2)

Model #: 4TTR4048L1000A

Two (2) 4 ton Condensers, R-410A, 208/230/60/1

Price also Includes:
Air Scrubber Air Purification System (see attached information)
Thermostat, & Float Switches
6 months of Filters

EXCLUSIONS:

Smoke detectors, Controls, Dampers and Sensors

Pine Ridge Amenity Center / 7.5 ton Unit Replacement



EQUIPMENT CHANGEOUT PROPOSAL SUMMARYDATE: 11/3/21

Proposal No.: EC110421TGA

TO: Pine Ridge Amenity Center

Pine Ridge Amenity Center / 7.5 ton Unit Replacement

ATTN: Maria Cranford EMAIL: prmgr@riversidemgtsvc.com

REPLY TO: Tommy Gugliotta **PHONE:** 904-291-8878

WE APPRECIATE THE OPPORTUNITY TO PROVIDE YOU THIS SERVICE PROPOSAL TO FURNISH THE

MATERIALS AND/OR PERFORM THE WORK DESCRIBED ABOVE FOR THE NET SUM OF:

ORIGNIAL TOTAL: \$13,051.63

DISCOUNT: \$1,771.48

TOTAL: \$11,280.15

Sincerely,

Tommy Gugliotta

COO

Professional Cooling & Control Systems Inc 904-378-3600 ext. 104 tgugliotta@pcacs.com

^{*}Please note proposal is valid for 30days.

Air Scrubber

WITH CERTIFIED SPACE TECHNOLOGY

Uses the same ActivePure® Technology that was proven to reduce over 99.9% of the surface and airborne SARS-CoV-2 virus that causes COVID-191

INTENDED USE

The Air Scrubber by Aerus attaches directly to the HVAC system ductwork to reduce viruses, bacteria, and other contaminants in the ambient air and on surfaces in businesses and homes up to 2,000 sq. ft.

BENEFITS

- Uses the latest version of ActivePure Technology
- Provides continuous surface decontamination and air purification in real time
- Safely removes allergy and asthma triggering contaminants
- Protects your heating and cooling system from potentially dangerous buildup

HOW IT WORKS

- Our proprietary ActivePure Technology uses high-intensity UVC light and a catalytic process to produce scrubber ions and hydroperoxides that inactivate contaminants on surfaces and in the air
- Advanced ActivePure® Technology continuously protects and purifies the environment around you
- Installed by a professional directly to the existing HVAC system ductwork

NOTABLE ACTIVEPURE FACTS

- Primary technology in an FDA-Cleared Class II Medical Device
- Inducted into the Space Technology Hall of Fame in 2017 and is the only Certified Space Technology product in its class
- Ongoing 2-year double-blind study with the Cleveland Clinic
- Used by 29 professional baseball teams

PROOF IT WORKS

In extensive independent lab testing, ActivePure has been proven to significantly reduce the following contaminants and pathogens:

- · Aspergillus Niger
- · Listeria Monocytogenes
- MS2 Bacteriophage RNA Virus
- Bacillus Globigii Clostridium Difficile
- Candida Albicans

Avian Flu

- Hepatitis A
- Phi-X 174 DNA Virus · Pseudomonas spp.
- · SARS-Cov-2 Coronavirus
- Legionella Pneumophila

- · Stachybotrys Chartarum
- · Staphylococcus Aureus
- · Staphylococcus Epidermis
- Streptococcus spp.
- Swine Flu
- VOCs



NEW PATENTED CELL DESIGN

Air Scrubber by Aerus (Ozone Free)	9960052 Model: A1013U Meets California ozone emissions limit. CARB Certified.
Technology	ActivePure®
Electrical	Input Voltage: 24 Volts 1 Amp, 50/60 Hz Current: 17 Watts
Mechanical	Distribution via air handler
Unit Dimensions	8.5"H x 8.5"W x 11"D (21.59cm H x 21.59cm W x 27.94cm D)
Cell Dimensions	2.25"H x 2.25"W x 9"D (5.71cm H x 5.71cm W x 22.86cm D)
Weight	3 lbs. (1.2 kgs)
Operating temp.	34°F - 200°F (1.6°C - 93°C)
Coverage	Up to 2,000 sq. ft. (186 m²)
Warranty	Limited 5 year warranty; 2 year warranty on ActivePure® Cell & Bulb

The ActivePure® Technology built into each Air Scrubber by Aerus is based on a variation of the technology originally developed for use on the International Space Station and is recognized as the exclusive Certified Space Technology in its category.











2017 Space Technology Hall of Fame Inductee Proudly Designed, Developed and Engineered In the USA.





WITH CERTIFIED SPACE TECHNOLOGY

The Air Scrubber by Aerus with ActivePure® Technology Works to Eliminate the Competition!

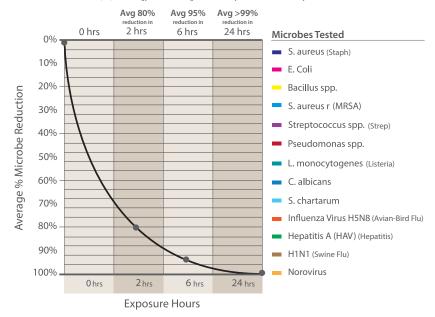


FEATURES AND BENEFITS

- ActivePure® Technology reduces the amount of ozone that exists in the air
- 2. No other product features technology that works faster or more efficiently than the Air Scrubber by Aerus
- Aerus features the only NASA Certified Space Technology™ in its class
- 4. Millions of Satisfied Customers

Reduction of Surface Contaminants

ActivePure® (RCI) Technology 24 hour testings conducted by Kansas State University



- 5. Our technology is designed, engineered, and produced in the United States
- Aerus is the only company that utilizes ActivePure®
 Certified Technology™ to protect against airborne and surface contaminants
- Aerus has been improving indoor conditions for over
 90 years
- ActivePure® Technology is effective against MRSA,
 Staph, Strep, E-Coli, Listeria, Swine Flu, Bird Flu,
 Hepatitis A, Norovirus, Bacillus, Pseudomonas and more
- Proven effective in the International Space Station, Liberty Bell, Ground Zero Museum, Major League Baseball facilities, hospitals, schools, homes and international hotel brands











2017 Space Technology Hall of Fame Inductee

The ActivePure® Technology built into each Air Scrubber by Aerus is based on a variation of the technology originally developed for use on the International Space Station and is recognized as the exclusive Certified Space Technology™ in its category





The First Air Purifier Scientifically Proven to Reduce COVID-19 on Surfaces & In the Air

The Aerus ActivePure Technoloy is the only air purifier scientifically proven to reduce the SARS-CoV-2 novel coronavirus on surfaces & in the air.

