

PINE RIDGE PLANTATION

Community Development District

May 17, 2022

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

May 11, 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, May 17, 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. Sign at Entryway
 - C. Slide Tower
 - D. Irrigation Map
- IV. Ratification of Hoffman Change Order No. 1
- V. Ratification of Fitness Pro Proposal for Treadmills
- VI. Consideration of Resolution 2022-04, Approving the Proposed Budget (will be sent under separate cover) for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption
- VII. Ratification of Requisitions (20-26)
- VIII. Staff Reports
 - A. Attorney

- B. District Manager – Report on the Number of Registered Voters (1,397)
- C. Engineer
 - 1. Stormwater Needs Analysis
 - 2. Public Facilities Report
- D. Amenity & Operations Manager
 - 1. Report
 - 2. Landscape Quality Inspection Report
 - 3. Fitness Pro Proposal for Repairs
- IX. Public Comments / Supervisor's Requests
- X. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 15, 2022 Meeting
 - B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2022
 - C. Assessment Receipts Schedule
 - D. Approval of Check Register
- XI. Next Scheduled Meeting – 07/19/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- XII. Adjournment

FOURTH ORDER OF BUSINESS

HOFFMAN

Commercial Construction, LLC

April 18, 2022

Re: Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, FL

Ms. Marilee Giles
Pine Ridge Community Development District
475 West Tower Place, Suite 114
St. Augustine FL 32092

CHANGE ORDER PROPOSAL #1


Dear Ms. Giles:

We are pleased to submit our Change Order Proposal #1 for the additional parking lot light pole add on the revised electrical drawings dated March 11. Original we included two parking lot light poles in the contract. The electrical had to add a third for photometrics.

COP #1-Furnish and install additional parking lot pole on revised drawing E2.2 dated March 11, 2022 for a total of three poles. Original we had two poles included in the contract.

Total Cost \$6,116

Sincerely,


Paul Hoffman

ACCEPTED:



Date:

4.18.2022

Cc: Mr. Michael Lucas, AIA, LEED AP
Mr. George Mosley

T & M ELECTRIC OF CLAY COUNTY, LLC.

200 College Drive
Orange Park, Florida 32065
State License #EC0001152
FEIN 59-2052695

Phone: (904) 272-0272

Fax: (904) 276-7689

TO	Hoffman Commercial Construction	FROM	Daniel Newton
	6619 Distribution Ave S Ste 5	DATE	April 15, 2022
	Jacksonville, FL 32256	PROJECT	Pine Ridge Amenity
ATTN	Paul Hoffman		Clay County, FL
PHONE	759-3211	FAX	

Change Order Request # 1

Provide material and labor to install 3-new parking lot poles and fixtures including circuitry as indicated on revised drawing E2.2 as required. (Change Order Includes Credit for 2 previously included in contract)

Total Change Order Request \$ 5,365.00

Thank you, and please feel free to call me with any questions you may have.

Sincerely,

Daniel Newton
Project Manager

ACCEPTANCE OF PROPOSAL

DATE

SIGNATURE/TITLE

PROJECT:	PINE RIDGE PLANTATION AMENITY IMPROVEMENTS											
C.O.P #:	1											
JOB #:	2201											
DESCRIPT:	ADD ADDITIONAL LIGHT POLE IN THE PARKING LOT PER THE ELEC ENG DRAWING DATED 3/11											
COST	ITEM	QTY	UNIT	LABOR	LABOR	MATL	MATL	UNIT	SUB.	TOTAL	VENDER/SUB	
CODE				UNIT	TOTAL	UNIT	TOTAL	SUB				
	T&M ELECTIRCAL	1	EA		0		0		5,365	5,365	T&M ELEC	
			EA		0		0		0	0		
			EA		0		0		0	0		
			EA		0		0		0	0		
			EA		0		0		0	0		
	SUBTOTAL				0		0		5,365	5,365	OK	
	LABOR BURDEN/SALES TAX			45% /7%	0		0			0		
	TOTAL			TOTAL	0		0		5365	5,365	OK	
									BOND & BUILDERS RISK	107		
									SUBTOTAL	5,472		
									GC FEE 12%	644		
									TOTAL	6,116		

FIFTH ORDER OF BUSINESS

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

Quote



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

Maria Cranford
PINE RIDGE CCD AMENITY
CENTER
4200 PINE RIDGE PARKWAY
MIDDLEBURG, FL 32608

Maria Cranford
PINE RIDGE CCD AMENITY
CENTER
4200 PINE RIDGE PARKWAY
MIDDLEBURG, FL 32608

8716

03/21/2022

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

Spirit XT685 Spirit XT685 Commercial Treadmill	2	2,625.00	5,250.00T
Remove Equipment Remove Equipment	1	50.00	50.00T
Shipping/Delivery/Installation Shipping/Delivery/Installation	1	325.00	325.00T

SUBTOTAL			5,625.00
TAX (0)			0.00
TOTAL			\$5,625.00

50% payment of total invoice is due at time of approval. Equipment will be ordered upon receipt of payment. Final payment is due at time of installation.

* Please note that a 30% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled after approval for purchase has been given. Contact: Bruce Miller
407.461.1506 bruce@wearefitnesspro.com

Accepted By

Accepted Date

4.19.22

All quotes valid for 30 days. Additional delivery fees may apply - check with your sales rep for details.

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Pine Ridge Plantation Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: _____

LOCATION: _____

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

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

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

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

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

PASSED AND ADOPTED THIS 17th DAY OF MAY, 2022.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

SEVENTH 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: 20

(B) Name of Payee:

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

(C) Amount Payable: \$ 364.00

(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 3009863 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

March 16, 2022

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 3, 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. 3009863

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. 3009863
16423-2

Re: Project Construction

For Professional Legal Services Rendered

01/24/22	W. Haber	1.40	364.00	Review and revise agreement for expansion project and prepare correspondence regarding same
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TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$364.00

TOTAL CURRENT AMOUNT DUE \$364.00

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: 21

(B) Name of Payee:

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

(C) Amount Payable: \$ 754.00

(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 3022847 – 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.

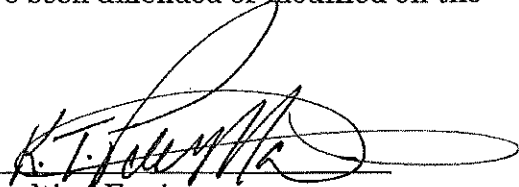
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

April 5, 2022

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 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. 3022847

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. 3022847

16423-2

Re: Project Construction**For Professional Legal Services Rendered**

02/03/22	W. Haber	0.80	208.00	Review construction documents; confer with Mr. Lucas and Ms. Giles regarding same
02/04/22	W. Haber	0.30	78.00	Confer with Ms. Giles regarding status of construction agreements
02/07/22	W. Haber	0.60	156.00	Participate in conference call with contractor to discuss agreement
02/20/22	W. Haber	1.20	312.00	Review and revise agreement with Hoffman and prepare correspondence regarding same

TOTAL HOURS 2.90**TOTAL FOR SERVICES RENDERED \$754.00****TOTAL CURRENT AMOUNT DUE \$754.00**

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: 22

(B) Name of Payee:

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

(C) Amount Payable: \$ 390.00

(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 3026913-16423-2

(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

May 3, 2022

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 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. 3026913

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. 3026913
16423-2

Re: Project Construction

For Professional Legal Services Rendered

03/08/22	W. Haber	0.70	182.00	Review and revise agreements with Hoffman and prepare correspondence regarding same
03/09/22	W. Haber	0.40	104.00	Confer with Giles and Hoffman regarding status of agreement
03/11/22	W. Haber	0.20	52.00	Confer with Giles regarding payment and performance bonds
03/14/22	W. Haber	0.20	52.00	Confer with Hoffman regarding notice of commencement

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$390.00

TOTAL CURRENT AMOUNT DUE \$390.00

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: 23

(B) Name of Payee: Hoffman Commercial Construction, LLC
6919 Distribution Avenue S., Suite 5
Jacksonville, FL 32256

(C) Amount Payable: \$ 17,065.00

(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 Pine Ridge Plantation Amenity Improvements - Application No. 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.

