

PINE RIDGE PLANTATION

Community Development District

March 15, 2022

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

March 8, 2022

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, March 15, 2022 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 *(Regarding Agenda Items Listed Below)*
- III. Open Items
 - A. Ceiling Fans
 - B. Pool Slide
 - C. Sign at Entryway
 - D. Water Tower
 - E. Fitness Room HVAC
 - F. Irrigation Map
 - G. Carpet Care Tile Quote
- IV. Consideration of Retention and Fee Agreement with Kutak Rock LLP
- V. Consideration of Resolution 2022-03, Instructing Clay County Supervisor of Elections to Conduct the General Election
- VI. Ratification of Requisitions (16-18)

VII. Staff Reports

- A. Attorney
- B. District Manager
- C. Engineer
- D. Operations Manager
 - 1. Report
 - 2. Landscape Quality Inspection Report
- E. Amenity Manager - Report

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the December 13, 2021 and January 18, 2022 Meetings
 - B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending January 31, 2022
 - C. Assessment Receipts Schedule
 - D. Approval of Check Register
- X. Next Scheduled Meeting – 05/17/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

Safe Slide Restoration

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

855.639.7543

www.safeslides.com

February 1, 2022

Pine Ridge Plantation Community Center / Attn: Maria Cranford

4200 Pine Ridge Parkway, Middleburg, FL 32068

904-291-8878 / prmgr@riversidemgtsvc.com

Hello Maria,

This is a proposal for a **Yearly Protection Plan**, which will extend your facility's warranty from 2 to 5 years. This proposal is based on an inspection performed at your facility. We are certified in composites by the American Composites Manufacturer's Association (ACMA), and hold over **20 years** of experience with fiberglass and gel-coat repair. To move forward with the program, please email us back the signed contract. We will then sign it and send you a copy for your records.

We Have The Industry's Best Warranties

- There is a **5 - year warranty** on the paint for adhesion.
- There is a **5 - year warranty** on the structural fiberglass repair not to delaminate.
- There is a **5 - year warranty** on the gel coat. With yearly maintenance plan



Unique Restoration System

Products

Superior Products
Industry Proven
Chosen by Performance not Price

Processes

Documented Procedures
Consistent & Standards
Safety Standards
Proper PPE

People

Unmatched Certifications
ACMA, NACE, OSHA, Non-Slip
Experience: 160 Projects Last Year

Guarantees

All Project Managers are ACMA Certified
Gel Coat Thickness Meets OEM Standards
Meeting Deadlines
Responsive

Slide Description:

Open Flume Body Slide – Green & White

Work Description:

Option A

Inspection

- Inspect textured surfaces for unreasonable wear
- Assess the slide for deflection and delamination (utilize moisture meter when appropriate)
- Identify issues such as crazing, blistering, bare fiberglass, and oxidation
- Visually inspect slide exterior for fiberglass damage or fiberglass degradation
- Visually inspect exterior hardware for excessive rust, corrosion, or loose hardware
- Inspect tower for any rust, corrosion, or hardware damage
- Inspect slide for misaligned seams and signs of leaking seams

Base Services Provided

- Wash interior of slide
- Repair all minor fiberglass repairs in ride path* (i.e. a chip or gouge with a sharp edge)
- Caulk seams as needed (3/16" or wider gap) ** (this is not a guarantee to fix leaking seams)
- All repairs will be done with vinyl-ester marine grade filler

Special Service Provided

- Chemical wash and wax open flume sections only

Project Option A:

Yearly Installment Amount: \$2,975.00

Work Description:

Option B:

Inspection

- Same as above

Base Services Provided

- Same as above

Special Service Provided

- Wax open flume sections only
- Polish and wax **start tubs and exit panels only**

Project Option B:

Yearly Installment Amount: \$4,675.00

Work Description:

Option C:

Inspection

- Same as above

Base Services Provided

- Same as above

Special Service Provided

- Polish **all ride path sections** (includes start tubs and exit panels)
- Wax **all open flume sections** (includes start tubs and exit panels)

Project Option C:

Yearly Installment Amount: \$7,575.00

Very Important - It is most common for the first installment to be Option A, and from there to gradually work down to Option C by installment number 3 or 4. Options may be chosen each calendar year.

I choose Option: _____

INIT: _____

Add on: Can be added to any option

- Power wash slide tower(s), structure and exterior of slide(s)*** \$2,000.00

Yes _____

No _____

Payment Options: (Credit Card Payment Accepted)

- A. Monthly
- B. Quarterly
- C. Bi-annually
- D. Yearly

I choose Payment Option: _____

INIT: _____

Note: This Proposal/Contract expires in 60 days from the date on the first page of this document.

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
Joe Atherton
Regional Customer Representative
joe@safeslides.com

50% is due before project starts
50% is due at completion of project

After 30 days' net, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

Signatures:

Pine Ridge Plantation: _____

Date: _____

Print: _____

Safe Slide Restoration: _____

Date: _____

Print: _____

V.080621

Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**** Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration reserves the right to have adequate access to the project area in order to complete the project as efficiently as Safe Slide Restoration deems necessary. This may require, but is not limited to: working 12 hours per day and seven days per week. The facility is responsible for providing access to an adequate water source (5 gallons per minute), electrical power (multiple circuits will be needed), and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide's technicians are capable of in-field color matching the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down, but requests must be made 45 days before the Safe Slide crew arrives on-site. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the very best finish that can be achieved; however, some pinholes may be present. This Agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

In the event that leaking seams are being addressed by Safe Slide Restoration, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. The customer is required to provide access to restrooms to the Safe Slide crew for the duration of the project. A walk through of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. Missing the post project walk through is equivalent to an approved sign off by the customer. Safe Slide Restoration will not be responsible for unscheduled return work in the case that the customer misses scheduled post project walk-through and subsequent sign-off.

Possible Additional Charges

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide.

Warranty Information

5 – year paint Workmanship warranty:

Our 5 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty may become void if peeling occurs due to poor adhesion from the previous original or recoated substrate occurs.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly maintenance program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmosis blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates. This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty also does not cover any repairs that have been completed by a previous contractor.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

E.



Gmail

Pine Ridge Plantation <prmgr@riversidemgtsvc.com>

Change out.

2 messages

Hoke Keller <hokekeller@gmail.com>

Thu, Feb 24, 2022 at 3:48 PM

To: Prmgr@riversidemgtsvc.com

1 - 7 1/2 ton air handler, with 2 - 4 ton condensers, price includes all necessary materials to complete all work associated with replacing this system.

13,560.00.

Manufacturer warranty 5 year on parts and compressor. 1 year labor.

1702 Lindsey Rd
Jacksonville, FL 32221
Phone (904) 781-7060 • Fax (904) 781-7051
www.allweathercontractors.com



March 3, 2022

Maria Cranford / Riverside Management
4200 Pine Ridge Parkway
Middleburg FL 32068
Subject: HVAC replacement

M

All Weather Contractors propose the following HVAC replacement:

All Weather Contractors proposes the following installation:

AWC will recover of remaining refrigerant in the system, remove equipment and dispose of the 7.5 Ton AHU and both 4-ton condensers. We will flush the existing refrigerant lines and install new Trane 7.5-ton AHU with 2 - 4 ton condensers on the existing concrete pad with hurricane tiedowns. System will be pressure tested, vacuumed down to 500 microns. We will utilize the existing duct work, refrigerant lines, line voltage, control voltage and smoke/CO detectors. System will be cycled, charged to manufacture specifications and checked for proper operation.

Trane 7.5-ton Air Handler TWE09041AAA
Trane 4-ton Condensers 4TTR4048L1000
10 KW heat strip

- Warranty 1-year parts & 1-year Labor

Job investment.....\$ 17,460.00

The following items (but not limited to) are not included in this proposal:

Permanent labels for equipment, interior and exterior finishes, extended labor warranties, doors, access panels, fire caulking, for other trade penetrations, x-ray scanning, core drilling, mechanical or structural engineering, load calculations, under cutting of doors or carpentry of any type, finished drywall or painting, temporary cooling, duct leakage testing, cleaning services, smoke/CO detection devices , temporary power for start-ups, roof racks, grid ceiling repairs/modifications, mold remediation electrical upgrades /modifications or anything else not listed on scope above



www.allweathercontractors.com
CMC 1250093 • CFC 1428601 • CBC 1254303

1702 Lindsey Rd
Jacksonville, FL 32221
Phone (904) 781-7060 • Fax (904) 781-7051
www.allweathercontractors.com



Please sign for approval_____

Qualifications and Clarifications:

- 1. AWC's proposal is based on an onsite schedule of 1 day and a 40 hour, 5 days (7:00 a.m. to 4:00 p.m.) workweek. (Monday through Friday)**
- 2. Standard shipping and freight cost for materials/equipment have been included. Quick ship costs or provisions to expedite items have not been included.**
- 3. Adequate on space for storage and vehicle parking is available at no cost to AWC Personnel and its subcontractors.**
- 4. This proposal is valid for 60 days and is based on current pricing for materials.**
- 5. Any work not shown on the contract documents listed, or specifically noted or described above in this proposal is not included.**
- 6. No special provisions such as; electrical feed, disconnects, duct smoke detectors, etc., have been included in this proposal.**

General statement: *This proposal is based exclusively on the direct cost elements such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for any and all impacts, limitations, and related items of cost.*

Thank you for the opportunity to provide a proposal for your heating and cooling needs.

Thank you,

Tony Lee
Commercial Service Technician
All Weather Contractors

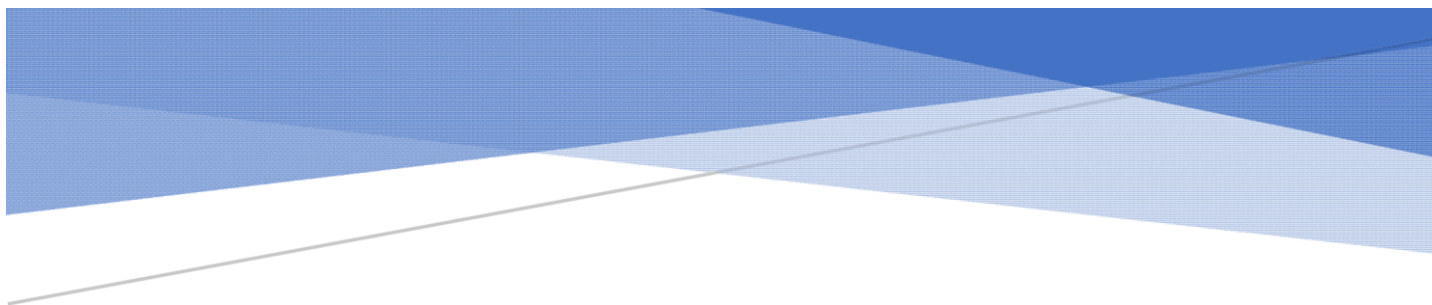


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Pine Ridge Amenity Center
Pine Ridge Amenity Center / 7.5 ton Unit Replacement
SERVICE PROPOSAL



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 Condensers (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 SUMMARY**

DATE: 1/14/2022

Proposal No.: EC011422TGA

TO: Pine Ridge Amenity Center
Pine Ridge Amenity Center / 7.5 ton Unit Replacement

ATTN: Maria Cranford
REPLY TO: Tommy Gugliotta

EMAIL: prmgr@riversidemgtsvc.com
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:	\$14,151.53
SERVICE AGREEMENT DISCOUNT:	\$1,918.11
TOTAL:	\$12,233.42

Sincerely,

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

**Please note proposal is valid for 30days.*

Additional Terms and Conditions

1/14/2022

ADDITIONAL WORK:

Any additional service work / repair required beyond the preventative maintenance or by separate service call will be billed at our discounted preferred service rate of \$65.00/hr. The service call parts and materials will be billed at a 15% reduced discounted rate.