- ActivePure Technology was tested on live SARS-CoV-2 virus, not proxy or surrogate strains
- Demonstrated a 99.98% surface kill rate of SARS-CoV-2 virus within 7 hours
- Test completed in an independent FDA-compliant lab
- Made for indoor areas up to 20,000 sq. ft. ballrooms, conference centers, restaurants, hotel lobbies, and large public spaces

The ActivePure Technology disinfection system is the safest, fastest and most powerful surface and air-purification technology available that minimizes recontamination and cross contamination in real time without the use of chemicals or ozone.

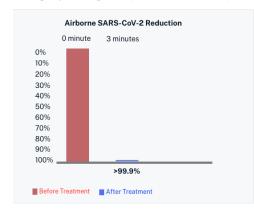


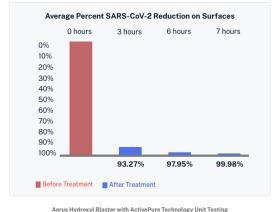
ActivePure Unit Testing

Testing done at MRIGlobal, an independent, FDA-Compliant laboratory. % Reductions measured incrementally over natural degradation of SARS-CoV-2. Outside of control group - over 99.9% reduction of SARS-CoV-2.

ActivePure vs SARS-CoV-2 (The Virus That Causes COVID-19)

Testing completed in August 2020 (surface) and December 2020 (airborne) has shown remarkable levels of reduction in the virus that causes COVID-19.





New Pure & Clean Unit Testing
sting done at UTMB BSL Level 3 Lab with assistance from BSL Level 4 Lab, complying
with FDA protocols in a FDA Certified Compliant Laboratory.

esting was done at MRIGlobal, an independent, FDA-Compliant laboratory. The reduction percentages were measured incrementally over natural degradation of SARS-CoV-2.

How Does it Work?

Units with ActivePure Technology pull free oxygen and water molecules in the air through ActivePure's patented honeycomb matrix. The technology creates powerful oxidizers, known as ActivePure Molecules, that are then released back into the room, where they seek and destroy DNA and RNA viruses including SARS-CoV-2 (novel coronavirus), Swine Flu (H1N1), Avian Bird Flu (H5N8), Hepatitis A (HAV) and MS2 bacteriophage, regardless of their size, on surfaces and in the air.

Safe. Proven. Effective. Certified.

Since 1924, Aerus products with ActivePure Technology have provided healthy indoor environments for 50 million businesses and residences worldwide, including:

- Homes
- Office buildings
 - Restaurants
 - Hotels
- Retail businesses
- Government buildings
- Indoor event/entertainment spaces
- Professional sports locker rooms

ActivePure Technology vs Competitors

	ActivePure	Ionization	Shielded UVC	Unshielded UVC	PCO PECO	HEPA	ESP	Activated Carbon	Ozone
Quickly destroys airborne viruses, bacteria, molds	✓			~					~
Works safely in occupied rooms	✓	SOME	~		~	~	SOME	~	
Works immediately and does not require capture or exposure time	~								~
Dangerous, legally restricted, or can cause collateral damage		V	~	~			~		V
Quickly reduces recontamination	~								~
Removes VOCs	~				SOME			~	V
Reduces PM 2.5 Particles or Smaller		SOME				~	~		
Can negatively impede an HVAC system		~	~	~	~	~			~
Requires frequent cleaning or replacement			~	~		~	~	~	
Product is safe to clean	~	SOME			~		SOME	~	
Certified Space Technology, Recognized in the Space Technology Hall of Fame	~								
Key Technology in the Aerus Medical Guardian, an FDA Cleared Class II Medical Device	~								

Call to Schedule your Air Scrubber Installation **Today!** (904) 602-8000



A.

COMMUNITY DEVELOPMENT DISTRICT COMBINED BALANCE SHEET October 31, 2021

	Governmental Fund Types Capital Debt			Capital	Totals	
	General	Reserve	Service	Projects	2021	
ASSETS:						
CASH	\$107,324	\$143,656			\$250,980	
INVESTMENTS						
Reserve A-1			\$173,593		\$173,593	
Reserve A-2			\$115,100		\$115,100	
Revenue A			\$175,193		\$175,193	
Construction				\$1,811,776	\$1,811,776	
State Board	\$466,206	\$200,615			\$666,821	
US Bank Custody	\$181,759				\$181,759	
Prepaid Expneses	\$650				\$650	
TOTAL ASSETS	\$755,938	\$344,271	\$463,886	\$1,811,776	\$3,375,872	
LIABILITIES:						
ACCOUNTS PAYABLE	\$0	\$37,760			\$37,760	
ACCRUED EXPENSES	\$1,590				\$1,590	
FUND BALANCES:						
ASSIGNED	\$43,187				\$43,187	
UNASSIGNED	\$710,511				\$710,511	
RESTRICTED FOR DEBT SERVICE			\$463,886		\$463,886	
RESTRICTED FOR CAPITAL PROJECTS		\$306,511		\$1,811,776	\$2,118,288	
TOTAL LIABILITIES & FUND EQUITY						
& OTHER CREDITS	\$755,938	\$344,271	\$463,886	\$1,811,776	\$3,375,872	