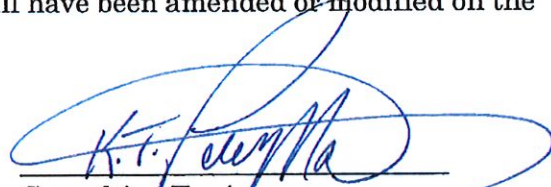
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

May 3, 2022

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G703 PAGE ONE OF THREE PAGES

TO OWNER: Pine Ridge Plantation CDD PROJECT: Pine Ridge Plantation Amenity Impr. APPLICATION NO: 2201 2 Distribution to:

475 West Town Place, Suite #114 4200 Pine Ridge Parkway 4/25/2022

SL Augustine, FL 32092 Middleburg, FL 32068

FROM CONTRACTOR: ARCHITECT: Besham & Lucas Design Group, Inc. 7645 Gate Parkway, Suite 201 Jacksonville, FL 32256

Hoffman Commercial Construction, LLC 6919 Distribution Ave S - Unit #5 Jacksonville, FL 32256

OWNER ARCHITECT CONTRACTOR

CONTRACT FOR: Construction Amenity Improvements CONTRACT DATE: 2/25/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Paul Hoffman Date: 4/25/2022

By: Paul Hoffman County of: Duval

State of: Florida Subscribed and sworn to before me

Notary Public: [Signature] My Commission expires: 4/25/2025

Notary Public State of Florida Michelle A. Swagerty My Commission Expires 4/25/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 17,065.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature] Date: 4/25/2022

By: [Signature]

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	\$ 1,673,560
2. Net change by Change Orders	\$ -
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 1,673,560
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 186,131
5. RETAINAGE:	
a. 10% % of Completed Work (Column D + E on G703)	\$ 18,613
b. 10% % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 18,613
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,673,518
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 130,453
8. CURRENT PAYMENT DUE	\$ 17,065
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 1,506,042

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

SOV
Pine Ridge Plantation Amenity Improvements
Schedule of Values

2201 2
4/25/2022

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 GENERAL CONDITIONS PM	\$ 128,960	11,606	3,869	0	15,475	12%	\$ 113,485
2 GENERAL REQUIREMENTS	\$ 37,800	0	0	0	0	0%	\$ 37,800
3 SITE WORK	\$ 298,400	0	0	0	0	0%	\$ 298,400
4 POOL DECK PAVERS	\$ 12,500	0	0	0	0	0%	\$ 12,500
5 BASKETBALL & TENNIS COURTS	\$ 195,900	0	0	0	0	0%	\$ 195,900
6 FENCING	\$ 145,400	0	0	0	0	0%	\$ 145,400
7 CONCRETE SIDEWALKS AND FOUNDATION	\$ 63,600	0	0	0	0	0%	\$ 63,600
8 MASONRY POOL ENCLOSURE	\$ 18,800	0	0	0	0	0%	\$ 18,800
9 MISC METALS	\$ 2,400	0	0	0	0	0%	\$ 2,400
10 STUCCO POOL ENCLOSURE	\$ 4,000	0	0	0	0	0%	\$ 4,000
11 PAINTING ENCLOSURE	\$ 3,900	0	0	0	0	0%	\$ 3,900
12 SPLASH POOL	\$ 346,800	112,200	0	0	112,200	32%	\$ 234,600
13 BENCHES AND TRASH CANS	\$ 6,000	0	0	0	0	0%	\$ 6,000
14 COURT SHADE STRUCTURE	\$ 15,000	0	0	0	0	0%	\$ 15,000
15 PLUMBING	\$ 18,200	0	0	0	0	0%	\$ 18,200
16 ELECTRICAL	\$ 219,900	0	0	0	0	0%	\$ 219,900
17 BUILDER RISK INS	\$ 12,900	0	12,900	0	12,900	100%	\$ -
18 P&P BOND	\$ 33,500	33,500	0	0	33,500	100%	\$ -
19 HCC FEE	\$ 109,600	9,864	2,192	0	12,056	11%	\$ 97,544
TOTAL	\$ 1,673,560	167,170	18,961	0	186,131	11%	\$ 1,487,429

**CONTRACTOR'S
CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT
(PAYMENT BY CHECK)**

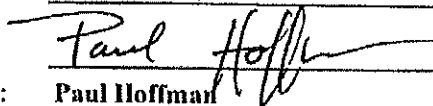
The undersigned lienor, in consideration of the progress payment in the amount of \$ 17,065 and conditioned upon payment of check number _____ issued to the undersigned by: Pine Ridge Plantation CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished to Pine Ridge Plantation CDD on the job of Pine Ridge Plantation Amenity Improvements to the following described property:

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

HCC Project # 2201
Owner's Project # _____

This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified:

Dated On: 4/25/2022

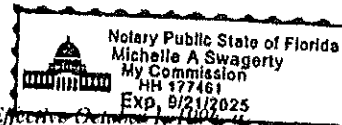
Lienor's Name: Hoffman Commercial Constructon, LLC
Address: 6919 Distribution Ave South - Unit #5
Jacksonville, Florida 32256
By: 
Printed Name: Paul Hoffman

STATE OF FLORIDA, COUNTY OF Duval
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/21/2022
BY: Paul Hoffman
(X) WHO IS PERSONALLY KNOWN TO ME OR
() WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO () DID (X) DID NOT TAKE AN OATH.


NOTARY PUBLIC

HH 177461
COMMISSION NO.

Michelle Swagerty
Notary Name Typed or Printed



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 2007, no person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.
10/1/1996

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: 24

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

(C) Amount Payable: \$ 487.50

(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 202382

(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

May 1, 2022



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

April 12, 2022
Project No: 21234.00000
Invoice No: 0202382

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

Professional Services rendered through April 2, 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	100.00	3,500.00	2,975.00	525.00
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	100.00	5,000.00	5,000.00	0.00
5.Landscape & Irrigation Design	7,500.00	100.00	7,500.00	7,500.00	0.00
Total Fee	53,400.00		50,400.00	49,875.00	525.00
Total Fee				525.00	
Total this Task				\$525.00	

Task 06 Expenses

Expenses

Permits			-37.50	
Total Expenses		1.0 times	-37.50	-37.50
	Current	Prior	To-Date	
Total Billings	-37.50	1,506.78	1,469.28	
Contract Limit			5,000.00	
Remaining			3,530.72	
Total this Task			-\$37.50	

Invoice Total this Period \$487.50

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-842-1960 • Fax 904-646-9185
CA-00002584 LC-0000316

Outstanding Invoices

Number	Date	Balance
0201064	1/10/2022	10,280.03
0201900	3/7/2022	2,850.00
Total		13,130.03

England-Thimms & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32238 • Tel 904-842-8992 • Fax 904-846-9185
CA-00002591 LC-00002616

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: 25

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

(C) Amount Payable: \$ 2,850.00

(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 Master Infrastructure Improvements (Amenity Center Enhancement) Pool Addition (WA#23) – Invoice 201900

(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: Mark D. De
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.

K. E. F. [Signature]
Consulting Engineer

May 1, 2022



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

March 07, 2022
 Project No: 21234.00000
 Invoice No: 0201900

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

Professional Services rendered through February 26, 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	85.00	2,975.00	2,625.00	350.00
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	100.00	5,000.00	2,500.00	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		49,875.00	47,025.00	2,850.00
Total Fee					2,850.00
Total this Task					\$2,850.00

Task	06	Expenses	Current	Prior	To-Date
Total Billings			0.00	1,506.78	1,506.78
Contract Limit					5,000.00
Remaining					3,493.22
Total this Task					0.00
Invoice Total this Period					\$2,850.00

Outstanding Invoices

Number	Date	Balance
0201064	1/10/2022	10,280.03

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32266 • Tel 904-642-8900 • Fax 904-646-8485
 CA-0002594 LC-0002518

0201529	2/8/2022	3,564.70
Total		13,844.73

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: 26

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

(C) Amount Payable: \$ 10,280.03

(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 201064

(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

May 1, 2022



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

January 10, 2022
Project No: 21234.00000
Invoice No: 0201064

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

Professional Services rendered through December 31, 2021

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	50.00	1,750.00	0.00	1,750.00
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	0.00	0.00	0.00	0.00
5.Landscape & Irrigation Design	7,500.00	100.00	7,500.00	0.00	7,500.00
Total Fee	53,400.00		43,650.00	34,400.00	9,250.00
Total Fee					9,250.00
Total this Task					\$9,250.00

Task	06	Expenses		
Expenses				
Reproductions			30.03	
Permits			1,000.00	
Total Expenses		1.0 times	1,030.03	1,030.03
	Current	Prior	To-Date	
Total Billings	1,030.03	287.05	1,317.08	
Contract Limit			5,000.00	
Remaining			3,682.92	
Total this Task				\$1,030.03
Invoice Total this Period				\$10,280.03

EIGHTH ORDER OF BUSINESS

B.