AGREEMENT RENEWAL:

Professional Cooling & Control Systems preventative maintenance agreement will be automatically renewed each year unless either party cancels the agreement. A written notice is required.

EQUIPMENT:

The annual investment to be paid by the Customer under this agreement is based upon the maintenance of the Equipment and Accessories from the annual maintenance provided hereunder. In the event additional equipment is added to the Customer's Heating and/or Air Conditioning System, the Customer will need to purchase an additional agreement if coverage of the added Heating and/or Air Conditioning System is desired.

CUSTOMER'S RIGHT TO CANCEL:

The Customer may cancel an annual agreement by mailing a written notice of cancellation to Professional Cooling & Control Systems Inc., hereinafter referred to as "PCACS".

COMPANY'S RIGHT TO CANCEL:

PCACS reserves the right to immediately terminate this Agreement in the event: (i) heating and/or air conditioning equipment or accessories are installed in Customer's facility by a company other than PCACS; ; (ii) Customer has any part of the heating and/or air conditioning system services by another company other than PCACS; or (iii) Customer fails to fulfill payment terms for services rendered.

WARRANTIES & LIMITATIONS ON WARRANTIES:

PCACS warrants that all work performed hereunder will be completed in a professional manner and said work shall be free from defects in workmanship for a period of twelve (12) months from the date said work was performed. Only the manufacturer's warranty is provided on any parts or material provided in connection with the work. PCACS's obligation for defective products and/or workmanship or any damage caused thereby, and Buyer's exclusive remedy, shall be limited to the replacement of any defective parts or workmanship and shall be conditioned upon PCACS receiving actual written notice of said defects within a applicable warranty period(s). Our warranties do not cover "Acts of God", utility company service, acts of vandalism or improper use of equipment.

EMERGENCY SERVICE:

PCACS agrees that we shall respond for emergency service calls within 24 hours of the service call.

ENTIRE AGREEMENT:

This Agreement sets forth the entire Agreement between the parties and supersedes all other agreements either written or oral concerning the subject of the Agreement, unless noted otherwise in this agreement. Customer affirms he or she is the authorized agent of the address for which this agreement is in force.

HOW TO MAKE A SERVICE CALL:

Please call (904) 378-3600 to schedule a service appointment. All service calls will occur during regular working hours (8:00am -5:00pm, Monday through Friday). In the case of an Emergency Service Call after hours, please call (904) 378-3600 and leave a message in our "After hours Service" messaging system and someone will return your call in a timely manner.

Thank you for choosing Professional Cooling & Control Systems Inc., Please contact our office for any service related questions. In

New Trane System

case you need to reach us for any reason, you may call (904) 378-3600 or access our website at www.pcacs.com.

G.



Gmail

Pine Ridge Plantation <prmgr@riversidemgtsvc.com>

Tile Quote - Oakleaf Carpet Care

4 messages

Oakleaf Carpet Care <oakleafcarpet@gmail.com>

To: Prmgr@riversidemgtsvc.com

Sun, Feb 27, 2022 at 4:15 PM

Good evening!

I have a couple of different breakdowns for you. I have a "poolside" and a "clubhouse" side for you. If we split them up and did the services at different times then we would give you the 10% discount, but if we could clean all of it at once then we would give a 15% discount.

I'll give an estimate with sealer and without sealer. It is completely optional.

We charge strictly by the square foot and measured up the following.

Poolside = 576 sqft

Clubhouse = 332 sqft

Clubhouse side:

10% disc - w/o sealer = \$194.22

w/ sealer = \$268.92

Poolside:

10% disc - w/o sealer = \$336.96

w/ sealer = \$466.56

If we did both sides at the same time:

15%;

w/o sealer = \$501.67

w/ sealer = \$694.62

I believe the gym closes at 10 pm and after that there shouldn't be any foot traffic through that area, so if we needed to clean at night that's not an issue.

Let us know if you all would like to proceed and what is best for cleaning times.

Thank you!

Oakleaf Carpet Care

904.679.2910

OakleafCarpet@gmail.com

FOURTH ORDER OF BUSINESS

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Pine Ridge Plantation Community Development District (“**Client**”)
c/o Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Wesley S. Haber	\$260
Associates	\$175-\$200
Paralegals	\$125

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Its: _____

Date: _____

KUTAK ROCK LLP

By: _____

Its: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CLAY COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Pine Ridge Plantation Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Clay County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Jerry Ritchie and Seat 3, currently held by Jeff Lewis are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of March, 2022.

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Pine Ridge Plantation Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at (_____), (_____), Florida _____; Ph: (____) (____). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Pine Ridge Plantation Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before May 30, 2022.

SIXTH ORDER OF BUSINESS

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: 16

(B) Name of Payee: Basham & Lucas Design Group, Inc.
7645 Gate Parkway, Suite 101
Jacksonville, FL 32256

(C) Amount Payable: \$ 528.00

(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 8754

(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.

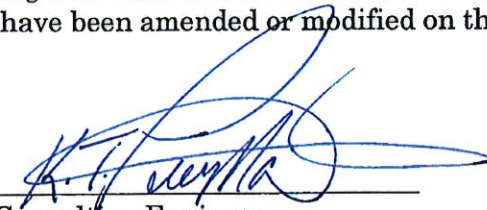
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

January 25, 2022



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 8754
DATE 01/24/2022
TERMS Due on receipt
DUE DATE 01/31/2022

PROJECT NAME
(21-21) Pine Ridge Plantation

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 4: Interior Design Construction Documents for the Fitness Expansion	0.00	0.00 of 0.00	0.00
Part 10: Fine Grading Design of the Pool (area within the fence)	3,200.00	0.00 of 3,200.00	0.00
Additional Services: 1/18/22 - CDD Meeting 2 1/2hrs plus mileage	528.00		528.00

BALANCE DUE **\$528.00**

Estimate Summary

Estimate 20-129	70,600.00
Invoice 8698	3,900.00
Invoice 8728	781.14
Invoice 8415	6,800.00
Invoice 8499	18,600.00
Invoice 8600	900.00
Invoice 8640	40,600.00
This invoice 8754	\$528.00
Total invoiced	72,109.14

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: 17

(B) Name of Payee:

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

(C) Amount Payable: \$ 156.00

(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 CDD – Invoice 2979575 – 16423-2

(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

February 1, 2022

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979575

Client Matter No. 16423-2

Jim Oliver
Pine Ridge CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 2979575
16423-2

Re: Project Construction

For Professional Legal Services Rendered

12/13/21	W. Haber	0.60	156.00	Confer with Mr. Lucas regarding RFP responses and review same
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TOTAL HOURS	0.60
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TOTAL FOR SERVICES RENDERED	\$156.00
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TOTAL CURRENT AMOUNT DUE	<u>\$156.00</u>
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FORM OF REQUISITION FOR SERIES 2020 PROJECT

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(A) Requisition Number: 18

(B) Name of Payee: England-Thims & Miller, Inc.
14775 Old Saint Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: \$ 3,564.70

(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 CDD Master Infrastructure Improvements (Amenity Center Enhancement) Pool Addition (WA#23) – Invoice 201529

(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.

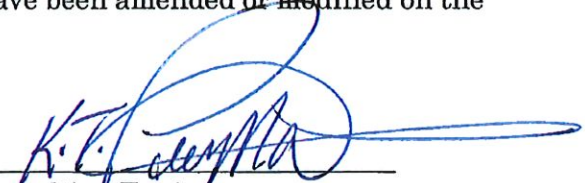
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Authorized Officer

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

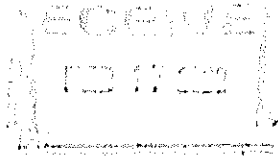
If this requisition is for a disbursement from other than the Series 2020A Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with (i) the applicable acquisition or construction contract, (ii) 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

March 1, 2022



Pineridge Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092



81A
1,310,913.311

February 08, 2022
Project No: 21234.00000
Invoice No: 0201529

Project 21234.00000 Pineridge CDD - Master Infrastructure Improvements (Amenity Center Enhancement) Pool Addition (WA#23)

Professional Services rendered through January 31, 2022

Task Lump Sum Services

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
1.Topographic Survey Update	4,800.00	100.00	4,800.00	4,800.00	0.00
2.Clay County DRC	3,500.00	100.00	3,500.00	3,500.00	0.00
3.Construction Documents	26,100.00	100.00	26,100.00	26,100.00	0.00
4. Regulatory Permitting					
1.Clay County DRC Engineering Review	3,500.00	75.00	2,625.00	1,750.00	875.00
2.CCUA Water & Sewer Review	3,000.00	0.00	0.00	0.00	0.00
3.SJRWMD ERM Permit Mod/Enviro. Sub inc.	5,000.00	50.00	2,500.00	0.00	2,500.00
5.Landscape & Irrigation Design	7,500.00	100.00	7,500.00	7,500.00	0.00
Total Fee	53,400.00		47,025.00	43,650.00	3,375.00
Total Fee					3,375.00
Total this Task					\$3,375.00

Task	06	Expenses		
Expenses				
Reproductions			29.70	
Permits			160.00	
Total Expenses		1.0 times	189.70	189.70
Current		Prior	To-Date	
Total Billings	189.70	1,317.08	1,506.78	
Contract Limit			5,000.00	
Remaining			3,493.22	
Total this Task				\$189.70
Invoice Total this Period				\$3,564.70

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GAS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road, Jacksonville, Florida 32258 • Tel 904-642-8500 • Fax 904-645-9485
CA 0002654 LC 0000116

SEVENTH ORDER OF BUSINESS

E.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: March 15, 2022
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- Women's poolside bathroom was painted to match the rest of the building's interior paint color
- RMS staff stained the cabinets in the women's poolside bathroom to restore and provide a fresh look. Staff also added a clear gloss to the men's and women's bathroom cabinets to help protect them
- RMS staffed pressure washed the white fence to the entrance of main side of the community as well as the Wetland Ridge side
- Started purchasing new umbrellas for the patio tables in preparation for the start of summer
- All eighteen (18) ceiling fans have been purchased and are on site, waiting for installation

Landscaping & Lakes:

- Down to Earth continues to maintain the grounds throughout.
- Lake Doctor's continues to maintain the lakes.
- RMS continues to inspect and clean all the lakes and outfall structures.