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE	
REVENUES:					
Assessments - Tax Collector	\$538,283	\$0	\$0	\$0	
Misc./Facility Rental Income	\$3,000	\$250	\$1,264	\$1,014	
Interest Income	\$600	\$50	\$38	(\$12)	
TOTAL REVENUES	\$541,883	\$300	\$1,303	\$1,003	
EXPENDITURES:					
ADMINISTRATIVE:					
Supervisors Fees/FICA Taxes	\$10,334	\$861	\$1,077	(\$215)	
Engineering	\$7,000	\$583	\$0	\$583	
Attorney	\$20,000	\$0	\$0	\$0	
Annual Audit	\$3,100	\$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	\$417	\$417	(\$0)	
Management Fees	\$46,505	\$3,875	\$3,875	(\$0)	
Computer Time	\$1,200	\$100	\$100	\$0	
Telephone	\$350	\$29	\$2	\$27	
Postage	\$1,000	\$83	\$3	\$81	
Printing & Binding	\$1,200	\$100	\$7	\$93	
Insurance	\$8,810	\$8,810	\$8,290	\$520	
Legal Advertising	\$2,500	\$208	\$46	\$162	
Other Current Charges	\$600	\$50	\$0	\$50	
Website Domain	\$1,200	\$100	\$100	\$0	
Office Supplies	\$300	\$25	\$0	\$25	
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0	
ADMINISTRATIVE EXPENDITURES	\$121,734	\$21,277	\$19,951	\$1,326	
GROUNDS MAINTENANCE;					
Landscape Maintenance	\$100,000	\$8,333	\$7,160	\$1,173	
Lake Maintenance	\$9,300	\$775	\$770	\$5	
Electric	\$2,500	\$208	\$135	\$73	
Water	\$35,000	\$2,917	\$1,439	\$1,477	
Repairs And Maintenance	\$20,000	\$1,667	\$0	\$1,667	
Contingencies	\$4,451	\$371	\$0	\$371	
GROUNDS MAINTENANCE EXPENDITURES	\$171,251	\$14,271	\$9,504	\$4,767	

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE	
EXPENDITURES:					
AMENITY CENTER					
Insurance	\$10,902	\$10,902	\$10,258	\$644	
General Facility Maintenance	\$15,000	\$1,250	\$0	\$1,250	
Repairs & Replacements	\$15,000	\$1,250	\$0	\$1,250	
Recreational Passes	\$500	\$42	\$0	\$42	
Postage	\$100	\$8	\$0	\$8	
Printing & Email Marketing	\$125	\$10	\$0	\$10	
Office Supplies	\$700	\$58	\$0	\$58	
Other Current Charges	\$250	\$21	\$0	\$21	
Permit Fees	\$250	\$0	\$0	\$0	
Contingency	\$5,000	\$417	\$0	\$417	
Special Events	\$12,000	\$1,949	\$1,949	\$0	
Refuse Service	\$7,200	\$600	\$595	\$5	
Security	\$10,000	\$833	\$88	\$745	
Gate Monitor	\$6,146	\$512	\$0	\$512	
<u>Utilities</u>					
Water & Sewer	\$4,500	\$375	\$307	\$68	
Electric	\$23,000	\$1,917	\$1,455	\$462	
Cable/Phone/Internet	\$3,720	\$310	\$306	\$4	
Management Contracts					
Amenity Management	\$57,277	\$4,773	\$4,773	\$0	
Facility Assistant	\$19,489	\$1,624	\$0	\$1,624	
Field Management Services	\$22,388	\$1,866	\$1,866	(\$0)	
Lifeguards	\$17,790	\$0	\$0	\$0	
Pool Maintenance	\$12,500	\$1,042	\$1,042	(\$0)	
Pool Chemicals	\$12,306	\$1,026	\$1,026	\$0	
Janitorial	\$8,127	\$677	\$677	\$0	
Janitorial Supplies	\$3,200	\$267	\$0	\$267	
AMENITY CENTER EXPENDITURES	\$267,470	\$31,728	\$24,341	\$7,387	
OTHER FINANCIAL SOURCES/(USES)					
Capital Projects - Transfer Out	\$24,614	\$0	\$0	\$0	
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$24,614	\$0	\$0	\$0	
TOTAL EXPENDITURES	\$585,070	\$67,276	\$53,796	\$13,480	
EXCESS REVENUES (EXPENDITURES)	(\$43,187)		(\$52,494)		
FUND BALANCE - Beginning	\$43,187		\$806,842		
FUND BALANCE - Ending	\$0	_	\$754,348	_	

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Month-to-Month Fiscal Year 2022

	ADOPTED													
	BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
REVENUES:													•	
Assessments - Tax Collector	\$538,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$600	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Misc./Facility Rental Income	\$3,000	\$1,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,264
TOTAL REVENUES	\$541,883	\$1,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,303
EXPENDITURES:														
ADMINISTRATIVE:														
Supervisors Fees/FICA Taxes	\$10,334	\$1,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,077
Engineering	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$1,200	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$5,000	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Assessment Roll	\$5,260	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Attorney	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$3,100	\$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	\$46,505	\$3,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,875
Computer Time	\$1,200	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Telephone	\$350	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Postage	\$1,000	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Printing & Binding	\$1,200	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Insurance	\$8,810	\$8,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,290
Legal Advertising	\$2,500	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Other Current Charges	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Domain	\$1,200	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Office Supplies	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE EXPENDITURES	\$121,734	\$19,951	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,951
GROUNDS MAINTENANCE:														
Landscape Maintenance	\$100,000	\$7,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,160
Lake Maintenance	\$9,300	\$7,160 \$770	\$0 \$0	\$7,160										
Electric	\$2,500	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135
Water	\$35,000	\$1,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,439
Repairs And Maintenance	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$4,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$171,251	\$9,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,504