Chris H. Chambless

Supervisor of Elections Clay County, Florida

April 15, 2022

Pine Ridge Plantation Community Development District
Attn: Wesley Haber
107 West College Avenue
Tallahassee, FL 32301

Dear Mr. Haber:

I have queried the number of eligible voters residing within the Pine Ridge Plantation Community Development District as of April 15, 2022. At this time, there are 1,397 registered voters residing within the district.

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

Thank you,

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

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: May 17, 2022
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- Oakleaf Carpet Care cleaned the tile and tile grout and sealed the tiles on March 21st after facility hours to ensure resident use of the facility was not interrupted
- New ceiling fans were installed on April 13th
- Fitness Pro performed quarterly maintenance of fitness equipment on April 15th
- RMS staff finished painting the large Pine Ridge sign located on Tynes Blvd in front of the pond as well as the sign located at the corner of Tynes Blvd and Old Jennings
- The white caps to each of the stone pillars along Tynes Blvd were first cleaned and then painted by RMS staff
- Several new pool rules signs were added to the pool deck to be compliant with new requirements for our state
- Per the request of the health department two (2) new flow meters were purchased to replace ours, due to the numbers being worn off from age
- Staff has started the process of replacing pool filters due to the conditions of the current filters. Thirty (30) filters have been replaced. However, forty two (42) additional filters will still need to be replaced in the coming months

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 March and April = 8
- Total number of rentals currently on the calendar for May/June = 28
- Fitness Pro delivered both new treadmills on April 27th
- Stargazing Events with the Northeast Florida Astronomical Society are being planned for June 4th, July 30th, September 3rd and November 5th
- Abstrakt Filipino Essence was at the amenity center on April 26th from 5 to 7:45 p.m. They are scheduled to return for dinner service on May 24th and also June 28th
- San Marco Chz Fry Co had to reschedule a previously booked date and was at the amenity center on March 22nd from 5 to 7:30 p.m.
- San Marco Chz Fry Co has booked dates through the end of the year and are scheduled to be at the facility on July 12th, August 9th, September 13th, October 11th, November 8th and December 13th
- The Hungry Owl was at the amenity center on May 2nd from 5 to 8 p.m. and is scheduled to return on June 2nd, July 7th and August 4th
- Brochachos Fusion Tacos is scheduled to be at the amenity center on May 31st from 5 to 8 p.m.
- 904 Saffron is scheduled to be at the amenity center on June 9th from 5 to 8 p.m.
- 904 Gyros is scheduled to be at the amenity center on June 21st and August 2nd from 5 to 8 p.m.
- 904 Burgers is scheduled to be at the amenity center on July 27th and August 10th from 5 to 8 p.m.
- Shubachi_asianfoodtruck will be at the amenity center on July 14th and again on August 31st from 5 to 8 p.m.

3.



1400 Village Square Boulevard
#3-293
Tallahassee, FL 32312
(850) 523-8882 tel

QUOTE #33464

CUSTOMER

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

BILL TO

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

DATE CREATED

Apr 15,2022

TYPE

Problem

PO #**ASSIGNED TO****SERVICE NOTES**

Repairs identified during April PM

2. The seat and back pad on the Paramount FS-56 bicep/tricep sn-FS560809034 and the seat pad on the FS-55 pec fly/rear delt sn-FS550901022 have cracked upholstery and should be replaced- Gray.

3. The plastic cable guide tubes, lat and row, are worn out on the Paramount FS-53 sn- FS530809007 and should be replaced.

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	Commercial Labor: Install parts on multiple machines	\$110.00	\$110.00
1.00	Shipping and Handling Estimate:	\$60.00	\$60.00
2.00	Parts for Repair: TF FS-53 Mid Row cable guides 9F53-ROL-001A 3. The plastic cable guide tubes, lat and row, are worn out on the Paramount FS-53 sn- FS530809007 and should be replaced.	\$12.50	\$25.00
2.00	Parts for Repair: TF FS-53 Lat cable guides 9F53-ROL-001B 3. The plastic cable guide tubes, lat and row, are worn out on the Paramount FS-53 sn- FS530809007 and should be replaced.	\$13.00	\$26.00
1.00	Parts for Repair: TF FS-55 Seat Pad 9FS54-PAD-100X-9A 96601D 2. The seat and back pad on the Paramount FS-56 bicep/tricep sn-FS560809034 and the seat pad on the FS-55 pec fly/rear delt sn-FS550901022 have cracked upholstery and should be replaced- Gray.	\$217.80	\$217.80
1.00	Parts for Repair: TF FS-56 Back Pad FS57-PAD-000X 9A 96601D 2. The seat and back pad on the Paramount FS-56 bicep/tricep sn-FS560809034 and the seat pad on the FS-55 pec fly/rear delt sn-FS550901022 have cracked upholstery and should be replaced- Gray.	\$272.00	\$272.00
1.00	Parts for Repair: TF FS-56 Seat Pad 9FS54-PAD-100X-9A 96601D 2. The seat and back pad on the Paramount FS-56 bicep/tricep sn-FS560809034 and the seat pad on the FS-55 pec fly/rear delt sn-FS550901022 have cracked upholstery and should be replaced- Gray.	\$217.80	\$217.80
		SUBTOTAL	\$928.60
		(0.0%) TAX	\$0.00
		TOTAL	\$928.60

*** Please note that a 20% restocking fee plus shipping, if applicable, will be charged on all approved quotes that are canceled after the approval has been given. ***

Please confirm acceptance of quote and acknowledgement of restocking fee by signing and dating below.

CUSTOMER SIGNATURE

DATE

TENTH 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, March 15, 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 <i>by phone</i>	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Maria Cranford	Amenity Manager
Jerry Lambert	RMS
Jay Soriano	GMS
Travis Jacques	RMS
Joe Crespi	Down to Earth
JD	Down to Earth

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Four Board members were present constituting a quorum. One Board member attended via phone.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Lambert introduced himself to the Board and spoke about the goals of his company. He asked for any questions or concerns from the Board. Mr. Soriano also introduced himself to

the Board as the Operations Manager and gave an overview of his role and background. Mr. Jacques also introduced himself to the Board.

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

THIRD ORDER OF BUSINESS

Open Items

A. Ceiling Fans

Ms. Giles noted this was the new format. Ms. Cranford reviewed the bid process.

B. Pool Slide

Ms. Cranford reviewed the options for pool slide maintenance plans. The Board asked for an extension of the warranty and discussed the proposal process. She noted there was not a structural issue at this point. The Board discussed the payment plan and Ms. Cranford will update the Board on options to move forward.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, the Safe Slide Restoration Option B Yearly Protection Plan for \$4,675 for the Pool Slide, was approved.

C. Sign at Entryway

Ms. Cranford discussed the county denying the request for the sign at the entryway. She discussed pressure washing and cleaning up the area.

D. Slide Tower

Ms. Cranford stated they were looking at the slide tower and options they were exploring for repair. Ms. Cranford will explore other repair options.

E. Fitness Room HVAC

Ms. Cranford stated she was able to obtain two quotes in addition to the one they had. She reviewed the quotes received and the pricing. She added at this time it is working and may not need to be fixed right now. Discussion ensued on the price increases if the system goes out.

The approval of emergency spending was discussed so that emails did not have to go out to the Board. Ms. Giles noted they did not have on record an approval amount or threshold for

Ms. Cranford. After discussion the Board authorized Ms. Cranford with a threshold of \$2,500 for spending.