Amenity Manager:

- Total number of rentals for January/February = 11

- Total number of rentals currently on the calendar for March/April = 9
- El Agave Azul was at the amenity center on February 1st and 17th and again on March 1st and 15th from 5 to 8 p.m.
- Twisted Philly Steaks was at the amenity center on February 9th from 5 to 8 p.m.
- The Frozen Sweets Treat truck was at the amenity center on February 13th from 3 to 6 p.m. and again on March 6th from 4 to 7 p.m.
- Zydeco Cajun Grill was at the amenity center on February 14th serving a special Valentines Day menu to the community from 5 to 8 p.m.
- Zydeco Cajun Grill was at the amenity center on March 9th from 5 to 8 p.m. and is scheduled to return on March 28th, April 6th and 27th as well as May 4th and 25th
- The Lumpia Lady was at the amenity center on February 16th from 5 to 8 p.m. and is scheduled to return on April 14th
- Wok on Wheels is scheduled to be at the amenity center on March 30th from 5 to 8 p.m.
- Halo-Halong Sangkap Pinoy Eats will be at the amenity center on April 9th from 3 to 6 p.m. to serve during our community Easter event
- Fitness Pro conducted their quarterly maintenance check of the fitness center equipment on January 12th
- Safe Slide Restoration began work on the water slide February 16th and work was completed on February 21st
- Community yard sale is being planned for April 2nd and 3rd
- Community Easter event will be held on April 9th from 3 to 6 p.m. and will feature an egg hunt for three (3) different age groups, a petting zoo, petting rides and a special gift for the kids
- North Florida Vending still continues to service and stock our soda machine
- Jackpot Vending still continues to service and stock snack machine on a weekly basis

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, December 13, 2021 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Lewis	Vice Chairman
Jerry Ritchie	Supervisor
Nelson Nazario	Supervisor
Jack Montoya	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Ernesto Torres <i>by phone</i>	GMS, LLC
Maria Cranford	Amenity Manager
Brian Stephens	Operations Manager
Peter Ma <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. All five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Giles asked for any public comments on agenda items. There were no public comments.

THIRD ORDER OF BUSINESS**Consideration of Proposals for Recreation Facility Expansion Project (*proposals due 12/09/21 at 1:00 p.m.*)**

Ms. Giles noted the proposals were due on December 9, 2021. She noted that staff needed direction on how to proceed. Mr. Ma reviewed the proposal. The Board discussed the lack of money in the current budget. Discussion included the options that were available to cut costs, material availability, inflation, and the option of postponing the work for 6 to 8 months. It was noted on Ms. Cranford's survey the additional pool received 189 votes, the splash pad received 111 votes, resulting in a more desire for the additional pool. Ms. Giles asked about extending the bond. Special assessments, loans, and using capital improvement funds and other funding options were discussed.

After discussion the Board requested a more detailed breakdown of the cost for the pool with parking lot expansion, the splashpad, the courts with and without the lights and the fitness center addition for the January meeting. Permitting was discussed.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-02 Adopting Amended Prompt Payment Policies**

Ms. Giles reviewed the resolution and asked for a motion to approve. Mr. Haber provided a further review, and the Board had no questions.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Resolution 2022-02 Adopting Amended Prompt Payment Policies, was approved.

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

Mr. Haber had nothing further to report.

B. District Manager

Ms. Giles had nothing further for the Board, the next item followed.

C. Engineer – Ratification of Requisitions 8-11 (Series 2020 Project)

Ms. Giles reviewed the requisitions and asked for a motion to ratify.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Requisition 8-11 (Series 2020 Project), were ratified.

D. Operations Manager

Mr. Stephens asked for direction on repair to the pool slide and repairing the stair tower. The Board discussed several issues on cost, rust prevention, how long this would last, and the permits. Further discussion was on budgeting and using the reserve funds.

E. Amenity Manager

The Amenity Manager reviewed the monthly report and updated the Board on the Fitness Room HVAC proposal.

SIXTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Public Comments:

There were no members from the public present at the meeting.

Supervisor Requests:

Board asked about other potential projects for budget concerns. Comments on updates for January meeting.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 1/18/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next scheduled meeting is scheduled for January 18, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Meeting was adjourned at 7:19.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, January 18, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Lewis	Vice Chairman
Jerry Ritchie	Supervisor
Nelson Nazario	Supervisor
Jack Montoya	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Peter Ma <i>by phone</i>	District Engineer
Maria Cranford	Amenity Manager
Brian Stephens	Operations Manager
Mike Lucas	Basham & Lucas Design Group Inc.
Paul Hoffman	Hoffman Commercial Construction LLC
Joe Crespi	Down to Earth

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. All five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Giles asked for any public comments on agenda items. There were no public comments.

THIRD ORDER OF BUSINESS**Consideration of Proposals for Recreation Facility Expansion Project**

Ms. Giles noted one bid was received. She reviewed the amount in the construction account. The Board was reminded of bills that need to be paid as they reviewed the options and reviewed all bid options to included 1 or 2 pools, splash pad, parking lots, ball fields, and pricing. The parking was discussed with details on how much parking spaces it would include. All options, pricing, and timelines were reviewed and discussed as well as the current budget concerns. After discussion the Board made the decision to go with the bids that include splash pad, parking and new courts. (Base bid #3, Splash pad, Alternative #1, Parking lot, and Alternative #4 New Courts w/out lights.)

On MOTION by Mr. Lewis, seconded by Mr. Nazario, with all in favor, the Proposal for Base Bid #3 Splash Pad, Alternate #1 Parking Lot, and Alternate #4 New Courts, was approved.

After the vote there was continued discussion on clearing the land, sodding, grading, adding a fence, sidewalk, sand volleyball, picnic tables and other options for property usage.

FOURTH ORDER OF BUSINESS**Consideration of Work Authorization No. 09A from England-Thims & Miller for Stormwater Needs Analysis**

Ms. Giles reviewed the work authorization 09A for the stormwater needs analysis. She noted this was a requirement by statute and reviewed the rates for the Board. Mr. Haber added comments on the requirement and asked for questions. Mr. Ma added comments.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, the Work Authorization No. 09A From England-Thims & Miller for Stormwater Needs Analysis, was approved.

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

Mr. Haber had nothing further to report.

B. District Manager

Ms. Giles had nothing further for the Board, the next item followed.

C. Engineer – Ratification of Requisitions 12–15 (Series 2020 Project)

Ms. Giles reviewed the requisitions and asked for a motion to ratify. She noted the requisitions and the totals for each. Requisition #12 to HGS for \$1,906.50, Requisition #13 to England-Thims for \$265.50, Requisition #14 to Basham & Lucas for \$781.14 and Requisition #15 to England-Thims for \$22,471.72.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, Requisitions 12-15 (Series 2020 Project), were ratified.

D. Operations Manager**1. Report**

Mr. Stephens reviewed the Operations Report on projects completed to include the men's pool restroom, light poles to the playground, and the pond banks.

2. Landscape Quality Inspection Report

Mr. Stephens noted the items in the package and that Down To Earth would go up 26% on annual landscape contract. He added they agreed to do 2 installments. Specifics of the increased costs and the annual changes were discussed. The Board discussed these costs to include the personnel costs and the effects on the current budget. Ms. Giles discussed the amount in the budget and there was not enough to handle the entire increase. After discussion they agreed to funding a portion now, and the remainder in the next budget.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Paying Down To Earth the 16% Increase on the Annual Contract and 10% Added to the Next FY Budget, was approved.

3. Discussion of New Ceiling Fans Proposals

Ms. Cranford reviewed the quotes for the 17 new ceiling fans at \$2,193 and the quote for Beacon Electrical to install for \$850. After discussion the Board agreed to approve this for a not to exceed of \$3,500.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Ceiling Fan Install Not to Exceed \$3,500, was approved.

4. Discussion of Pool Slide and Tower Repairs

Mr. Stephens and Ms. Cranford reviewed the proposal on the slide restoration. After discussion the Board agreed to a not to exceed of \$32,000.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, to Authorize the Staff to Work with the Safe Slide Restoration with a Not To Exceed of \$32,000, was approved.

E. Amenity Manager

The Amenity Manager reviewed the monthly report and updated the Board on events and other ongoing projects.

SIXTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Public Comments:

There were no members from the public present at the meeting.

Supervisor Requests:

Mr. Ritchie asked about the 5 poles in the center of the tennis courts and the installation process was explained.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 16, 2021 Meeting

Ms. Giles presented the meeting minutes and asked if there were any questions. The Board had no changes to the minutes.

B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2021

Ms. Giles noted the financials were for the period ending December 31, 2021.

C. Assessment Receipts Schedule

Ms. Giles noted the receipt schedule was collected at 96%

D. Approval of Check Register

Ms. Giles presented the check register totaling \$147,054.72.