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Month-to-Month Fiscal Year 2022

	ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
AMENITY CENTER								•	*					
Insurance	\$10,902	\$10,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,258
General Facility Maintenance	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Replacements	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$12,000	\$1,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,949
Refuse Service	\$7,200	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$595
Security	\$10,000	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88
Gate Monitor	\$5,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Utilities</u>														
Water & Sewer	\$4,500	\$307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Electric	\$23,000	\$1,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,455
Cable/Phone/Internet	\$3,720	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Management Contracts														
Amenity Management	\$57,277	\$4,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,773
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$22,388	\$1,866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,866
Lifeguards	\$17,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$12,500	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,042
Pool Chemicals	\$12,306	\$1,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026
Janitorial	\$8,127	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
Janitorial Supplies	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$267,024	\$24,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,341
_														
TOTAL EXPENDITURES	\$560,010	\$53,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,796
OTHER SOURCES/(USES):														
Capital Projects - Transfer Out	\$24,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$42,741)	(\$52,494)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$52,494)

COMMUNITY DEVELOPMENT DISTRICT CAPITAL RESERVE FUND

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In Interest	\$24,614 \$250	\$0 \$0	\$0 \$16	\$0 \$16
TOTAL REVENUES	\$24,864	\$0	\$16	\$16
EXPENDITURES:				
Capital Outlay Culture/Recreation	\$20,000 \$20,000	\$1,667 \$1,667	\$0 \$0	\$1,667 \$1,667
TOTAL EXPENDITURES	\$40,000	\$3,333	\$0	\$3,333
EXCESS REVENUES (EXPENDITURES)	(\$15,136)		\$16	
FUND BALANCE - Beginning	\$341,577		\$306,495	
FUND BALANCE - Ending	\$326,441		\$306,511	:

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND 2006A/2020A1 and A2

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$0	\$0	\$0
Interest Income	\$50	\$4	\$2	(\$2)
TOTAL REVENUES	\$926,622	\$4	\$2	(\$2)
EXPENDITURES: DS 2020A1				
Interest Expense - 11/1	\$114,010	\$0	\$0	\$0
Interest Expense - 5/1 Principal Expense - 5/1	\$114,010 \$470,000	\$0 \$0	\$0 \$0	\$0 \$0
Principal Expense - 3/1	\$470,000	30	\$0	\$0
DS 2020A2				
Interest Expense - 11/1	\$47,139	\$0	\$0	\$0
Interest Expense - 5/1	\$47,139	\$0	\$0	\$0
Principal Expense - 5/1	\$135,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$927,298	\$0	\$0	\$0
OTHER FINANCIAL SOURCES/(USES)				
Other Bond Service Costs	\$0	\$0	\$0	\$0
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$676)		\$2	
FUND BALANCE - Beginning	\$175,191		\$463,884	
FUND BALANCE - Ending	\$174,515	<u> </u>	\$463,886	- :

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND 2006A/B/2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$0	\$0	\$9	\$9
EXPENDITURES:				
Capital Outlay Cost of Issuance	\$0 \$0	\$0 \$0	\$40,600 \$0	(\$40,600) \$0
TOTAL EXPENDITURES	\$0	\$0	\$40,600	(\$40,600)
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		(\$40,591)	
FUND BALANCE - Beginning	\$0		\$1,852,367	
FUND BALANCE - Ending	\$0	<u> </u>	\$1,811,776	- =

COMMUNITY DEVELOPMENT DISTRICT Long-term Debt Report

Series 2020A1 Capital Improvement Revenue Refunding Bond

Original Issue Amount: \$9,545,000 Interest Rate: 2.00% - 3.00% Maturity Date: May 1, 2037 Reserve Fund Definition: 25% of Max Annual Debt Service Reserve Fund Requirement: \$173,593

Reserve Fund Balance: \$173,593

Bonds outstanding - 9/30/20 \$9,545,000 Less: May 1, 2021 (Mandatory) (\$455,000)

Current Bonds Outstanding: \$9,090,000

Series 2020A2 Capital Improvement Revenue Refunding Bond

Original Issue Amount: \$2,890,000 Interest Rate: 2.75% - 3.75% Maturity Date: May 1, 2037 Reserve Fund Definition: 50% of Max Annual Debt Service Reserve Fund Requirement: \$115,100 Reserve Fund Balance: \$115,100

Bonds outstanding - 9/30/20 \$2,890,000 Less: May 1, 2021 (Mandatory) (\$130,000)

Current Bonds Outstanding: \$2,760,000



PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2006 DEBT ASSESSED	FY20 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	737	926,571.52	538,283.13	1,464,854.65
TOTAL ASSESSED NET	737	926,571.52	538,283.13	1,464,854.65

RECEIVED	BALANCE DUE	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	1,464,854.65	-	-	-
TOTAL RECEIPTS	1,464,854.65	-	-	-

	SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY		SERIES 2006 DEBT				
DISTRIBUTION	DATE RECEIVED	RECEIVED	O&M RECEIPTS	TOTAL		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL FY20 TAX ROLL RECE		-	-	-		

%TAX ROLL COLLECTED FY20	0.00%	0.00%	0.00%
TOTAL COLLECTED FY20	0.00%	0.00%	0.00%

C.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

10/1/2021 - 10/31/2021

Date	Check Numbers		Amount
General Fund			
October 12, 2021	2919-2925	\$ 26,300.68	
October 25, 2021	2926-2929	\$ 5,324.65	
		 \$	31,625.33
Capital Reserves Fund			
October 12, 2021	35	\$ 493.00	
		 \$	493.00
Utilities and Autopayments			
October 1, 2021	Clay County Utilities	\$ 2,115.87	
October 1, 2021	Clay Electric	\$ 1,765.00	
October 20, 2021	Waste Management	\$ 595.35	
October 18, 2021	SafeTouch	\$ 88.05	
October 25, 2021	Comcast	\$ 306.00	
October 28, 2021	Clay County Utilities	\$ 1,745.85	
TOTAL UTIL	LITIES PAID ONLINE OR AUTOPAY	 \$	6,616.12
		\$	38,734.45

^{*}Fedex invoices available upon request.