F. Irrigation Map

Ms. Cranford updated the Board on the irrigation maps process. Down to Earth representatives reviewed the previous agreement and discussion was held on how to move forward. The Board discussed the expectations of having the boxes listed on the map and the specifics of what should be on the irrigation map. The Board discussed having the staff work with Down to Earth to finalize the changes to the contract and update the Board. Mr. Lewis will send email for updates.

G. Carpet Care Tile Quote

Ms. Cranford reviewed the Carpet Care quote options. After discussion the Board approved Ms. Cranford to make the decision and make the purchase.

FOURTH ORDER OF BUSINESS

Consideration of Retention and Fee Agreement with Kutak Rock LLP

Mr. Haber reviewed the attached agreement with Kutak Rock, LLP. He noted the fees were the same as his prior firm and were included in the agenda. He reviewed the CDD Expense Reimbursement Policy.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Retention and Fee Agreement with Kutak Rock, LLP, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Instructing Clay County Supervisor of Elections to Conduct the General Election

Ms. Giles stated the resolution was included in the agenda and will ensure Clay County Election Office will conduct the upcoming general election in November. This term is for four years and will assume the second Tuesday. She added the two seats that are up for election are Seat #1 (Mr. Ritchie) and Seat #3 (Mr. Lewis). She reviewed the qualifying period and specifics of the process.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, Resolution 2022-03, Instructing Clay County Supervisor of Elections to Conduct the General Election, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Requisitions (16-19)

Ms. Giles noted that requisitions 16-19 were included in the agenda package. The Board had no questions.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, Requisitions 16-19, were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted the finalized agreement with Mr. Hoffman for construction has been executed and copies of the insurance have been provided.

B. District Manager

Ms. Giles noted that Mr. Ritchie had requested the large drawings for the upcoming project. She added those were requested and they were awaiting the changes to be sent to them. She asked that any questions be forwarded to her. She asked that the Board let her know who would be in attendance for the workshop in April for the pre-construction planning session with Hoffman Commercial Construction and DTE landscape improvements. Ms. Giles noted when she gets a definite date, she will forward to the Board. Mr. Haber reviewed the Sunshine Law for this meeting.

C. Engineer

There were no updates provided.

D. Operations Manager

1. Report

Mr. Jacques reviewed the Operations Report.

2. Landscape Quality Inspection Report

Mr. Jacques provided updates on the landscape inspection report. There was discussion on tree replacements, sodding and pine straw installation. Other landscaping updates, changes, options, and costs were discussed. Service days for landscaping were discussed.

E. Amenity Manager – Report

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

EIGHTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Public Comments:

There were no public comments.

Supervisor Requests:

The Board discussed the costs for trenching, restoration and landscaping issues with construction process. Discussion ensued on saving options and scope for the upcoming projects. Continued Board discussion about the appropriate address, email address, and contacts for public access.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the December 13, 2021 and January 18, 2022 Meetings

Ms. Giles presented the meeting minutes for both December 13, 2021 and January 18, 2022 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 February 28, 2022

Ms. Giles noted the financials were for the period ending February 28, 2022.

C. Assessment Receipts Schedule

Ms. Giles noted the receipt schedule was collected at 98%.

D. Approval of Check Register

Ms. Giles presented the check register totaling \$102,362.08.

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

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 5/17/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for May 17, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center. She added there will be a workshop for a day in April to be determined.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 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	\$94,808	\$53,819	---	---	\$148,627
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$115,100	---	\$115,100
Revenue A	---	---	\$921,512	---	\$921,512
Prepayment	---	---	\$14,047	---	\$14,047
Construction	---	---	---	\$1,614,696	\$1,614,696
State Board	\$366,608	\$200,827	---	---	\$567,435
US Bank Custody	\$597,101	---	---	---	\$597,101
Prepaid Expneses	\$2,350	---	---	---	\$2,350
TOTAL ASSETS	<u>\$1,060,867</u>	<u>\$254,646</u>	<u>\$1,224,252</u>	<u>\$1,614,696</u>	<u>\$4,154,461</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$1,902	---	---	---	\$1,902
ACCRUED EXPENSES	\$1,308	---	---	---	\$1,308
<u>FUND BALANCES:</u>					
ASSIGNED	\$43,187	---	---	---	\$43,187
UNASSIGNED	\$1,012,120	---	---	---	\$1,012,120
RESTRICTED FOR DEBT SERVICE	---	---	\$1,224,252	---	\$1,224,252
RESTRICTED FOR CAPITAL PROJECTS	---	\$254,646	---	\$1,614,696	\$1,869,342
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$1,060,867</u>	<u>\$254,646</u>	<u>\$1,224,252</u>	<u>\$1,614,696</u>	<u>\$4,154,461</u>

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
REVENUES:				
Assessments - Tax Collector	\$538,283	\$535,330	\$535,330	\$0
Misc./Facility Rental Income	\$3,000	\$1,750	\$5,239	\$3,489
Interest Income	\$600	\$350	\$453	\$103
TOTAL REVENUES	\$541,883	\$537,430	\$541,022	\$3,592
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees/FICA Taxes	\$10,334	\$6,028	\$6,459	(\$431)
Engineering	\$7,000	\$4,083	\$613	\$3,471
Attorney	\$20,000	\$10,000	\$3,031	\$6,969
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	\$2,917	\$2,917	(\$0)
Management Fees	\$46,505	\$27,128	\$27,128	(\$0)
Computer Time	\$1,200	\$700	\$700	\$0
Telephone	\$350	\$204	\$241	(\$37)
Postage	\$1,000	\$583	\$87	\$497
Printing & Binding	\$1,200	\$700	\$352	\$348
Insurance	\$8,810	\$8,810	\$8,290	\$520
Legal Advertising	\$2,500	\$1,458	\$443	\$1,015
Other Current Charges	\$600	\$350	\$268	\$83
Website Domain	\$1,200	\$700	\$700	\$0
Office Supplies	\$300	\$175	\$16	\$159
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$121,734	\$74,513	\$61,919	\$12,594
GROUPS MAINTENANCE:				
Landscape Maintenance	\$100,000	\$58,333	\$54,702	\$3,631
Lake Maintenance	\$9,300	\$5,425	\$5,722	(\$297)
Electric	\$2,500	\$1,458	\$972	\$486
Water	\$35,000	\$20,417	\$11,719	\$8,698
Repairs And Maintenance	\$20,000	\$11,667	\$5,476	\$6,191
Irrigation Repairs	\$0	\$0	\$2,491	(\$2,491)
Contingencies	\$4,451	\$2,596	\$0	\$2,596
GROUPS MAINTENANCE EXPENDITURES	\$171,251	\$99,896	\$81,082	\$18,815

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>AMENITY CENTER</u>				
Insurance	\$10,902	\$10,902	\$10,258	\$644
General Facility Maintenance	\$15,000	\$8,750	\$7,932	\$818
Repairs & Replacements	\$15,000	\$8,750	\$11,408	(\$2,658)
Recreational Passes	\$500	\$292	\$0	\$292
Postage	\$100	\$58	\$0	\$58
Printing & Email Marketing	\$125	\$73	\$0	\$73
Office Supplies	\$700	\$408	\$395	\$13
Other Current Charges	\$250	\$146	\$0	\$146
Permit Fees	\$250	\$0	\$0	\$0
Contingency	\$5,000	\$2,917	\$459	\$2,458
Special Events	\$12,000	\$9,155	\$9,155	\$0
Refuse Service	\$7,200	\$4,200	\$4,899	(\$699)
Security	\$10,000	\$5,833	\$4,047	\$1,786
Gate Monitor	\$6,146	\$3,585	\$0	\$3,585
<u>Utilities</u>				
Water & Sewer	\$4,500	\$2,625	\$2,199	\$426
Electric	\$23,000	\$13,417	\$9,050	\$4,367
Cable/Phone/Internet	\$3,720	\$2,170	\$2,216	(\$46)
<u>Management Contracts</u>				
Amenity Management	\$57,277	\$33,412	\$33,412	\$0
Facility Assistant	\$19,489	\$11,369	\$800	\$10,569
Field Management Services	\$22,388	\$13,060	\$13,060	(\$0)
Lifeguards	\$17,790	\$597	\$597	\$0
Pool Maintenance	\$12,500	\$7,292	\$7,292	(\$0)
Pool Chemicals	\$12,306	\$7,179	\$7,652	(\$473)
Janitorial	\$8,127	\$4,741	\$4,741	\$0
Janitorial Supplies	\$3,200	\$1,867	\$1,729	\$138
Holiday Decorations	\$0	\$0	\$263	(\$263)
AMENITY CENTER EXPENDITURES	\$267,470	\$152,796	\$131,564	\$21,232
<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	\$327,205	\$274,564	\$52,641
EXCESS REVENUES (EXPENDITURES)	(\$43,187)		\$266,458	
FUND BALANCE - Beginning	\$43,187		\$791,199	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,057,657</u>	