On MOTION by Mr. Biagetti seconded by Mr. Montoya, with all in favor, the Consent Agenda Items, were approved.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – 3/15/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next scheduled meeting is scheduled for March 15, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2022

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals 2022</u>
<u>ASSETS:</u>					
CASH	\$164,315	\$56,141	---	---	\$220,456
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$115,100	---	\$115,100
Revenue A	---	---	\$925,331	---	\$925,331
Construction	---	---	---	\$1,769,815	\$1,769,815
State Board	\$366,381	\$200,703	---	---	\$567,083
US Bank Custody	\$591,160	---	---	---	\$591,160
Prepaid Expnses	\$2,350	---	---	---	\$2,350

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
REVENUES:				
Assessments - Tax Collector	\$538,283	\$529,395	\$529,395	\$0
Misc./Facility Rental Income	\$3,000	\$1,250	\$3,439	\$2,189
Interest Income	\$600	\$250	\$220	(\$30)
TOTAL REVENUES	\$541,883	\$530,895	\$533,054	\$2,159
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees/FICA Taxes	\$10,334	\$4,306	\$4,306	\$0
Engineering	\$7,000	\$2,917	\$613	\$2,304
Attorney	\$20,000	\$6,667	\$842	\$5,825
Annual Audit	\$3,100	\$0	\$0	\$0
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Trustee	\$6,000	\$4,041	\$4,041	\$0
Dissemination	\$5,000	\$2,083	\$2,083	(\$0)
Management Fees	\$46,505	\$19,377	\$19,377	(\$0)
Computer Time	\$1,200	\$500	\$500	\$0
Telephone	\$350	\$146	\$159	(\$13)
Postage	\$1,000	\$417	\$70	\$347
Printing & Binding	\$1,200	\$500	\$283	\$217
Insurance	\$8,810	\$8,810	\$8,290	\$520
Legal Advertising	\$2,500	\$1,042	\$338	\$704
Other Current Charges	\$600	\$250	\$53	\$198
Website Domain	\$1,200	\$500	\$500	\$0
Office Supplies	\$300	\$125	\$9	\$116
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$121,734	\$58,315	\$48,097	\$10,217
GROUPS MAINTENANCE:				
Landscape Maintenance	\$100,000	\$41,667	\$38,091	\$3,576
Lake Maintenance	\$9,300	\$3,875	\$4,429	(\$554)
Electric	\$2,500	\$1,042	\$721	\$321
Water	\$35,000	\$14,583	\$8,705	\$5,878
Repairs And Maintenance	\$20,000	\$8,333	\$3,469	\$4,864
Irrigation Repairs	\$0	\$0	\$2,297	(\$2,297)
Contingencies	\$4,451	\$1,855	\$0	\$1,855
GROUPS MAINTENANCE EXPENDITURES	\$171,251	\$71,355	\$57,712	\$13,642

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>AMENITY CENTER</u>				
Insurance	\$10,902	\$10,902	\$10,258	\$644
General Facility Maintenance	\$15,000	\$6,250	\$2,975	\$3,275
Repairs & Replacements	\$15,000	\$6,250	\$11,408	(\$5,158)
Recreational Passes	\$500	\$208	\$0	\$208
Postage	\$100	\$42	\$0	\$42
Printing & Email Marketing	\$125	\$52	\$0	\$52
Office Supplies	\$700	\$292	\$395	(\$104)
Other Current Charges	\$250	\$104	\$0	\$104
Permit Fees	\$250	\$0	\$0	\$0
Contingency	\$5,000	\$2,083	\$0	\$2,083
Special Events	\$12,000	\$7,893	\$7,893	\$0
Refuse Service	\$7,200	\$3,000	\$3,343	(\$343)
Security	\$10,000	\$4,167	\$1,705	\$2,461
Gate Monitor	\$6,146	\$2,561	\$0	\$2,561
<u>Utilities</u>				
Water & Sewer	\$4,500	\$1,875	\$1,561	\$314
Electric	\$23,000	\$9,583	\$6,717	\$2,866
Cable/Phone/Internet	\$3,720	\$1,550	\$1,566	(\$16)
<u>Management Contracts</u>				
Amenity Management	\$57,277	\$23,865	\$23,865	\$0
Facility Assistant	\$19,489	\$8,120	\$0	\$8,120
Field Management Services	\$22,388	\$9,328	\$9,328	(\$0)
Lifeguards	\$17,790	\$0	\$0	\$0
Pool Maintenance	\$12,500	\$5,208	\$5,208	(\$0)
Pool Chemicals	\$12,306	\$5,128	\$5,407	(\$280)
Janitorial	\$8,127	\$3,386	\$3,386	\$0
Janitorial Supplies	\$3,200	\$1,333	\$673	\$660
Holiday Decorations	\$0	\$0	\$263	(\$263)
AMENITY CENTER EXPENDITURES	\$267,470	\$113,182	\$95,954	\$17,228
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Capital Projects - Transfer Out	\$24,614	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$24,614	\$0	\$0	\$0
TOTAL EXPENDITURES	\$585,070	\$242,851	\$201,763	\$41,088
EXCESS REVENUES (EXPENDITURES)	(\$43,187)		\$331,290	
FUND BALANCE - Beginning	\$43,187		\$791,199	
FUND BALANCE - Ending	\$0		\$1,122,490	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Month-to-Month
Fiscal Year 2022

REVENUES:

	ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Assessments - Tax Collector	\$538,283	\$0	\$24,855	\$496,735	\$5,622	\$2,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529,395
Interest Income	\$600	\$38	\$40	\$48	\$47	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Misc./Facility Rental Income	\$3,000	\$1,264	\$600	\$375	\$375	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,439
TOTAL REVENUES	\$541,883	\$1,303	\$25,495	\$497,159	\$6,044	\$3,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533,054

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees/FICA Taxes	\$10,334	\$1,077	\$1,077	\$1,077	\$1,077	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,306
Engineering	\$7,000	\$0	\$0	\$245	\$368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$613
Arbitrage	\$1,200	\$600	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination	\$5,000	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
Assessment Roll	\$5,260	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Attorney	\$20,000	\$0	\$0	\$842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$842
Annual Audit	\$3,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$6,000	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Management Fees	\$46,505	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,377
Computer Time	\$1,200	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$350	\$2	\$0	\$70	\$33	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159
Postage	\$1,000	\$3	\$8	\$26	\$14	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
Printing & Binding	\$1,200	\$7	\$5	\$163	\$36	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Insurance	\$8,810	\$8,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,290
Legal Advertising	\$2,500	\$46	\$243	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$338
Other Current Charges	\$600	\$0	\$25	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Office Supplies	\$300	\$0	\$0	\$6	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE EXPENDITURES	\$121,734	\$23,992	\$5,850	\$7,597	\$6,020	\$4,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,097

GROUNDS MAINTENANCE:

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$8,306	\$8,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,091
Lake Maintenance	\$9,300	\$770	\$991	\$850	\$968	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,429
Electric	\$2,500	\$135	\$134	\$138	\$157	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721
Water	\$35,000	\$1,439	\$2,108	\$2,084	\$1,469	\$1,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,705
Repairs And Maintenance	\$20,000	\$0	\$723	\$2,030	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,469
Irrigation Repairs	\$0	\$381	\$729	\$1,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,297
Contingencies	\$4,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$171,251	\$9,885	\$11,845	\$13,449	\$11,615	\$10,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,712

PINE RIDGE PLANTATION
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
<u>AMENITY CENTER</u>														
Insurance	\$10,902	\$10,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,258
General Facility Maintenance	\$15,000	\$2,721	\$0	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975
Repairs & Replacements	\$15,000	\$1,951	\$3,364	\$4,518	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,408
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	\$322	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395
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	\$3,939	\$0	\$3,304	\$0	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,893
Refuse Service	\$7,200	\$595	\$595	\$595	\$778	\$778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,343
Security	\$10,000	\$753	\$208	\$328	\$328	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,705
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	\$314	\$320	\$300	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,561
Electric	\$23,000	\$1,455	\$1,235	\$1,288	\$1,180	\$1,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,717
Cable/Phone/Internet	\$3,720	\$306	\$306	\$306	\$325	\$324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,566
<u>Management Contracts</u>														
Amenity Management	\$57,277	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,865
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$22,388	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,328
Lifeguards	\$17,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$12,500	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,208
Pool Chemicals	\$12,306	\$1,026	\$1,026	\$1,122	\$1,122	\$1,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,407
Janitorial	\$8,127	\$677	\$677	\$677	\$677	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,386
Janitorial Supplies	\$3,200	\$117	\$163	\$144	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673
Holiday Decorations	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
AMENITY CENTER EXPENDITURES														
	\$267,024	\$31,785	\$16,153	\$20,358	\$14,469	\$13,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,954
TOTAL EXPENDITURES														
	\$560,010	\$65,662	\$33,848	\$41,404	\$32,105	\$28,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,763
<u>OTHER SOURCES/(USES):</u>														
Capital Projects - Transfer Out	\$24,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)														
	(\$42,741)	(\$64,360)	(\$8,353)	\$455,755	(\$26,060)	(\$25,691)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331,290

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$24,614	\$0	\$0	\$0
Interest	\$250	\$0	\$103	\$103
TOTAL REVENUES	\$24,864	\$0	\$103	\$103
EXPENDITURES:				
Capital Outlay	\$20,000	\$19,840	\$19,840	\$0
Culture/Recreation	\$20,000	\$8,333	\$29,915	(\$21,582)
TOTAL EXPENDITURES	\$40,000	\$28,173	\$49,755	(\$21,582)
EXCESS REVENUES (EXPENDITURES)	(\$15,136)		(\$49,652)	
FUND BALANCE - Beginning	\$341,577		\$306,495	
FUND BALANCE - Ending	<u>\$326,441</u>		<u>\$256,844</u>	

PINE RIDGE PLANTATION

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

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$911,271	\$911,271	\$0
Interest Income	\$50	\$21	\$17	(\$3)
TOTAL REVENUES	\$926,622	\$911,292	\$911,289	(\$3)
EXPENDITURES:				
DS 2020A1				
Interest Expense - 11/1	\$114,010	\$114,010	\$114,010	\$0
Interest Expense - 5/1	\$114,010	\$0	\$0	\$0
Principal Expense - 5/1	\$470,000	\$0	\$0	\$0
DS 2020A2				
Interest Expense - 11/1	\$47,139	\$47,139	\$47,139	\$0
Interest Expense - 5/1	\$47,139	\$0	\$0	\$0
Principal Expense - 5/1	\$135,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$927,298	\$161,149	\$161,149	\$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)		\$750,140	
FUND BALANCE - Beginning	\$175,191		\$463,884	
FUND BALANCE - Ending	\$174,515		\$1,214,023	

PINE RIDGE PLANTATION

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

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$46	\$46
TOTAL REVENUES	\$0	\$0	\$46	\$46
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$82,494	(\$82,494)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$82,494	(\$82,494)
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		(\$82,448)	
FUND BALANCE - Beginning	\$0		\$1,852,263	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,769,815</u>	

PINE RIDGE PLANTATION

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)
<hr/>	
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)
<hr/>	
Current Bonds Outstanding:	\$2,760,000

C.