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/07/21 PAGE 1 PINE RIDGE PLANTATION - GF BANK A PINE RIDGE PLANTATIO

CHECK VE DATE	ND#INV DATE	OICE EXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
10/12/21 00		7574172 202109 320-53800-4 SEPT LANDSCAPE MAINT		*	1,160.00	1,160.00 002919
			BRIGHTVIEW LANDSCAPE SERVICES, INC		=	
10/12/21 00	000 10/01/21	OCT LANDSCAPE MAINTENANCE	10200		7,133.33	
			DOWN TO EARTH			7,159.99 002920
10/12/21 00	003 9/17/21	220 202110 310-51300-3 FY22 ASSESSM ROLL CERT	31400	*	5,260.00	
		F122 ADDEDOM ROLL CERT	GOVERNMENTAL MANAGEMENT SERVICES			5,260.00 002921
10/12/21 00	005 9/15/21	125042 202107 310-51300-3	31500	*	1,480.00	
		JUL GENERAL COUNSEL	HOPPING GREEN & SAMS			1,480.00 002922
10/12/21 00	054 10/01/21	13129560 202110 330-57200-4		*	1,025.52	
		OCT POOL CHEMICALS			,	1 025 52 002923
			POOLSURE			
10/12/21 00		393 202109 330-57200-3 SEPT FAC ASSISTANT		*	1,087.50	
	10/01/21	392 202110 330-57200-4 OCT JANITORIAL SERVICES	16200	*	677.25	
	10/01/21	392 202110 330-57200-4	16400	*	1,041.67	
	10/01/21	OCT POOL MAINT SRVS 392 202110 330-57200-3	34000	*	1,865.67	
	10/01/21	OCT CONTRACT ADMIN 392 202110 330-57200-3	34100	*	4,773.08	
		OCT FAC MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES INC			9,445.17 002924
			RIVERSIDE MANAGEMENT SERVICES INC		770.00	
10/12/21 00		608582 202110 320-53800-4 OCT LAKE MAINTENANCE				
			THE LAKE DOCTORS INC			770.00 002925
10/25/21 00	069 10/04/21	329875 202110 310-51300-4 NOTICE OF MEETING 10/7/21	18000	*	46.00	
		NOTICE OF MEETING 10/7/21	CLAY TODAY			46.00 002926
10/25/21 00	006 10/01/21	85000 202110 310-51300-5		*	175.00	
		FY22 SPECIAL DISTRICT FEE	DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002927
10/25/21 00	003 10/01/21	221 202110 310-51300-3 OCT MANAGEMENT FEES			3,875.42	

PRP --PINERIDGE-- BPEREGRINO

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/07/21

TOTAL FOR REGISTER

PAGE 2

31,625.33

*** CHECK NOS. 002919-002929

PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

AP300R

E	ANK A PINE RIDGE PLANIATIO			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
10/01/21 221 202110 310-51300- OCT WEBSITE ADMIN	49100	*	100.00	
10/01/21 221 202110 310-51300- OCT INFORMATION TECH	35100	*	100.00	
10/01/21 221 202110 310-51300- OCT DISSEM AGENT SERVICES		*	416.67	
10/01/21 221 202110 310-51300- OFFICE SUPPLIES		*	.15	
10/01/21 221 202110 310-51300- POSTAGE	42000	*	2.65	
10/01/21 221 202110 310-51300- COPIES	42500	*	6.60	
10/01/21 221 202110 310-51300- TELEPHONE	41000	*	2.16	
	GOVERNMENTAL MANAGEMENT SERVICES			4,503.65 002928
10/25/21 00016 10/15/21 21681 202110 310-51300- ARB SE2006AB FYE 8/31/21		*	600.00	
AND SEZUODAD FIE 0/31/21	GRAU AND ASSOCIATES			600.00 002929
	TOTAL FOR BANK A		31,625.33	



Sold To: 22745513 Pine Ridge Plantation CDD 4200 Pine Ridge Pkwy Middleburg FL 32068 Customer #: 22745513 Invoice #: 7574172 Invoice Date: 9/28/2021 Sales Order: 7595532 Cust PO #:

Project Name: Pine Ridge: Palm Pruning Project Description: Palm Pruning

Job Number	Description	Qty	UM	Unit Price	Amount
346100000		29,000	EA	40.00	1,160.00
	BHyl- 10.4.21 ANDSCAPE MAINT. 001.320.53800.46200			DEGEOV (OCT 0 8 2021	
				Total Invoice Amount Taxable Amount Tax Amount Balance Due	1,160.00 1,160.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub Customer Account #: 22745513 Invoice #: 7574172 Invoice Date: 9/28/2021

\$1,160.00 Amount Due:

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Pine Ridge Plantation CDD 4200 Pine Ridge Pkwy Middleburg FL 32068

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Down to Earth Landscape & Irrigation 2701 Maitland Center Pkwy. Suite 200 Maitland FL 32751 (321) 263-2700 Ext 3342



October 2021 INV107329

Customer
Pine Ridge CDD
GMS
4200 Pine Ridge Plantation
Middleburg FL 32068
pszozda@rmsnf.com
(000) 509-6465

Project/Job	Invoice Date	Due Date	Terms	PO #
Pine Ridge CDD RENEWAL	10/1/2021	10/31/2021	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$7,159.99	\$7,159.99

\$7,159.99	Subtotal
\$0.00	Payments/Credits
\$7,159.99	Balance Due

89A

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.