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	\$3,954	\$1,982	\$0	\$0	\$0	\$0	\$0	\$535,330
Interest Income	\$600	\$38	\$40	\$48	\$47	\$46	\$94	\$139	\$0	\$0	\$0	\$0	\$0	\$453
Misc./Facility Rental Income	\$3,000	\$1,264	\$600	\$375	\$375	\$825	\$750	\$1,050	\$0	\$0	\$0	\$0	\$0	\$5,239
TOTAL REVENUES	\$541,883	\$1,303	\$25,495	\$497,159	\$6,044	\$3,053	\$4,797	\$3,171	\$0	\$0	\$0	\$0	\$0	\$541,022

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees/FICA Taxes	\$10,334	\$1,077	\$1,077	\$1,077	\$1,077	\$0	\$1,077	\$1,077	\$0	\$0	\$0	\$0	\$0	\$6,459
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	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$2,917
Assessment Roll	\$5,260	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Attorney	\$20,000	\$0	\$0	\$842	\$934	\$141	\$1,115	\$0	\$0	\$0	\$0	\$0	\$0	\$3,031
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	\$3,875	\$3,875	\$0	\$0	\$0	\$0	\$0	\$27,128
Computer Time	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Telephone	\$350	\$2	\$0	\$70	\$33	\$53	\$58	\$25	\$0	\$0	\$0	\$0	\$0	\$241
Postage	\$1,000	\$3	\$8	\$26	\$14	\$19	\$7	\$10	\$0	\$0	\$0	\$0	\$0	\$87
Printing & Binding	\$1,200	\$7	\$5	\$163	\$36	\$73	\$7	\$62	\$0	\$0	\$0	\$0	\$0	\$352
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	\$31	\$31	\$43	\$0	\$0	\$0	\$0	\$0	\$443
Other Current Charges	\$600	\$0	\$25	\$28	\$0	\$0	\$15	\$200	\$0	\$0	\$0	\$0	\$0	\$268
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Office Supplies	\$300	\$0	\$0	\$6	\$1	\$1	\$6	\$1	\$0	\$0	\$0	\$0	\$0	\$16
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	\$6,954	\$4,809	\$6,808	\$5,908	\$0	\$0	\$0	\$0	\$0	\$61,919

GROUNDS MAINTENANCE:

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$8,306	\$8,306	\$8,306	\$8,306	\$0	\$0	\$0	\$0	\$0	\$54,702
Lake Maintenance	\$9,300	\$770	\$991	\$850	\$968	\$1,065	\$1,078	\$0	\$0	\$0	\$0	\$0	\$0	\$5,722
Electric	\$2,500	\$135	\$134	\$138	\$157	\$157	\$125	\$126	\$0	\$0	\$0	\$0	\$0	\$972
Water	\$35,000	\$1,439	\$2,108	\$2,084	\$1,469	\$1,605	\$1,524	\$1,489	\$0	\$0	\$0	\$0	\$0	\$11,719
Repairs And Maintenance	\$20,000	\$0	\$723	\$2,030	\$715	\$739	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$5,476
Irrigation Repairs	\$0	\$381	\$729	\$1,186	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,491
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	\$11,810	\$11,872	\$12,300	\$9,921	\$0	\$0	\$0	\$0	\$0	\$81,082

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	\$665	\$254	\$1,874	\$2,268	\$150	\$0	\$0	\$0	\$0	\$0	\$7,932
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	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$459
Special Events	\$12,000	\$3,939	\$0	\$3,304	\$0	\$650	\$0	\$1,262	\$0	\$0	\$0	\$0	\$0	\$9,155
Refuse Service	\$7,200	\$595	\$595	\$595	\$778	\$778	\$778	\$778	\$0	\$0	\$0	\$0	\$0	\$4,899
Security	\$10,000	\$753	\$448	\$568	\$688	\$1,045	\$457	\$88	\$0	\$0	\$0	\$0	\$0	\$4,047
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	\$307	\$331	\$0	\$0	\$0	\$0	\$0	\$2,199
Electric	\$23,000	\$1,455	\$1,235	\$1,288	\$1,180	\$1,559	\$1,151	\$1,182	\$0	\$0	\$0	\$0	\$0	\$9,050
Cable/Phone/Internet	\$3,720	\$306	\$306	\$306	\$325	\$324	\$326	\$324	\$0	\$0	\$0	\$0	\$0	\$2,216
<u>Management Contracts</u>														
Amenity Management	\$57,277	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$0	\$0	\$0	\$0	\$0	\$33,412
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Field Management Services	\$22,388	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$0	\$0	\$0	\$0	\$0	\$13,060
Lifeguards	\$17,790	\$0	\$0	\$0	\$0	\$0	\$597	\$0	\$0	\$0	\$0	\$0	\$0	\$597
Pool Maintenance	\$12,500	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$7,292
Pool Chemicals	\$12,306	\$1,026	\$1,026	\$1,122	\$1,122	\$1,112	\$1,122	\$1,122	\$0	\$0	\$0	\$0	\$0	\$7,652
Janitorial	\$8,127	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$0	\$0	\$0	\$0	\$0	\$4,741
Janitorial Supplies	\$3,200	\$117	\$163	\$144	\$249	\$357	\$698	\$0	\$0	\$0	\$0	\$0	\$0	\$1,729
Holiday Decorations	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
AMENITY CENTER EXPENDITURES														
	\$267,024	\$31,785	\$16,393	\$21,262	\$14,829	\$16,378	\$17,321	\$13,595	\$0	\$0	\$0	\$0	\$0	\$131,564
TOTAL EXPENDITURES														
	\$560,010	\$65,662	\$34,088	\$42,308	\$33,593	\$33,059	\$36,429	\$29,424	\$0	\$0	\$0	\$0	\$0	\$274,564
<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)	(\$8,593)	\$454,850	(\$27,549)	(\$30,006)	(\$31,632)	(\$26,254)	\$0	\$0	\$0	\$0	\$0	\$266,458

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$24,614	\$0	\$0	\$0
Interest	\$250	\$0	\$228	\$228
TOTAL REVENUES	\$24,864	\$0	\$228	\$228
EXPENDITURES:				
Capital Outlay	\$20,000	\$19,840	\$19,840	\$0
Culture/Recreation	\$20,000	\$11,667	\$32,237	(\$20,570)
TOTAL EXPENDITURES	\$40,000	\$31,507	\$52,077	(\$20,570)
EXCESS REVENUES (EXPENDITURES)	(\$15,136)		(\$51,849)	
FUND BALANCE - Beginning	\$341,577		\$306,495	
FUND BALANCE - Ending	<u>\$326,441</u>		<u>\$254,646</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 April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$921,488	\$921,488	\$0
Interest Income	\$50	\$29	\$29	(\$0)
TOTAL REVENUES	\$926,622	\$921,517	\$921,517	(\$0)
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)		\$760,368	
FUND BALANCE - Beginning	\$175,191		\$463,884	
FUND BALANCE - Ending	\$174,515		\$1,224,252	

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 April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$62	\$62
TOTAL REVENUES	\$0	\$0	\$62	\$62
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$237,630	(\$237,630)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$237,630	(\$237,630)
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		(\$237,567)	
FUND BALANCE - Beginning	\$0		\$1,852,263	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,614,696</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)
Current Bonds Outstanding:	\$9,090,000

Series 2020A2 Capital Improvement Revenue Refunding Bond	
Original Issue Amount:	\$2,890,000
Interest Rate:	2.75% - 3.75%
Maturity Date:	May 1, 2037
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$115,100
Reserve Fund Balance:	\$115,100
Bonds outstanding - 9/30/20	\$2,890,000
Less: May 1, 2021 (Mandatory)	(\$130,000)
Current Bonds Outstanding:	\$2,760,000