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022 SUMMARY OF ASSESSMENTS**

ASSESSED	# UNITS ASSESSED	SERIES 2020A 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 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	24,188.90	911,271.21	529,394.54	1,440,665.75
TOTAL RECEIPTS	24,188.90	911,271.21	529,394.54	1,440,665.75

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2020 DEBT RECEIVED	O&M RECEIVED	TOTAL
1	11/10/2021	12,986.65	7,544.47	20,531.12
2	11/24/2021	29,798.11	17,310.93	47,109.04
3	12/6/2021	749,578.70	435,460.79	1,185,039.49
4	12/20/2021	105,474.82	61,274.62	166,749.44
5	1/13/2022	9,677.73	5,622.18	15,299.91
6	2/11/2022	3,755.20	2,181.55	5,936.75
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL FY18 TAX ROLL RECEIPTS		911,271.21	529,394.54	1,440,665.75

% TAX ROLL COLLECTED	98.35%	98.35%	98.35%
TOTAL COLLECTED	98.35%	98.35%	98.35%

D.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

1/1/2022 - 2/28/2022

Date	Check Numbers	Amount
<u>General Fund</u>		
1/1/22 - 1/31/22	2963-2971	\$ 21,137.91
2/1/22 - 2/28/22	2972-2986	\$ 43,896.26
		<hr/>
		\$ 65,034.17
<u>Capital Reserves Fund</u>		
January 26, 2022	40	\$ 14,957.50
February 25, 2022	41	\$ 14,957.50
		<hr/>
		\$ 29,915.00
<u>Utilities and Autopayments</u>		
January 12, 2022	Waste Management	\$ 778.27
January 19, 2022	SafeTouch	\$ 88.05
January 25, 2022	Comcast	\$ 324.57
January 28, 2022	Clay County Utilities	\$ 1,769.72
February 1, 2022	Clay Electric	\$ 1,337.00
February 16, 2022	Waste Management	\$ 778.27
February 16, 2022	SafeTouch	\$ 88.05
February 25, 2022	Comcast	\$ 323.57
February 25, 2022	Clay County Utilities	\$ 1,925.41
		<hr/>
TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 7,412.91
		<hr/>
		\$ 102,362.08

*Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/20/22	00008	1/10/22 201013	202112 310-51300-31100	DEC PROFESSIONAL SERVICES	*	245.00	
				ENGLAND-THIMS & MILLER, INC.			245.00 002968
1/20/22	00076	1/01/22 627216	202201 320-53800-46400	JAN LAKE MAINTENANCE	*	850.00	
				THE LAKE DOCTORS INC			850.00 002969
1/26/22	00109	1/18/22 S-12766	202201 330-57200-46100	RPR HEAT IN GYM/OFFICE	*	250.00	
				HOWARD SERVICES, INC.			250.00 002970
1/26/22	00073	1/12/22 403	202112 330-57200-46201	DEC JANITORIAL SUPPLIES	*	144.28	
		1/12/22 403	202112 330-57200-51000	OFFICE SUPPLIES	*	72.92	
		1/12/22 403	202112 320-53800-46000	DEC FIELD RPRS & MAINT	*	2,030.35	
		1/12/22 403	202112 330-57200-46100	DEC AMENITY RPRS & MAINT	*	3,038.35	
				RIVERSIDE MANAGEMENT SERVICES INC			5,285.90 002971
2/03/22	00089	12/30/21 INV11437	202112 320-53800-46300	DEC LANDSCAPE MAINTENANCE	*	1,079.89	
		12/30/21 INV11437	202112 320-53800-46300	DEC IRRIGATION REPAIRS	*	106.60	
		1/20/22 INV11426	202201 320-53800-46200	JAN LANDSCAPE MAINTENANCE	*	8,305.59	
				DOWN TO EARTH			9,492.08 002972
2/03/22	00039	1/13/22 26567	202201 330-57200-46000	JAN PREVENTATIVE MAINT	*	150.00	
				FITNESS PRO			150.00 002973
2/03/22	00185	1/31/22 2979573	202112 310-51300-31500	DEC GENERAL COUNSEL	*	841.50	
				KUTAK ROCK LLP			841.50 002974
2/03/22	00054	2/01/22 13129560	202202 330-57200-46500	FEB POOL CHEMICALS	*	1,112.06	
				POOLSURE			1,112.06 002975
2/03/22	00152	1/15/22 8167563	202201 330-57200-46000	QTRLY SRV PEST CONTROL	*	103.64	
				TURNER PEST CONTROL,LLC			103.64 002976

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/11/22	00003	2/01/22 225	202202 310-51300-34000		*	3,875.42	
			FEB MANAGEMENT FEES				
		2/01/22 225	202202 310-51300-49100		*	100.00	
			FEB WEBSITE ADMIN				
		2/01/22 225	202202 310-51300-35100		*	100.00	
			FEB INFORMATION TECH				
		2/01/22 225	202202 310-51300-31300		*	416.67	
			FEB DISSEM AGENT SERVICES				
		2/01/22 225	202202 310-51300-51000		*	1.05	
			OFFICE SUPPLIES				
		2/01/22 225	202202 310-51300-42000		*	18.95	
			POSTAGE				
		2/01/22 225	202202 310-51300-42500		*	73.05	
			COPIES				
		2/01/22 225	202202 310-51300-41000		*	52.72	
			TELEPHONE				
		2/01/22 225	202202 300-13100-10300		*	10.11-	
			REFUND FOR FINANCE CHR				
GOVERNMENTAL MANAGEMENT SERVICES						4,627.75	002977
2/11/22	00093	2/07/22 20222529	202202 300-15500-10000		*	2,350.00	
			FULL PMT: 4/9/22 EVENT				
JACKSONVILLE CARRIAGE CO LLC						2,350.00	002978
2/11/22	00176	2/09/22 012022	202201 330-57200-34500		*	120.00	
			1/08/22 SECURITY				
		2/09/22 012022	202201 330-57200-34500		*	120.00	
			1/21/22 SECURITY				
MICHAEL C LAYNE						240.00	002979
2/11/22	00073	2/01/22 404	202202 330-57200-46200		*	677.25	
			FEB JANITORIAL SERVICES				
		2/01/22 404	202202 330-57200-46400		*	1,041.67	
			FEB POOL MAINTENANCE				
		2/01/22 404	202202 330-57200-34000		*	1,865.67	
			FEB CONTRACT ADMIN				
		2/01/22 404	202202 330-57200-34100		*	4,773.08	
			FEB FAC MANAGEMENT				
RIVERSIDE MANAGEMENT SERVICES INC						8,357.67	002980
2/11/22	00076	2/01/22 633332	202202 320-53800-46400		*	850.00	
			FEB LAKE MAINTENANCE				
THE LAKE DOCTORS INC						850.00	002981
2/11/22	00012	10/25/21 6305621	202110 310-51300-32300		*	3,750.00	
			FY22 10/1/21-9/30/22				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/25/21	6305621 202110 310-51300-32300		*	290.63	
			INCIDENTAL EXPENSES				
				US BANK			4,040.63 002982
2/17/22	00089	2/08/22	INV11805 202202 320-53800-46200		*	8,305.59	
			FEB LANDSCAPE MAINTENANCE				
				DOWN TO EARTH			8,305.59 002983
2/25/22	00008	2/08/22	201534 R 202201 310-51300-31100		*	367.50	
			JAN PROFESSIONAL SERVICES				
				ENGLAND-THIMS & MILLER, INC.			367.50 002984
2/25/22	00093	2/18/22	20222545 202202 330-57200-60100		*	650.00	
			NON-REFUND DEP 12/10/22				
				JACKSONVILLE CARRIAGE CO LLC			650.00 002985
2/25/22	00073	2/16/22	405 202201 320-53800-46400		*	118.00	
			JAN LAKE MAINTENANCE				
		2/16/22	405 202201 320-53800-46000		*	715.32	
			JAN FIELD RPRS&MAINT				
		2/16/22	405 202201 330-57200-46100		*	1,325.33	
			JAN REPAIRS/RPLCMNT				
		2/16/22	405 202201 330-57200-46201		*	249.19	
			JAN JANITORIAL SUPPLIES				
				RIVERSIDE MANAGEMENT SERVICES INC			2,407.84 002986
TOTAL FOR BANK A						65,034.17	
TOTAL FOR REGISTER						65,034.17	

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Recorder**1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-6831

Advertising Invoice

PINE RIDGE PLANTATION C.D.D.
475 W TOWN PL # 114
SAINT AUGUSTINE, FL 32092**Cust#:502790**
Ad#:325244 —
Phone#:904-001-0001
Date:06/01/2021**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 7.60****Advertisement Information:**

6917 1. 310. 513. 480

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	06/17/2021	06/24/2021	2	76.00	152.00

Payment Information:

Date:	Order#	Type
06/01/2021	325244	BILLED ACCOUNT

Total Amount: 152.00**Tax: 0.00****Amount Due: 152.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

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

**STATE OF FLORIDA
COUNTY OF CLAY:**

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

NOTICE OF PUBLIC HEARING & MEETING

in the matter of

BUDGET 2021/2022

LEGAL: 47882 ORDER: 325244

was published in said newspaper in the issues:

06/17/2021

06/24/2021

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 06/24/2021

Christie Lou Wayne
NOTARY PUBLIC, STATE OF FLORIDA

CHRISTIE LOU WAYNE
MY COMMISSION # 9003476
EXPIRES September 30, 2024

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

**NOTICE OF
PUBLIC HEARING
TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2021/2022 BUDGETS;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS
MEETING.
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors ("Board") of the Pine Ridge Plantation Community Development District ("District") will hold a public hearing on July 26, 2021 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.pineridgeplantationedd.com.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
Legal 47882 published June 17 and
June 24, 2021 in Clay County's Clay
Today newspaper

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra
Recorder**
Not your average newspaper, not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

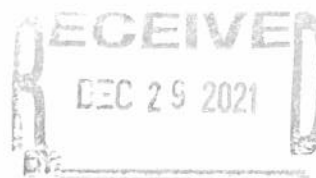
**PINE RIDGE PLANTATION C/O GMS
475 W TOWN PL # 114
SAINT AUGUSTINE, FL 32092****Cust#:502790
Ad#:332737-
Phone#:904-001-0001
Date:12/21/2021****Salesperson: Clay Today****Classification: Legal Notice****Ad Size: 1.0 x 4.90****Advertisement Information:**

69A 1.310.513.480

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	12/23/2021	12/23/2021	1	49.00	49.00

Payment Information:

Date:	Order#	Type
12/21/2021	332737	BILLED ACCOUNT

Total Amount: 49.00**Tax: 0.00****Amount Due: 49.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

**Notice of Meeting
Pine Ridge Plantation
Community
Development District**

A meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, January 18, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Marilee Giles

District Manager

Legal 48932 published Dec 23, 2021
in Clay County's Clay Today
newspaper

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

NOTICE OF MEETING

in the matter of

jan 6 MEETING

LEGAL: 48932 ORDER: 332737

was published in said newspaper in the issues:

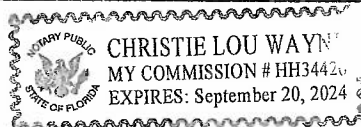
12/23/2021

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 12/23/2021.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