15 Stept 10-6-21 PAUDECAPE MAINT. 001.320.53800.46200

OCT 08 2021

By

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 220

Invoice Date: 9/17/21 Due Date: 9/17/21

Case:

P.O. Number:

Bill To:

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

> 3A 1.310.51300.31400

1.310.51300.31400			
Description	Hours/Qty Ra	ate Amount	
ssessment Roll Certification - FY 2022		2 0 2021 2 0 2021	
	Total	\$5,260.00	
	Payments/Cre	edits \$0.00	
	Balance Due	\$5,260.00	

Hopping Green & Sams

Attorneys and Counselors

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

September 15, 2021

Pine Ridge Community Development District Governmental Management Services 5385 North Nob Hill Road Sunrise, FL 33351 Bill Number 125042 Billed through 07/31/2021

574

1,310,57300.31500

SEP 2 4 202

General Counsel/Monthly Meeting
PRIDGE 00001 WSH

WSH

FOR PROFESSIONAL SERVICES RENDERED

07/14/21 WSH Review proposed agenda.

07/20/21 WSH Review and revise budget and assessment resolutions.

0.40 hrs

07/20/21 KFJ Prepare budget hearing documents; confer with Haber.

0.50 hrs

0.30 hrs

0.40 hrs

07/26/21 WSH Prepare for and participate in Board meeting.

3.80 hrs

07/27/21 WSH Review and revise agreement for beam installation; confer with Torres regarding same.

Confer with Torres and prepare for July meeting.

0.50 hrs

Total fees for this matter

\$1,480.00

MATTER SUMMARY

07/22/21

Jusevitch, Karen F Paralegal	0.40 hrs	125 /hr	\$50.00
Haber, Wesley S.	5.50 hrs	260 /hr	\$1,430.00

TOTAL FEES

\$1,480.00

TOTAL CHARGES FOR THIS MATTER

\$1,480.00

BILLING SUMMARY

Jusevitch, Karen F Paralegal	0.40 hrs	125 /hr	\$50.00
Haber, Wesley S.	5.50 hrs	260 /hr	\$1, 430.00

TOTAL FEES

\$1,480.00

TOTAL CHARGES FOR THIS BILL

\$1,480.00

Please include the bill number with your payment.



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

Invoice

Date

10/1/2021

Invoice #

131295602439

Terms	Net 20
Due Date	10/21/2021
PO#	

Bill To
GMS, LLC - Pine Ridge Plantation
475 W. Town Place, Suite 114
St. Augustine FL 32092

Ship To
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
	oct Rool Chemicals			
	me o		VEF	
		8 O T	1021	
	Ву			
	EDALI O			
	B Stude 9-21-21			

Pool Chemicials 001.330.57200.46500

Total S

1,025.52 \$1,025.52

Remittance Slip

Customer 13GMS100 Invoice # 131295602439 Amount Due Amount Pald \$1,025.52

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



Riverside Management Services, Inc

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

Invoice

Invoice #: 393

Invoice Date: 9/30/2021

Due Date: 9/30/2021

Case:

P.O. Number:

Bill To:

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

Description	73A +	lours/Qty	Rate	Amount
Sacility Assistant - September 2021		43.5	25.00	1,087.50
	DEGETVEI OCT 0 8 2021			
	Ву			
		Total		\$1.087.50

 Total
 \$1,087.50

 Payments/Credits
 \$0.00

 Balance Due
 \$1,087.50

10/8/3

PINE RIDGE CDD

FACILITY ASSISTANT

TOTAL DUE:

Qty./Hours	Description	E	tate	I	Amount
43.5	Facility Assistant	\$	25.00	\$	1,087.50
	Covers Period: September 2021 GL # 330.572.3411				

\$ 1,087.50

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT ASSISTANT MANAGER BILLABLE HOURS FOR THE MONTH OF SEPTEMBER 2021

Date	Hours	Employee	Description
9/4/21	8	R.W.	Completed daily checklist, returned calls and emails
9/5/21	8	R.W.	Completed daily checklist, returned calls and emails
9/11/21	8	R.W.	Completed daily checklist, returned calls and emails
9/12/21	8	R.W.	Completed daily checklist, returned calls and emails
9/18/21	6	R.W.	Completed daily checklist, returned calls and emails
9/19/21	5.5	R.W.	Completed daily checklist, returned calls and emails
	43.5	•	
	43.0	:	

INVOICE



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

Bill To

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

Invoice#	608582
Account#	719342
Invoice Date	10/1/2021
Due Date	10/11/2021
Rep	MAS

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

Purchase	Order Number	Terms	Invoice Da	ite Reflects Moi	nth of
		NET 10 DAYS	Ser	vice Provided	
Item		Description		Amo	ount
	B Sop 1. 1AKE MAINT. 001. 320. 5380	onal Area, Lake 11, Added Effective November 2020	DEGEI OCT 08 By	W E D	670.00 100.00
		Customer Total Balance \$1,540.00			
Please confirm your		atches your invoice amount if you use a bank bill b. Thank you!	Total Invoice		\$770.00

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

BIII To

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

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

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

Amount	Enclosed

Invoice #	608582
Account#	719342
Date	10/1/2021

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

Mastercard	Visa American Exp
Card #	
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	Check box if same as above

Riverside Management Services, Inc

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

Invoice

Invoice #: 392

Invoice Date: 10/1/2021

Due Date: 10/1/2021

Case:

P.O. Number:

Bill To:

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

73A

Description	Hours/Qty	Rate	Amount
Janitorial Services - October 2021 330.572.4620 Pool Maintenance Services - October 2021 330.572.4640 Contract Administration - October 2021 330.572.3400 Facility Management - Pine Ridge Plantation - October 2021 330.572.3410		677.25 1,041.67 1,865.67 4,773.08	677.25 1,041.67 1,865.67 4,773.08
DEGETTEN OCT 0 5 2021			
	Total		\$8,357.67

Pm)