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	8,036.86	921,487.94	535,329.85	1,456,817.79
TOTAL RECEIPTS	8,036.86	921,487.94	535,329.85	1,456,817.79

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
7	3/11/2022	6,805.77	3,953.75	10,759.52
8	4/14/2022	3,410.96	1,981.56	5,392.52
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL FY18 TAX ROLL RECEIPTS		921,487.94	535,329.85	1,456,817.79

% TAX ROLL COLLECTED	99.45%	99.45%	99.45%
TOTAL COLLECTED	99.45%	99.45%	99.45%

D.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

3/1/2022 - 4/30/2022

Date	Check Numbers		Amount
<u>General Fund</u>			
3/1/22 - 3/31/22	2987-3003	\$	30,293.18
4/1/22 - 4/30/22	3004-3016	\$	29,819.19
			<hr/>
		\$	60,112.37
<u>Capital Reserves Fund</u>			
March 30, 2022	42	\$	2,322.00
			<hr/>
		\$	2,322.00
<u>Utilities and Autopayments</u>			
March 3, 2022	Clay Electric	\$	1,716.00
March 17, 2022	Waste Management	\$	778.27
March 16, 2022	SafeTouch	\$	88.05
March 25, 2022	Comcast	\$	325.57
March 25, 2022	Clay County Utilities	\$	1,831.25
April 15, 2022	Waste Management	\$	778.27
April 18, 2022	SafeTouch	\$	88.05
April 25, 2022	Comcast	\$	324.39
April 28, 2022	Clay County Utilities	\$	1,820.19
			<hr/>
TOTAL UTILITIES PAID ONLINE OR AUTOPAY			\$ 7,750.04
			<hr/>
			\$ 70,184.41

*Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/22	00089	1/28/22 INV11674	202201 320-53800-46300		*	194.35	
		1/26 IRRIG REPAIR					
			DOWN TO EARTH				194.35 002987
3/10/22	00106	12/05/21 12052021	202111 330-57200-34500		*	240.00	
		11/06 & 11/20 SECURITY					
		1/04/22 01042022	202112 330-57200-34500		*	240.00	
		12/04 & 12/18 SECURITY					
		2/02/22 02022022	202201 330-57200-34500		*	360.00	
		01/01, 01/15, 01/28 SEC					
		3/07/22 03072022	202202 330-57200-34500		*	304.00	
		02/11 & 02/25 SECURITY					
			MATTHEW EDMONSON				1,144.00 002988
3/10/22	00176	2/04/22 02042022	202202 330-57200-34500		*	304.00	
		02/04 & 02/20 SECURITY					
			MICHAEL C LAYNE				304.00 002989
3/15/22	00089	3/01/22 INV11974	202203 320-53800-46200		*	8,305.59	
		MAR LANDSCAPE MAINTENANCE					
			DOWN TO EARTH				8,305.59 002990
3/15/22	00003	3/01/22 226	202203 310-51300-34000		*	3,875.42	
		MAR MANAGEMENT FEES					
		3/01/22 226	202203 310-51300-49100		*	100.00	
		MAR WEBSITE ADMIN					
		3/01/22 226	202203 310-51300-35100		*	100.00	
		MAR INFORMATION TECH					
		3/01/22 226	202203 310-51300-31300		*	416.67	
		MAR DISSEM AGENT SERVICES					
		3/01/22 226	202203 310-51300-51000		*	6.37	
		OFFICE SUPPLIES					
		3/01/22 226	202203 310-51300-42000		*	7.05	
		POSTAGE					
		3/01/22 226	202203 310-51300-42500		*	7.20	
		COPIES					
		3/01/22 226	202203 310-51300-41000		*	57.76	
		TELEPHONE					
			GOVERNMENTAL MANAGEMENT SERVICES				4,570.47 002991
3/15/22	00176	2/04/22 FEBRUARY	202202 330-57200-34500		*	152.00	
		SECURITY 2/4/22					
		2/04/22 FEBRUARY	202202 330-57200-34500		*	152.00	
		SECURITY 2/20/22					
			MICHAEL C LAYNE				304.00 002992

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/30/22	00073	3/21/22 408	202202 330-57200-46000		*	974.28	
		FEB GEN FAC MAINTENANCE					
		3/21/22 408	202202 320-53800-46000		*	739.30	
		FEB GROUND RPR & RPLC					
		3/21/22 408	202202 330-57200-46201		*	357.35	
		FEB JANITORIAL SUPPLIES					
		3/21/22 408	202202 320-53800-46400		*	215.00	
		FEB LAKE MAINTENANCE					
				RIVERSIDE MANAGEMENT SERVICES INC			2,285.93 003003
4/07/22	00186	3/30/22 03302022	202203 330-57200-46000		*	457.11	
		POOL BATHROOMS-CLEAN TILE					
		3/30/22 03302022	202203 330-57200-46000		*	237.51	
		CLUBHOUSE-CLEAN TILE/SEAL					
				CHARLES A. PROESCHER JR. DBA			694.62 003004
4/07/22	00003	4/01/22 227	202204 310-51300-34000		*	3,875.42	
		APR MANAGEMENT FEE					
		4/01/22 227	202204 310-51300-49100		*	100.00	
		APR WEBSITE ADMIN					
		4/01/22 227	202204 310-51300-35100		*	100.00	
		APR INFORMATION TECH					
		4/01/22 227	202204 310-51300-31300		*	416.67	
		APR DISSEM AGENT SERVICES					
		4/01/22 227	202204 310-51300-51000		*	.54	
		OFFICE SUPPLIES					
		4/01/22 227	202204 310-51300-42000		*	9.54	
		POSTAGE					
		4/01/22 227	202204 310-51300-42500		*	61.50	
		COPIES					
		4/01/22 227	202204 310-51300-41000		*	24.79	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,588.46 003005
4/07/22	00185	3/30/22 3022846	202202 310-51300-31500		*	140.50	
		FEB GENERAL COUNSEL					
				KUTAK ROCK LLP			140.50 003006
4/07/22	00176	3/30/22 03302022	202203 330-57200-34500		*	152.00	
		3/05/22 SECURITY					
		3/30/22 03302022	202203 330-57200-34500		*	152.00	
		3/18/22 SECURITY					
				MICHAEL C LAYNE			304.00 003007
4/07/22	00054	4/01/22 13129560	202204 330-57200-46500		*	1,122.17	
		APR POOL CHEMICALS					
				POOLSURE			1,122.17 003008
				PRP --PINERIDGE-- BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/07/22	00073	4/01/22 409	202204 330-57200-46200		*	677.25	
			APR JANITORIAL SERVICES				
		4/01/22 409	202204 330-57200-46400		*	1,041.67	
			APR POOL MAINTENANCE				
		4/01/22 409	202204 330-57200-34000		*	1,865.67	
			APR CONTRACT ADMIN				
		4/01/22 409	202204 330-57200-34100		*	4,773.08	
			APR FACILITY MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES INC			8,357.67 003009
4/14/22	00151	4/08/22 3	202204 310-51300-49000		*	100.00	
			SE2020A-1 AMORT PRE \$10K				
		4/08/22 3	202204 310-51300-49000		*	100.00	
			SE2020A-2 AMORT PRE \$5K				
				DISCLOSURE SERVICES LLC			200.00 003010
4/14/22	00073	3/31/22 410	202203 330-57200-34110		*	800.00	
			MAR FACILITY ASSISTANT				
		3/31/22 411	202203 330-57200-34200		*	596.85	
			MAR LIFEGUARD SERVICES				
		4/11/22 412	202204 330-57200-60100		*	1,261.76	
			EASTER EVENT 4/9/2022				
				RIVERSIDE MANAGEMENT SERVICES INC			2,658.61 003011
4/21/22	00107	4/06/22 SSI10539	202203 330-57200-34500		*	40.00	
			MAR ADMIN FEE				
		4/06/22 SSI10539	202203 330-57200-34500		*	25.00	
			MAR EMPLOYMENT SCHEDULING				
				CLAY COUNTY SHERIFF'S OFFICE			65.00 003012
4/21/22	00073	4/12/22 414	202203 330-57200-46000		*	1,340.94	
			MAR GEN FACILITY MAINT				
		4/12/22 414	202203 320-53800-46000		*	812.67	
			MAR GROUND RPR/RPLC				
		4/12/22 414	202203 330-57200-46201		*	698.46	
			MAR JANITORIAL SUPPLIES				
		4/12/22 414	202203 320-53800-46400		*	227.50	
			MAR LAKE MAINTENANCE				
				RIVERSIDE MANAGEMENT SERVICES INC			3,079.57 003013
4/28/22	00069	4/07/22 2022-220	202204 310-51300-48000		*	43.00	
			NOTICE OF WORKSHOP 4/7/22				
				OSTEEN MEDIA GROUP - CLAY TODAY			43.00 003014
4/28/22	00089	4/04/22 INV12195	202204 320-53800-46200		*	8,305.59	
			APR LANDSCAPE MAINTENANCE				
				DOWN TO EARTH			8,305.59 003015
				PRP --PINERIDGE-- BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/22	00039	3/22/22 27124	202203 330-57200-46000	RPR TREADMILL	*	110.00	
		4/15/22 27316	202204 330-57200-46000	PREVENTATIVE MAINTENANCE	*	150.00	
FITNESS PRO							260.00 003016
TOTAL FOR BANK A						60,112.37	
TOTAL FOR REGISTER						60,112.37	