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

Notice of Meeting
Pine Ridge Plantation
Community
Development District

A meeting of the Board of
 Supervisors of the Pine Ridge
 Plantation Community Development
 District will be held on Tuesday,
 January 18, 2022 at 6:00 p.m. at the
 Pine Ridge Plantation Amenity
 Center, 4200 Pine Ridge
 Parkway, Middleburg, Florida 32068.
 The meeting is open to the public and
 will be conducted in accordance with
 the provisions of Florida Law for
 Community Development Districts. A
 copy of the agenda for this meeting
 may be obtained from the District
 Manager, at 475 West Town Place,
 Suite 114, St. Augustine, FL 32092
 (and phone (904) 940-5850). This
 meeting may be continued to a
 date, time, and place to be specified
 on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may

need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles

District Manager

Legal 48932 published Dec 23, 2021
 in Clay County's Clay Today
 newspaper

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 224

Invoice Date: 1/1/22

Due Date: 1/1/22

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2022 1.310.513.34000 Website Administration - January 2022 1.310.513.491 Information Technology - January 2022 1.310.513.35700 Dissemination Agent Services - January 2022 1.310.513.31300 Office Supplies 1.310.513.57000 Postage 1.310.513.42000 Copies 1.310.513.42500 Telephone 1.310.513.41000			
		3,875.42	3,875.42
		100.00	100.00
		100.00	100.00
		416.67	416.67
		0.78	0.78
		13.78	13.78
		36.15	36.15
		33.26	33.26
Total			\$4,576.06
Payments/Credits			\$0.00
Balance Due			\$4,576.06

Michael Layne
4631 Hedgehog St. Middleburg, FL 32068
(904)509-0828

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: DECEMBER 2021

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

FOR:
prmgr@riversidemgtsvc.com
bstephens@riversidemgtsvc.com

176A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
12/11/21	Checked amenity center. Holiday party going on. Stopped in	1830/2230	4.0	30.00	\$120.00
	And chatted a bit. Made a round of all streets in the neighborhood. Made sure the amenity center was secure after the party. Provided directions to a lost motorist, Check of pool area and restrooms. Neighborhood patrol. Amenity center check.				
12/26/21	Patrolled neighborhood. Checked amenity center. Citizen Contact on Ember Glow. Citizen contact on Night Owl. Amenity center check. Neighborhood patrol. Motorist assist at Pine Ridge and Oak Moss Loop. Amenity center checked.	1830/2230	4.0	30.00	\$120.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		\$240.00
<i>B. Stephens 12-28-21</i>					
<i>Security + Monitoring</i>					
<i>001, 330, 57200, 34500</i>					

Make all checks payable to Michael Layne

Thank you for your business!



Statement

Date 12/1/2021

Bill To

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

Amount Due
Terms

\$1,142.40
Net 20

54A

Date	Due Date	Description	Delivery Location	Amount	Credit/Pymt	Open Amt	Balance	Group Index	Invoice Group
10/31/2021	11/20/2021	Finance Charge #131295603420		20.23		20.23	20.23		
12/1/2021	12/21/2021	Invoice #131295603535	Pine Ridge Plantation	1,122.17		1,122.17	1,142.40		
<div>001.310.51300.49000</div> <div>001.300.13100.10300 Due from other</div> <div>12/23/21 - emailed request to waive finance charge. cc'd Alison, Bernadette, and myself.</div> <div>\$10.11 due</div> <div>Half of fin. charge will be waived</div>									
Current		1-30 Days		31-60 Days		61-90 Days		Over 90 Days	
1,122.17		0.00		20.23		0.00		0.00	
								\$1,142.40 \$10.11	

Date

Remittance Slip

Customer
13GMS100
Date
12/1/2021

Amount Due
Amount Paid
Mail Checks To
PO Box 55372
Houston, TX 77255-5372

~~\$1,142.40~~ \$10.11
~~\$10.11~~

From: **Accounts Receivable (AR)** ar@poolsure.com
Subject: RE: Pine Ridge Plantation CDD - Poolsure Invoice #131295603420 - Request for Amended Invoice
Date: January 3, 2022 at 5:55 PM
To: mbronson@gmsnf.com
Cc: amosing@gmstnn.com, bperegrino@gmsnf.com

AR

Good evening,

The 50 percent will be honored as soon as payment is received - please submit a payment for the 50 percent and the other 50 will be credited upon receipt.

----- Original Message -----

From: Margaret Bronson [mbronson@gmsnf.com]
Sent: 1/3/2022 10:10 AM
To: ar@poolsure.com
Cc: bperegrino@gmsnf.com; amosing@gmstnn.com
Subject: Pine Ridge Plantation CDD - Poolsure Invoice #131295603420 - Request for Amended Invoice

Good morning,

Pine Ridge Plantation CDD, (a/n: 13GMS100) invoice #131295603420 sum of \$20.23 for a finance charge is in need of an amendment to reflect the 50 percent discount as discussed.

Please provide this amended invoice to the following email addresses: bperegrino@gmsnf.com , Amossing@gmstnn.com, mbronson@gmsnf.com .

Feel free to let me know should you have any questions.

Happy New Year.

Thank you,

Margaret Bronson
Governmental Management Services, LLC (GMS)
393 Palm Coast Pkwy SW, Suite 4
Palm Coast, Florida 32137
Office: (904) 940-5850 ext. 410
Cell: (904) 814-3970
mbronson@gmsnf.com



ref:_00D61dkTC._5004Nwn24t:ref





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

Invoice

Date 1/1/2022

Invoice # 131295604149

Terms	Net 20
Due Date	1/21/2022
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	1,063.12
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<i>B. Hipt 12-20-21 54A</i> <i>Pool Chemicals Jan</i> <i>001.330.57200.46500</i>				

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal	1,122.17
Shipping Cost (FEDEX GROUND)	0.00
Total	1,122.17
Amount Due	\$1,122.17

Remittance Slip

Customer
13GMS100
Invoice #
131295604149

Amount Due \$1,122.17

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604149

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

Invoice

Invoice #: 402
Invoice Date: 1/1/2022
Due Date: 1/1/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.46200 - Janitorial Services - January 2022		677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - January 2022		1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - January 2022		1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - January 2022		4,773.08	4,773.08
Total			\$8,357.67
Payments/Credits			\$0.00
Balance Due			\$8,357.67

RMW
1.4.22

Service Invoice

Page 1 of 1



Howard Services, Inc.

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

Billed Customer: #001626

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, FL 32068

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, FL 32068

109A
1.330.572.461

14030

1/18/2022

S-12766

02/17/2022

Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
14030	1/18/2022	S-12766	02/17/2022	CAC 023502

Problem Reported:

*** NH-No Heating - Com ***

No Heating - Commerical Customer
on the office side

Tech Date
RAY S 01/18/2022

ADDITIONAL DETAILS:

Found heat not working in office/gym, found wires burnt and disconnected from contractor, had office put alarm in test mode for 1 hr for repairs, made repairs and tested heat strips, pulling 44 amps at this time

Material	0.00
Labor	250.00
Subtotal	250.00
Tax	0.00
Grand Total	250.00

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

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

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

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

Invoice

Bill To:

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

Invoice #: 403
Invoice Date: 1/12/2022
Due Date: 1/12/2022
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2021		4,231.78	4,231.78
Maintenance Supplies		1,054.12	1,054.12
<i>73A</i>			
<i>B. Stephens 1-17-2022</i>			
<i>Sanitorial Supplies - \$144.28</i>			
<i>001.330.57200.46201</i>			
<i>Office Supplies - \$72.92</i>			
<i>001.330.57200.51000</i>			
<i>Repairs + Maint. - \$2,030.35</i>			
<i>001.320.53800.46000</i>			
<i>Repairs + Replacements - \$3038.35</i>			
<i>001.330.57200.46100</i>			
Total			\$5,285.90
Payments/Credits			\$0.00
Balance Due			\$5,285.90

Rmw
1.18.22

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/21	8.25	L.F.	Painted club room, picked up supplies
12/2/21	8	D.J.	Pressure washed pavers starting at entrance of amenity center
12/3/21	7	L.F.	Painted club room, removed debris from amenity center, pool, parking lot, playground, field and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/6/21	8.5	L.F.	Painted club room, picked up supplies
12/8/21	8.25	L.F.	Installed new shelves in new storage closet, picked up supplies, removed debris from amenity center, pool, parking lot, playground, field and roadways, checked and changed all trash receptacles
12/8/21	5	D.J.	Cleaned lake banks and outfall structures
12/10/21	3.5	L.F.	Blew leaves and debris off pool deck and walkways, emptied and restocked dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles
12/13/21	9	L.F.	Picked up supplies, sanded walls in bathroom, painted bathroom
12/13/21	7.5	D.J.	Removed sand for curbing along Pine Ridge Parkway
12/15/21	5	L.F.	Painted bathroom, inspected fitness equipment
12/15/21	8.25	D.J.	Cleaned sand out of curb line along Pine Ridge Parkway
12/16/21	6.5	L.F.	Painted bathroom
12/17/21	2	F.S.	Removed all spider webs around the building
12/20/21	9	L.F.	Painted bathroom, picked up supplies, emptied and restocked dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles
12/22/21	8.5	L.F.	Painted bathroom, stained cabinet in bathroom, picked up supplies for stain
12/22/21	5.25	D.J.	Removed debris from lake banks and waters edge, checked and cleaned outfall structures
12/24/21	2	L.F.	Inspected all holiday lights, removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles
12/29/21	3	B.M.	Emptied and restocked dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles

TOTAL 114.5

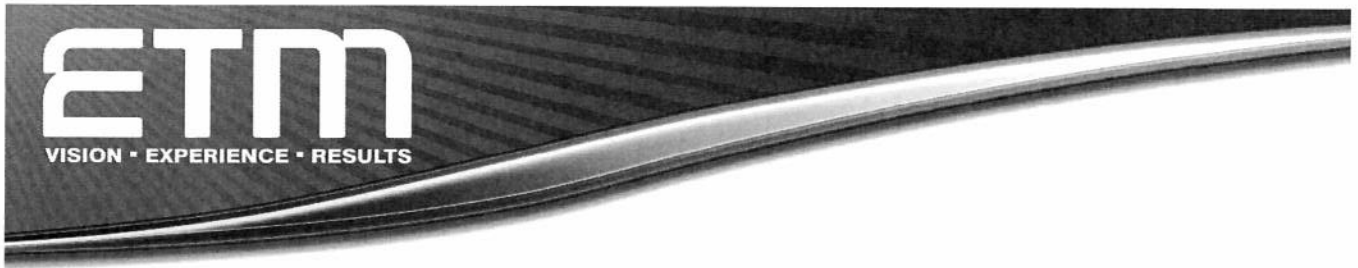
MILES 504

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	12/6/21	Paint 128oz	45.98	L.F.
	12/6/21	Stripping Brush	3.76	L.F.
	12/6/21	9x1/2" Roller Knit 3pk	12.63	L.F.
	12/8/21	Wire Hanging Shelf (2)	40.18	L.F.
	12/8/21	3' Wire Shelf (2)	37.88	L.F.
	12/8/21	4' Wire Shelf (2)	47.08	L.F.
	12/8/21	65 Gallon Clear Storage Tote	58.08	M.C.
	12/8/21	28ct Swiffer Duster Pads	17.81	M.C.
	12/8/21	3ct Stainless Steel Cleaner	14.94	M.C.
	12/8/21	2ct Soft Soap Refills	12.64	M.C.
	12/8/21	Kettlebell Set for Fitness Center	57.49	M.C.
	12/10/21	Felt Slders	13.46	L.F.
	12/10/21	65 Gallon Clear Storage Tote (4)	216.11	L.F.
	12/13/21	Ink Cartridges for Printer	72.92	M.C.
	12/13/21	Gym & Fitness Wipes 4 rolls	98.89	M.C.
	12/13/21	128oz Paint	45.98	L.F.
	12/14/21	Pet Waste Bags 10 Rolls of 200 (2)	158.70	M.C.
	12/20/21	Paint 128oz	45.98	L.F.
	12/20/21	Mini Roller Cover 6pk	11.89	L.F.
	12/20/21	Shedless Roller Cover 3pk	12.05	L.F.
	12/20/21	Pelican Liner 3pk	5.03	L.F.
	12/22/21	1 Qt Mahogany Stain	13.78	L.F.
	12/22/21	2.0" Short Cut Brush	10.89	L.F.
		TOTAL	<u>\$1,054.12</u>	