Total	\$8,357.67
Payments/Credits	\$0.00
Balance Due	\$8,357.67



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



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

Advertising Invoice

PINE RIDGE PLANTATION C.D.D. 475 W TOWN PL # 114 SAINT AUGUSTINE, FL 32092 Cust#:502790 Ad#:329875 Phone#:904-001-0001 Date:10/04/2021

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.60

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	10/07/2021	10/07/2021	1	46.00	46.00

Payment Information:

Date:

Order#

Type

10/04/2021

329875

BILLED ACCOUNT

Total Amount: 46.00

Tax:

0.00

Amount Due: 46.00

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

Ad Copy



6919 1.310.513.480

PUBLISHER AFFIDAVIT CLAY TODAY Published Weekly

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

OCT MEETING

LEGAL: 48544 ORDER: 329875

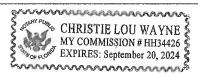
was published in said newspaper in the issues:

10/07/2021

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 10/07/2021.

Christofor Warre NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003 Telephone (904) 264-3200 - FAX (904) 264-3285 E-Mail: Christie@opcfla.com Notice of Meeting Pine Ridge Plantation Community Development District

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, October 19, 2021 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

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.

Marilee Giles
District Manager
Legal 48544 published Oct 7, 2021
in Clay County's Clay Today
newspaper



Florida Department of Economic Opportunity, Special District Accountability Program FY 2021/2022 Special District Fee Invoice and Update Form Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85000			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due. Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Pine Ridge Plantation Community Development District

Mr. Wesley Haber Hopping, Green and Sams, P.A. 119 South Monroe Street, Suite 300 Tallahassee, FL 32301

2. Telephone:	(850) 222-7500	
3. Fax:	(850) 224-8551	
4. Email:	wesh@hgslaw.com	
5. Status:	Independent	
6. Governing Body:	Elected	
7. Website Address:	www.pineridgeplantationcdd.com	
8. County(ies):	Clay	×
9. Function(s):	Community Development	6A 1.310.51300,54000
10. Boundary Map on File:	03/23/2006	310 51300 5900
11. Creation Document on File:	03/23/2006	1.310.3.3
12. Date Established:	03/08/2006	
13. Creation Method:	Local Ordinance	
14. Local Governing Authority:	Clay County	
15. Creation Document(s):	County Ordinance 2006-5	
16. Statutory Authority:	Chapter 190, Florida Statutes	
17. Authority to Issue Bonds:	Yes	
18. Revenue Source(s):	Assessments	
19. Most Recent Update:	11/13/2020	
Registered Agent's Signature: STEP 2: Pay the annual fee or certify eli a. Pay the Annual Fee: Pay the a	- · · · · · · · · · · · · · · · · · · ·	DateIDIY[2] www.Floridajobs.org/SpecialDistrictFee or by check
payable to the Department of Ec		www.riondajobs.org/SpecialDistrictree or by check
,	11	
	ee: By initialing each of the following items, I, t	
certify that to the best of my know	rledge and belief, ALL of the following statement	nts contained herein and on any attachments
hereto are true, correct, complete	, and made in good faith as of this date. I unde	rstand that any information I give may be verified.
	Certified Public Accountant determined the spe	
general-purpose governme		and a state of a social
This special district is in cor	mpliance with the reporting requirements of the	Department of Eigeneial Services
		artment of Financial Services on its Fiscal Year
		ne statement verifying \$3,000 or less in revenues).
	enied: Reason:	
STEP 3: Make a copy of this form for you		
STEP 4: Mail this form and payment (if p	aying by check) to the Department of Economi	c Opportunity, Bureau of Budget Management,
	20, Tallahassee, FL 32399-4124. Direct any զւ	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$4,503.65

Balance Due

Invoice #: 221

Invoice Date: 10/1/21 Due Date: 10/1/21

Case:

P.O. Number:

Bill To:

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

Description 2P	Hours/Qty	Rate	Amount
Management Fees - October 2021 Vebsite Administration - October 2021 In 310, 51300, 49100 Information Technology - October 2021 In 310, 51300, 49100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 35100 Dissemination Agent Services - October 2021 In 310, 51300, 51300 Dissemination Agent Services - October 2021 In 310, 51300, 51300 Dissemination Agent Services - October 2021 In 310, 51300 Dissemination Agent Services - October 2021 In 310, 51300 Dissemination Agent Services - October 2021 In 310, 51300 Dissemination Agent Services - October 2021 In 310, 51300 Dissemination Agent Services - October 2021 In 310, 51300 Dissemination Agent Services - October 2021 In 310		3,875.42 100.00 100.00 416.67 0.15 2.65 6.60 2.16	3,875.42 100.00 100.00 416.67 0.15 2.65 6.60 2.16
		D C OC	B IE II W IE T 0 7 2021
	Total		\$4,503.65
	Dayment	s/Credits	\$0.00

Grau and Associates

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Pine Ridge Plantation Community Development District 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

Invoice No. 21681

Date

10/15/2021

SERVICE

AMOUNT

Arbitrage - Series 2006AB FYE 8/31/2021

600.00

Current Amount Due

600.00



1,310.51300.31200

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

*** CHECK DATES 10/01/2021 - 10/31/2021 *** PINE	UNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RIDGE PLANTATION - CAP RS B PINE RIDGE PLANTATIO	RUN 11/07/21 PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME STATUS SUBCLASS	AMOUNTCHECK AMOUNT #
10/12/21 00016 8/17/21 210816 202108 320-53800-6000 INSTALL GFCI OUTLET	0 *	493.00
	ACON ELECTRICAL CONTRACTORS, INC.	493.00 000035
	TOTAL FOR BANK B	493.00
	TOTTLE TOTE BILLE B	175.00
	TOTAL FOR REGISTER	493.00

Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306 Jacksonville, Florida 32218

Phone: 904-338-5394 Fax: 904-751-6583

INVOICE #210816

Date: 8-17-21

To:

Riverside Management Services, Inc.