Pineridge Community Development District
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

January 10, 2022
Project No: 03136.08000
Invoice No: 0201013

Project 03136.08000 Pine Ridge Cdd - Completion Report
Work Description: RFP meeting for Amenity Center

Professional Services rendered through December 31, 2021

Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Ma, Ka Tai	12/11/2021	.50	245.00	122.50
Ma, Ka Tai	12/25/2021	.50	245.00	122.50
Totals		1.00		245.00
Total Labor				245.00
Invoice Total this Period				<u>\$245.00</u>

1,310,573.311

81A

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-9485
CA-00002584 LC-0000318

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 #	627216
Account #	719342
Invoice Date	1/1/2022
Due Date	1/11/2022
Rep	JB

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)- <i>B. Hupl 1-4-22</i> <i>LAKE MAINT.</i> <i>001.320.53800.46400</i> <i>76A</i>	850.00
Customer Total Balance \$930.00		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$850.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	627216
Account #	719342
Date	1/1/2022

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

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

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa <input type="checkbox"/> American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	<input type="checkbox"/> Check box if same as above
Signature	_____

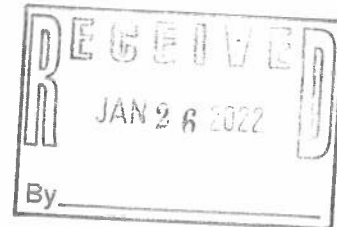
Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3342



December 2021
INV114374

Customer

Pine Ridge CDD
Governmental Management Services (GMS)
4200 Pine Ridge Plantation
Middleburg FL 32068
pszoza@rmsnf.com
(000) 509-6465



Project/Job	Invoice Date	Due Date	Terms	PO #
December service call/construction	12/30/2021	1/29/2022	Net 30	

Item	Qty	Rate	Amount
Scope of Work On the construction corner from sidewalk to curb the curb and between resident house on same corner 5 lateral line breaks broken pipe and had to add 60' of lateral line pipe that was missing.			

Irrigation Repairs			
Labor - 12/10/21 -	5.79	\$65.00	\$376.35
6" Pop Up Spray - Each	7	\$21.97	\$153.79
1" Lateral Line Fitting - Each	20	\$3.23	\$64.60
1" Lateral Line Pipe - Foot	60	\$0.65	\$39.00
2.5" Slip Fix - Each	5	\$89.23	\$446.15
Sub Total			\$1,079.89

B. H. 1-20-22 49A
LANDSCAPE MAINT.
001. 320. 53800. 46200
. 46300

Subtotal	\$1,079.89
Payments/Credits	\$0.00
Balance Due	\$1,079.89

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.

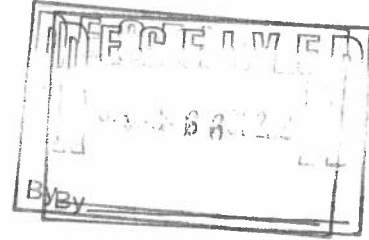
Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3342



December 2021
INV114375

Customer

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



Project/Job	Invoice Date	Due Date	Terms	PO #
December audit repairs	12/30/2021	1/29/2022	Net 30	

Item	Qty	Rate	Amount
Scope of Work			
Main drag timer in subdivision 3x 6"sprays plus 12" spray on zone 6 pine ridge Parkway. Rear timer Broken 6-inch spray zone 1 permission drive. 2 Broken 6-inch spray zone 2 oak moss loop. Broken 6-inch spray zone 9 across from timer.			

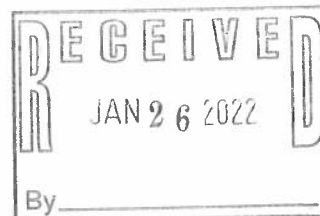
Irrigation Repairs			
Labor - 12/22/21 -	1.64	\$65.00	\$106.60
Sub Total			\$106.60

B. Hook 1-20-22
LANDSCAPE MAINT.
001.320.53800 .46200
.46300

89A

Subtotal	\$106.60
Payments/Credits	\$0.00
Balance Due	\$106.60

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.



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



January 2022
INV114263

Customer

Pine Ridge CDD
Governmental Management Services (GMS)
4200 Pine Ridge Plantation
Middleburg FL 32068
pszoza@rmsnf.com
(000) 509-6465

Project/Job	Invoice Date	Due Date	Terms	PO #
Pine Ridge CDD Contract	1/20/2022	2/19/2022	Net 30	

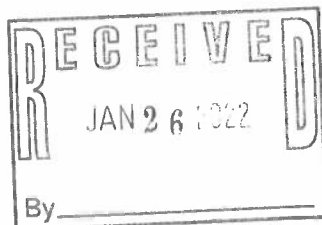
Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$8,305.59	\$8,305.59

Subtotal	\$8,305.59
Payments/Credits	\$0.00
Balance Due	\$8,305.59

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.

B. Hup 1-26-22
LANDSCAPE MAINT.
001.320.53800.46200



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

Invoice



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

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
26567	01/13/2022	\$150.00	01/28/2022	Net 15	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

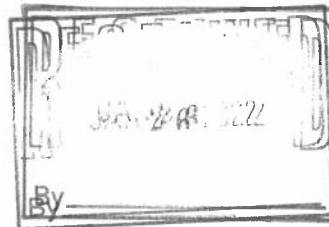
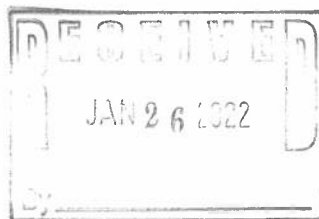
DATE	PRODUCT/SERVICE	QTY	AMOUNT
01/12/2022	PM Jan 12, 2022: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. Tightened cables and pop pins throughout strength units. 2. Replaced missing bolt and tightened counterweight for paramount bicep/tricep. 3. All units test correct. SERVICE REQUEST 32423 - JANUARY FITNESS CENTER PREVENTATIVE MAINTENANCE	1	150.00

BALANCE DUE

\$150.00

B. Hopt 1-19-22
Facility Maint.
001.330.57200.46000

39A



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979573

Client Matter No. 16423-1

Jim Oliver
Pine Ridge CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

185A

1.310.573.315

Invoice No. 2979573

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

11/16/21	W. Haber	1.10	286.00	Prepare for and participate in Board meeting
11/29/21	W. Haber	0.30	78.00	Confer with Giles regarding resolution adopting revisions to prompt payment act
11/29/21	K. Jusevitch	0.30	37.50	Confer with Haber; prepare resolution adopting amended prompt payment policies and correspond with district manager
12/03/21	W. Haber	0.20	52.00	Review proposed agenda for December meeting
12/13/21	W. Haber	1.30	338.00	Prepare for and participate in Board meeting
12/23/21	J. Gillis	0.40	50.00	Coordinate response to auditor letter
TOTAL HOURS		3.60		

KUTAK ROCK LLP

Pine Ridge CDD

January 31, 2022

Client Matter No. 16423-1

Invoice No. 2979573

Page 2

TOTAL FOR SERVICES RENDERED	\$841.50
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TOTAL CURRENT AMOUNT DUE	<u>\$841.50</u>
--------------------------	-----------------



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

Invoice

Date 2/1/2022

Invoice # 131295604697

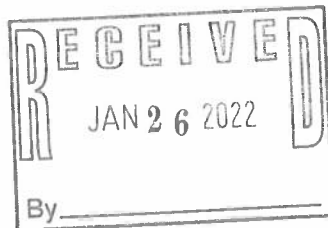
Terms	Net 20
Due Date	2/21/2022
PO #	

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	1,063.12
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee <i>B. Dept 1-26-22</i> <i>Pool Chemicals</i> <i>001. 330. 57200. 46500</i> <i>54A</i>	1	ea	49.05

A prepayment discount of 5% is available if the entire amount for 2022 is paid by January 31st, 2022. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal	1,122.17
Shipping Cost (FEDEX GROUND)	0.00
Total	1,122.17
Amount Paid/Credit Applied	10.11
Amount Due	\$1,112.06



Remittance Slip

Customer
13GMS100
Invoice #
131295604697

Amount Due \$1,112.06

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604697



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 8167563
DATE: 1/15/2022
ORDER: 8167563

Bill To: [347869]

Pineridge Plantation
Amanda Rentsch
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

Work

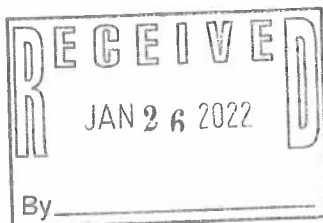
Location:

[347869] 904-291-8878

Pineridge Plantation
Amanda Rentsch
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

Work Date	Time	Target Pest	Technician	Time In
1/15/2022	11:01 AM	GHP		11:01 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	1/15/2022		11:17 AM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$103.64
<i>B. H. Sept 1-18-22</i> <i>Facility Maint.</i> <i>001.330.57200.46000</i> <i>152A</i>		
SUBTOTAL		\$103.64
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$103.64
AMOUNT DUE		\$103.64



H. H.

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 225

Invoice Date: 2/1/22

Due Date: 2/1/22

Case:

P.O. Number:

Bill To:

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

3A

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022 001.310.513.34000		3,875.42	3,875.42
Website Administration - February 2022 001.310.513.49100		100.00	100.00
Information Technology - February 2022 001.310.513.35100		100.00	100.00
Dissemination Agent Services - February 2022 001.310.513.313		416.67	416.67
Office Supplies 001.310.51300.51000		1.05	1.05
Postage 001.310.513.42000		18.95	18.95
Copies 001.310.513.42500		73.05	73.05
Telephone 001.310.513.41000		52.72	52.72
Refund for Finance Charge 001.300.13100.10300		-10.11	-10.11
Total			\$4,627.75
Payments/Credits			\$0.00
Balance Due			\$4,627.75



Jacksonville Carriage Co LLC

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

Invoice

Number: 20222529

Date: 2/7/2022

Bill To:

Maria Cranford
Pine Ridge Plantation Amenity Manager
Riverside Management Services, Inc.
(904) 572-8107 c
(904) 291-8878 w

Event Location:

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

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

Date	Service ID	Description	Quantity	Price	Amount
4/09/2022	Pony	Pony Carousel			
	Zoo	Petting Farm			
	Time	3:00pm - 6:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 04/08/2022 or balance is due.		\$1,175.00	\$1,175.00
	Balance	Balance due on arrival. 4/9/22		\$1,175.00	\$1,175.00

→ paid 2/9/22
→ due

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

Bieni@JaxCarriage.Com

Prepaid Exp

4/9/22 Easter Event

Total

\$2,350.00

WARNING

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

1,300.155.1000

93A

Michael Layne
4631 Hedgehog St. Middleburg, FL 32068
(904)509-0828

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: JANUARY 2022

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

FOR:
prmgr@riversidemgtsvc.com

bstephens@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
01/08/2022	Amenity center checked. Neighborhood patrol. Spoke to a couple walking their dog. They did not express any concerns. Assisted patrol on a traffic crash.	1930/2330	4.0	30.00	\$120.00
01/21/2022	Amenity center checked. Made contact with vehicle parked at model home. Was a resident using a cell phone because they did not want to talk and drive. Patrolled neighborhood. Checked amenity center. Watched the stop sign at Clay Charter entrance. No violations observed. Checked new construction in the rear of the neighborhood.	1800/2200	4.0	30.00	\$120.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		\$240.00
<i>B. Stephens</i>					
<i>Security</i>					
<i>001.330.57200.34500</i>					

176A

Make all checks payable to Michael Layne

Thank you for your business!

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

Invoice

Invoice #: 404
Invoice Date: 2/1/2022
Due Date: 2/1/2022
Case:
P.O. Number:

Bill To:

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

Description	73A	Hours/Qty	Rate	Amount
1.330.57200.46200 - Janitorial Services - February 2022			677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - February 2022			1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - February 2022			1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - February 2022			4,773.08	4,773.08
Total				\$8,357.67
Payments/Credits				\$0.00
Balance Due				\$8,357.67

RMW
2.2.22

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 #	633332
Account #	719342
Invoice Date	2/1/2022
Due Date	2/11/2022
Rep	JB

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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service (R)- B. Steph 2-1-22 Lake Maint. 001.320.53800.46400 76A	850.00	
Customer Total Balance		\$850.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!			Total Invoice \$850.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	633332
Account #	719342
Date	2/1/2022

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

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

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

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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously Printed Invoice Number:

Account Number:

Invoice Date:

Direct Inquiries To:

Phone:

6305621

261827000

10/25/2021

STACEY JOHNSON

407-835-3805

PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
ST. AUGUSTINE FL 32092

PINE RIDGE PLANTATION CDD CAP IMP REV REF BDS SER 2020A-1 SENIOR BDS & SER 2020A-2
SUBORDINATE BDS 2020A REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

12A

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PINE RIDGE PLANTATION CDD CAP IMP REV REF BDS
SER 2020A-1 SENIOR BDS & SER 2020A-2
SUBORDINATE BDS 2020A REVENUE ACCOUNT

Invoice Number: 6305621
Account Number: 261827000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261827000
Invoice # 6305621
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 6305621
Invoice Date: 10/25/2021
Account Number: 261827000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

PINE RIDGE PLANTATION CDD CAP IMP REV REF BDS
SER 2020A-1 SENIOR BDS & SER 2020A-2
SUBORDINATE BDS 2020A REVENUE ACCOUNT

Accounts Included 261827000 261827001 261827002 261827003 261827004 261827005
In This Relationship: 261827006 261827007 261827008 272627000

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

FY 22 : 1.310.51300.32300 = 3,750.00
1.310.51300.32300 = 290.63

12A



8A

1.310.513.311

Pineridge Community Development District
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

February 08, 2022
Project No: 03136.08000
Invoice No: 0201534 Revised

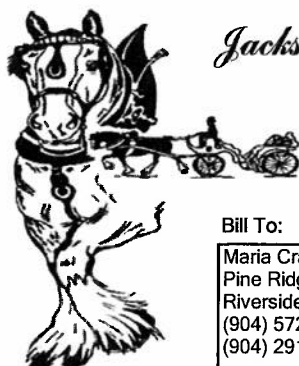
Project 03136.08000 Pine Ridge CDD
Work Description: Call in for CDD meeting and RFP Meeting for Amenity Center.

Professional Services rendered through January 31, 2022 Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Ma, Ka Tai	1/22/2022	1.50	245.00	367.50
Totals		1.50		367.50
Total Labor				367.50
Invoice Total this Period				<u>\$367.50</u>

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-0000316



Jacksonville Carriage Co LLC

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

Invoice

93A
1-330,572,601.00

Number: 20222545

Date: 2/18/2022

Bill To:

Maria Cranford
Pine Ridge Plantation Amenity Manager
Riverside Management Services, Inc.
(904) 572-8107 c
(904) 291-8878 w

Event Location:

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

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

Date	Service ID	Description	Quantity	Price	Amount
12/10/2022	HayRides	Horse-drawn Haywagon Rides			
	Time	5:00pm - 8:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 12/9/2022 or balance is due.		\$650.00	\$650.00
	Balance	Balance due on arrival.		\$650.00	\$650.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.
Add 4% for payments by credit card.

Total

\$1,300.00

WARNING

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

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

Invoice

Invoice #: 405
Invoice Date: 2/16/2022
Due Date: 2/16/2022
Case:
P.O. Number:

Bill To:

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

Description	73A	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2022			2,050.18	2,050.18
Maintenance Supplies			357.66	357.66
B. Stephens 2-17-22				
LAKE MAINT. - \$118.00				
001.320.53800.46400				
Field Repairs + Maint. - \$715.32				
001.320.53800.46000				
Repairs + Replacements - \$1,325.33				
001.330.57200.46100				
Janitorial Supplies - \$249.19				
001.330.57200.46201				
Total				\$2,407.84
Payments/Credits				\$0.00
Balance Due				\$2,407.84

RW
2,18,22

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/5/22	3	B.M.	Repaired vinyl fence on main road, repaired broken dog waste station, removed debris at amenity center, pool, common areas, playground, roadways and along wooded walking path, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/7/22	7	L.F.	Removed holiday lights, blew leaves and debris off pool deck and walkways, dusted cobwebs off building, picked up supplies, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris amenity center, pool, common areas, playground and roadways
1/12/22	3.5	B.M.	Removed Bandit signs from common areas, straightened reclaimed water sign, deep cleaned woods in multiple areas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris amenity center, pool, common areas, playgrounds and roadways
1/12/22	8	D.J.	Pressure washed all furniture in pool area including tables, chairs and lawn chairs, pressure washed three awnings in pool area
1/17/22	3	B.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/20/22	2	B.M.	Removed debris from common areas, roadways and from wood lines, checked and changed all trash receptacles
1/20/22	3	D.J.	Removed debris from ponds in phase two due to resident request
1/24/22	8	B.M.	Started painting women's restroom, painted door trim and doors, started cut in work
1/26/22	5.5	B.M.	Continued painting women's restroom, inspection of playground, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from common areas and roadways
1/27/22	6	B.M.	Continued painting women's restroom, picked up supplies
1/31/22	8	B.M.	Prepped and stained cabinets under sink area, continued painting women's restroom, painted reclaimed water signs and posts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris amenity center, pool, common areas, playground and roadways

TOTAL 57

MILES 124

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

Period Ending 2/05/22

DISTRICT		SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	1/7/22	13 Gallon Trash Bags 140ct	25.84	L.F.
	1/7/22	Airwick Refills 5pk (2)	25.23	L.F.
	1/12/22	Toilet Paper 18 rolls (2)	60.90	F.S.
	1/19/22	Urinal Screens 10pk (2)	68.10	M.C.
	1/19/22	Multifold Towels 16pk (2)	69.12	M.C.
	1/26/22	Paint Brush 2.0 Thin	12.62	B.M.
	1/26/22	Paint Brush Short Brush 2.0	6.75	B.M.
	1/27/22	Behr Paint 1 Gallon	45.98	B.M.
	1/28/22	Paper Towels 12 rolls	34.48	F.S.
	1/28/22	Lysol (2)	8.65	F.S.
		TOTAL	\$357.66	

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



February 2022
INV118059

Customer

Pine Ridge CDD
Governmental Management Services (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	2/8/2022	3/10/2022	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$8,305.59	\$8,305.59

*Feb landscape
maint.*

Subtotal	\$8,305.59
Payments/Credits	\$0.00
Balance Due	\$8,305.59

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.

B. Stup 2-15-22
LANDSCAPE MAINT.
001.320.53800.46200
89A

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/22	00022	1/21/22 2239	202201 330-57200-49000		*	14,957.50	
		DEPOSIT	GELCOAT REPAIR	DALE COOPER LLC			14,957.50 000040
2/25/22	00023	2/22/22 2293	202202 330-57200-49000		*	14,957.50	
		GELCOAT	REPAIR	DALE COOPER LLC DBA			14,957.50 000041
TOTAL FOR BANK B						29,915.00	
TOTAL FOR REGISTER						29,915.00	

DALE COOPER LLC
PO Box 102
Farmington, MO 63640
855-867-6274 x1000
jess@safeslides.com
<https://www.safeslides.com>



INVOICE

BILL TO
Pine Ridge Plantation
Community Center
4200 Pine Ridge Pkwy
Middleburg, FL 32068

INVOICE # 2239
DATE 01/21/2022

22B
2.330.57200.49000

STATE
FL

ACTIVITY	QTY	RATE	AMOUNT
Gelcoat Repair Contract \$29,915	1	14,957.50	14,957.50

Please pay this deposit before we arrive on site

BALANCE DUE

\$14,957.50

Marilee Giles
Marilee Giles

Please make checks out to: Dale Cooper LLC
Remit payment to:
PO Box 102 Farmington, MO 63640

Jan 24, 2022

DALE COOPER LLC
PO Box 102
Farmington, MO 63640
855-867-6274
jess@safeslides.com
<https://www.safeslides.com>



INVOICE

BILL TO

Pine Ridge Plantation
Community Center
4200 Pine Ridge Pkwy
Middleburg, FL 32068

INVOICE # 2293

DATE 02/22/2022

STATE

FL

ACTIVITY	QTY	RATE	AMOUNT
Gelcoat Repair Contract \$29,915	1	14,957.50	14,957.50

BALANCE DUE

\$14,957.50

B. H. H. 2-23-22

002.330.57200.49000

23B

Please make checks out to: Dale Cooper LLC
Remit payment to:
PO Box 102 Farmington, MO 63640