9145 Narcoossee Road, Suite A206

Orlando, FL 32827

Attn:

Brian Stephens

Phone:

Email:

bstephans@riversidemgtsvc.com

WORK COMPLETED 8-17-21 @ Pine Ridge Club House:

Labor and materials to:

-Install GFCI outlet for dosing pumps.

TOTAL INVOICE AMOUNT

Net Due Upon Receipt

B Stape 9.19.21

2.320.53800.6000

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.



AGREEMENT BETWEEN THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND ALL WEATHER CONTRACTORS, INC. FOR REPAIR AND IMPROVEMENT SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 9th day of November, 2021, by and between:

Pine Ridge Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

All Weather Contractors, Inc., a Florida corporation, with a mailing address of 1702 Lindsey Road, Jacksonville, Florida 32221 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by Clay County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide repair services for the pool building entry truss beam, entry sign repairs and improvements, and amenity center project improvements; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide repair and improvement services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

- **SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.
- **SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto and herein.

- A. Contractor shall provide repair and improvement services, as described in the proposal attached hereto as **Exhibit A**. The terms of this Agreement shall apply to all materials and services described in **Exhibit A**, including any material or services which have been provided prior to the date of this Agreement. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. **Exhibit A** is attached for the sole purpose of describing the Services and to the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- **B**. Work shall commence on November 15, 2021, and be completed within thirty (30) calendar days, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- **D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor Thirteen Thousand Five Hundred Ten Dollars (\$13,510.00) for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District upon completion of the Services. The District shall provide payment within forty-five (45) days of receipt of invoice. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- **B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. DELIVERY OF MATERIALS. Prior to the date of this Agreement, Contractor has delivered to the District certain portions of the materials necessary to provide the Services (the "Materials"). Contractor herby acknowledges and agrees that it shall be responsible for the Materials while stored at the District. Specifically, Contractor shall be responsible to ensure that the Materials are not stolen or damaged including, but not limited to, damage caused by vandalism, negligence, and/or acts of god. Contractor shall be responsible, at its sole cost, to replace any portions of the Materials that may be: 1) stolen or are not available for any reason; and/or 2) damaged in any way.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion.

Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 6. INSURANCE.

- **A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that

required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- **A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for

all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this

Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.:

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Pine Ridge Plantation Community

Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.

119 S. Monroe Street, Suite 300

Tallahassee, Florida 32301 Attn: District Counsel

B. If to the Contractor: All Weather Contractors, Inc.

1702 Lindsey Road

Jacksonville, Florida 32221

Attn: Brian R. Leonard, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of

the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work,

Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

PINE RIDGE PLANTATION COMMUNITY **DEVELOPMENT DISTRICT**

DocuSigned by: Matt Biagetti Chairperson, Board of Supervisors

ALL WEATHER CONTRACTORS, INC.

By: William Tetsworth
Its: Chief Financial Officer

Exhibit A: Scope of Services

Exhibit A



1702 Lindsey Rd Jacksonville, Fl. 32221 Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Pine Ridge CDD

Attn:Maria Cranford -Riverside Management 10 11 21 Re:pool bldg. truss repairs

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>repair the entry truss at the pool amenities center bldg.

>use will filler as needed to make to any small repairs needed and stain the 1 truss at the entry side of bldg. -the opposite end of the bldg. where we replaced the truss >we will use the same stain we used on the new truss that was replaced >clean up job site

*any work wanted outside the scope of work above will be shown to proper authority before pricing

Total Price \$1,480.00

Proposal Signed by	Printed Name
Thank you for your consideration	
Scott Haines C 904 402 6561	



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Pine Ridge CDD

Attn:Maria Cranford -Riverside Management

10 19 21

Re:front entry walls

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>demo the existing wood frame trellis on both entry walls

>remove the deteriorated styro foam wall cap approx 130 lin ft long on the top of the walls

>pressure wash and caulk the cracks in the existing walls and paint the walls -color by management >after the demo -there are many options for top of the wall -it can go back with sytrofoam cap -it can be a concrete cap or it could possibly be stuccoed over the top of the wall with no cap -we will not know what the wall looks like until the cap is removed -so the cap price is not included in the below price until a choice is made on the cap

>clean up job site and haul away debris

*any work wanted outside the scope of work above will be shown to proper authority before pricing

*all landscaping cut back by others

Total Price \$4,270.00

Option #1-install concrete caps on wall add \$13,860.00 to the total price

Option #2-install 1lb stucco covered foam caps on wall add \$10,280.00 to the total price

Option #3-install 1 1/2 lb stucco covered foam caps on wall add \$12,498.00 to the total price

Option # 4-stucco the top of the wall to match the existing texture as close as possible add \$ 4,280.00 to the total price

Proposal Signed by	Printed Name
Thank you for your consideration	
Scott Haines	

C 904.402.6561



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Pine Ridge CDD

Attn:Maria Cranford -Riverside Management 10 14 21 Re:amenities bldg

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >frame in 2 windows at the area designated for a storage closet per management
- >install drywall and finish to match the existing texture as close as possible to paint ready
- >frame a new dividing wall in location per management -new wall to be approx. 3ft wide x 13ft long x 9ft tall (leaving approx 1ft lower than existing ceiling for ventilation)-framing to be installed on top of existing carpet unless told other wise
- >install a new 6 panel double door 6ft x 8ft tall to match the other double doors as close as possible
- >drywall the new wall and finish drywall to match the existing texture as close as possible to paint ready
- >includes installing new baseboards to match the existing as close as possible on the new wall
- >paint new drywall/baseboards and doors to match the existing color as close as possible
- >clean up job site and haul away debris
- *any work wanted outside the scope of work above will be shown to proper authority before pricing

Total Price \$3,480.00

Proposal Signed by	Printed Name	
Thank you for your consideration		
Scott Haines -C 004 402 6561		