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



January 2022
INV116747

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 #
January service call	1/28/2022	2/27/2022	Net 30	

Item	Qty	Rate	Amount
Labor - 01/26/22 -	2.99	\$65.00	\$194.35

Irrigation Repairs

1,320.538.463
89A

Subtotal	\$194.35
Payments/Credits	\$0.00
Balance Due	\$194.35

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.



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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:01/04/2022

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
12-04-2021	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$30.00	\$120.00
12-18-2021	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$30.00	\$120.00
DEPUTY SIGNATURE: TOTAL					\$240.00

Make all checks payable to Matthew Edmonson

106A
1,330,572.345

Thank you for your business!

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:02/02/2022

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
01-01-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$30.00	\$120.00
	Made contact with 4 citizens at pool				
	Patrolled Neighborhood				
01-15-2022	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$30.00	\$120.00
	Patrolled Neighborhood				
	Made contact with 3 residents at pool and while patrolling				
01-28-2021	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$30.00	\$120.00
	Made contact with 7 citizens at pool and while patrolling				
	Patrolled Neighborhood				
DEPUTY SIGNATURE:	TOTAL				\$360.00

Make all checks payable to Matthew Edmonson

10619
1.330.572.345

Thank you for your business!

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:03/07/2022

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02-11-2022	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$38.00	\$152.00
	Made contact with 3 citizens at pool				
	Patrolled Neighborhood				
02-25-2022	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$38.00	\$152.00
	Patrolled Neighborhood				
	Made contact with 6 residents at pool and while patrolling				
DEPUTY SIGNATURE:	TOTAL				\$304.00

106A
1.330.572.345

Make all checks payable to Matthew Edmonson

Thank you for your business!

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:12/05/2021

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
11-06-2021	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$30.00	\$120.00
11-20-2021	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$30.00	\$120.00
DEPUTY SIGNATURE: TOTAL					\$240.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

10619
1.330.572.345

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: FEBRUARY 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
02/04/2022	Checked amenity center. 2 people in the gym. Neighborhood patrol. Drizzling rain. Very little foot traffic. Walked pool area, no issues found. Checked park area, no issues.	1900/2300	4.0	38.00	\$152.00
02/20/2022	Checked amenity center. Citizen contact at Pine Ridge and night owl.	1930/2330	4.0	38.00	\$152.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		304.00

Make all checks payable to Michael Layne

176A
1,330,572.345

Thank you for your business!

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



March 2022
INV119747

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 Contract	3/1/2022	3/31/2022	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

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.

1.320.538.462
891A



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

Invoice

Invoice #: 226
Invoice Date: 3/1/22
Due Date: 3/1/22

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 - March 2022	1. 310.513.340		3,875.42	3,875.42
Website Administration - March 2022	1. 310.513.491		100.00	100.00
Information Technology - March 2022	1. 310.513.357		100.00	100.00
Dissemination Agent Services - March 2022	1. 310.513.313		416.67	416.67
Office Supplies	1. 310.513.510		6.37	6.37
Postage	1. 310.513.420		7.05	7.05
Copies	1. 310.513.425		7.20	7.20
Telephone	1. 310.513.410		57.76	57.76
Total				\$4,570.47
Payments/Credits				\$0.00
Balance Due				\$4,570.47

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:FEBRUARY 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
02/04/2022	Checked amenity center. 2 people in the gym. Neighborhood patrol. Drizzling rain. Very little foot traffic. Walked pool area, no issues found. Checked park area, no issues.	1900/2300	4.0	38.00	\$152.00
02/20/2022	Checked amenity center. Citizen contact at Pine Ridge and night owl.	1930/2330	4.0	38.00	\$152.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		304.00

Make all checks payable to Michael Layne

Thank you for your business!

1,330.572.345
176A



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

Invoice

Date 3/1/2022

Invoice # 131295605272

Terms	Net 20
Due Date	3/21/2022
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
<div>Mar Bth 2-23-22 Pool Chemicals 001.330.57200.46500 54A</div>				

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

Remittance Slip

Customer
13GMS100
Invoice #
131295605272

Amount Due \$1,122.17

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295605272

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

Invoice #: 406
Invoice Date: 3/1/2022
Due Date: 3/1/2022
Case:
P.O. Number:

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

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

Row
3, 1, 22



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

Invoice #	639377
Account #	719342
Invoice Date	3/1/2022
Due Date	3/11/2022
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)- March Lake Maintenance 76A 1,320.538.464		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 # 639377

Account # 719342

Date 3/1/2022

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 _____



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043

(904) 284-7575

Invoice Number: SSI10497
Invoice Date: 3/8/2022

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

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

Ship

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

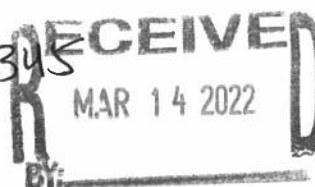
Due Date 3/23/2022
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 3/8/2022
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-FEBRUARY 2022		4	4	5.00	20.00
Fees-2nd Employment Scheduling		1	1	25.00	25.00

107A

1.330.572.345



Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 45.00

Subtotal: 45.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 45.00

INVOICE

CLIENT NAME
PINE RIDGE
CLIENT NUMBER
CLIENT ADDRESS

INVOICE NUMBER
INVOICE DATE
3/7/2022

EVENT	DATE	DESCRIPTION	PERSONNEL START and STOP TIMES	HOURS or QUANTITY	RATE	TOTAL
1	02/19/22 0000 - 02/19/22 0000	PINE RIDGE	Michael Layne 02/20/22 1930 - 02/20/22 2330	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
2	02/26/22 0000 - 02/26/22 0000	PINE RIDGE		(hrs) 0		\$0.00
EVENT TOTAL:						
INVOICE TOTAL:				(hrs) 4		\$152.00

CLAY TODAY

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-219144

Invoice Date: 3/3/2022

Due Date: 4/30/2022

BILL TO

Pine Ridge Plantation C.D.D.
475 W TOWN PL
#114
SAINT AUGUSTINE, FL 32092

Advertiser

Pine Ridge Plantation C.D.D.

Sales Rep

Cassandra Shaw

PO #	Pub.	Issue	Year	Ad Size	Color	Net
march 15 meeting	CT - Clay Today	Mar 3	2022	Column Inch	Black & White	\$31.00

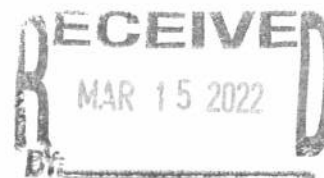
Total:	\$31.00
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1. 310.513.480
69A

Please click [Customer Portal Signup](#) if you would like to pay your invoice online.

Please mail payments to:
3513 US Hwy 17, Fleming Island, Florida 32073



Payment is due on or before 4/30/2022.

Thank you for your business.

Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a NOTICE OF MEETING

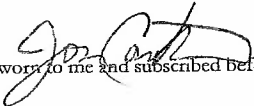
In the matter of 3/15/22

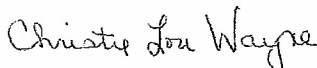

LEGAL: 33307

Was published in said newspaper in the issues:

03/03/2022

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


Sworn to me and subscribed before me 03/03/2022

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@oSTEENmediagroup.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, March 15, 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 33307 Published March 3, 2022 in Clay County's Clay Today Newspaper



[Print](#)

Pre-payment Deposit Invoice

Pine Ridge Plantation
Attn: Maria Cranford
4200 pine ridge plantation parkway
middleburg , FL US 32068
9042918878
Invoice Number: KSM57FTAB7722
Invoice Date: Fri Mar 18 13:07:48 EDT 2022
User Name: prplantation
Terms: Due upon receipt
Next Billing Date: Apr 18, 2022

104 A
1.330.572.490

Description	Amount
Constant Contact - Email	
Prepay for 15% Off |	\$459.00
Estimated Tax	\$0.00
AMOUNT DUE: \$459.00	

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

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

Note:

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

Billing questions? Contact Support

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

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



Detach and return this portion

Invoice Number: KSM57FTAB7722

Invoice Date: Fri Mar 18 13:07:48 EDT 2022

User Name: prplantation

Terms: Due upon receipt

Billing Address: Pine Ridge Plantation
Maria Cranford
4200 pine ridge plantation parkway
middleburg . FL US 32068
9042918878

Payment Plan: Prepay for 15% Off

Services:	Constant Contact - Email	\$459.00
	()	
	Estimated Tax	\$0.00

AMOUNT DUE:	
--------------------	--

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 3, 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. 3009862

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

Invoice No. 3009862

16423-1

1.310.513.315

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

01/05/22	W. Haber	0.30	78.00	Review draft agenda for January meeting
01/10/22	W. Haber	0.20	52.00	Review agenda for January meeting
01/13/22	W. Haber	0.40	104.00	Review and revise minutes and confer with Ms. Giles regarding same
01/17/22	W. Haber	0.40	104.00	Prepare for Board meeting
01/18/22	W. Haber	1.80	468.00	Prepare for and participate in Board meeting
01/21/22	K. Jusevitch	0.20	25.00	Distribute legislative newsletter
01/24/22	W. Haber	0.30	78.00	Confer with supervisor of elections regarding general election
01/24/22	K. Jusevitch	0.20	25.00	Correspond with district manager and confer with Haber regarding general election seats

TOTAL HOURS 3.80

KUTAK ROCK LLP

Pine Ridge CDD

March 3, 2022

Client Matter No. 16423-1

Invoice No. 3009862

Page 2

TOTAL FOR SERVICES RENDERED	\$934.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$934.00</u>
--------------------------	-----------------



PYE • BARKER
FIRE & SAFETY

Pye Barker Fire & Safety, LLC
8536 Western Way Ste 5 JACKSONVILLE, FL 32256
904.634.7100
www.pyebarkerfire.com

Account Number	Invoice Number
C125253	PSI714441
Invoice Date	Total USD
02/28/2022	900.00

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

Remit To Address:

Bill To Address:

4454 1 MB 0.485 E0124X 10171 08759364352 52 P8878878 0001.0001



PINERIDGE
4200 PINE RIDGE PKWY
MIDDLEBURG FL 32068-9216



Pye Barker Fire & Safety, LLC
P O Box 735358
Dallas, Texas 75373-5358

Order Number		Terms		Due Date	
		Net 30		03/30/2022	
Technician	Branch Code	Branch Location		Branch Phone	
Joshua Fatherree	046-JAX	Pye Barker Fire-046		904-634-7100	
Item No.	Description	Quantity	Unit	Unit Price	Line Amount
MONA	MONITORING ANNUAL	1	Each	900.00	900.00
	Annual Monitoring <i>Thomas C. Jones</i> 3-14-22 GENERAL FACILITY MAINTENANCE 001.330.57200.46000 131A				



SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL

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

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 735358
Dallas, Texas 75373-5358

Pye Barker Corporate Office 678.281.6143

Subtotal	900.00
Tax	0.00
Total USD	900.00

TO VIEW AND PAY ONLINE GO TO:

<http://pyebarkerfire.billtrust.com>

USE THIS ENROLLMENT TOKEN:

808 LDO XKP

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

Invoice

Invoice #: 407
Invoice Date: 3/15/2022
Due Date: 3/14/2022
Case:
P.O. Number:

Bill To:

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

RECEIVED 14 2022

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - March 2022		455.00	455.00
Repairs + Maint. 001.320.53800.46000			
73A			

Total	\$455.00
Payments/Credits	\$0.00
Balance Due	\$455.00

3/16/22
OK

Riverside Management Services, Inc.

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

Service Detail

Bill To: Pine Ridge Plantation

Invoice Date: 3/1/22

Due Date: Upon Receipt

Amount Due: \$ 455.00

Description

Amount

Pressure Cleaning of the following:

2/15/22	Pressure washed entry signs, pillars and white vinyl fence	\$	455.00
---------	--	----	--------

TOTAL AMOUNT DUE: \$ 455.00

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

Remit Payment

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-217718
Invoice Date: 2/17/2022
Due Date: 3/31/2022

BILL TO

Pine Ridge Plantation C.D.D.
475 W TOWN PL
#114
SAINT AUGUSTINE, FL 32092

Advertiser

Pine Ridge Plantation C.D.D.

Sales Rep

Cassandra Shaw

PO #	Pub.	Issue	Year	Ad Size	Color	Net
March 3 Meeting	CT - Clay Today	Feb 17	2022	Column Inch	Black & White	\$31.00

Total:	\$31.00
--------	---------

Please click [Customer Portal Signup](#) if you would like to pay your invoice online.

Please mail payments to:
3513 US Hwy 17, Fleming Island, Florida 32073

Payment is due on or before 3/31/2022.

Thank you for your business.

Please pay from this invoice.

69A
1.310.513.480

CLAY TODAY

claytodayonline.com

Thank you for choosing the Clay Today
for your legal needs. Please let me know
if everything is correct and if this ad is
approved for publication.

cassandra@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Pine Ridge Plantation CDD

RUN DATES

02/24/2022

COST

\$31.00

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, March 15, 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.

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Marilee Giles, District Manager
Legal 33307 Published Feb 24, 2022 in Clay County's Clay Today Newspaper

3515 U.S. HWY 17, Suite A
Fleming Island FL 32003

Phone: (904) 264-3200

FAX: (904) 264-3285

E-Mail: cassandra@claytodayonline.com

CLAY TODAY

Osteen Media Group
3513 U.S. Hwy. 17
Fleming Island, FL 32003
(904) 264-3200

Monthly Consolidated Account Invoice

Bill To: Pine Ridge Plantation C.D.D.
475 W TOWN PL
#114
SAINT AUGUSTINE, FL 32092

Balance Due	Amount Enclosed
\$31.00	

Date	Transaction	Amount	Balance
2/17/2022	INV #2022-217718 Due Date: 3/31/2022 CT - Clay Today Description: Feb 17 2022 - Column Inch, Black & White, City, 3.1CI (1 x 3.1)	\$31.00	\$31.00

Current	1-30Days Past Due	31-60Days Past Due	61-90Days Past Due	91-120Days Past Due	120Days Past Due	Open Invoices
\$31.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.00



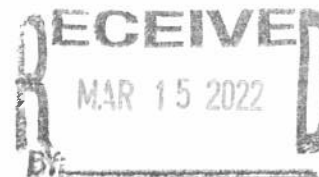
Customer ID:
Billing Email:
Client Name:

19912
chogge@govmgtsvc.com
Pine Ridge Plantation C.D.D.

Please be patient as we transition to our new system. We would like to transition to electronic invoices. Please contact ar@osteenmediagroup.com or your sales rep with billing email address or let us know if you would like to continue with mailed invoice.

Questions about your bill or account? Please contact your sales rep or email Christie Wayne at ar@osteenmediagroup.com or call 904-264-3200.

Please make all checks payable to: Osteen Media Group and return with the top portion of this invoice.



6917
1.310.513.480

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

Invoice

Invoice #: 408
Invoice Date: 3/21/2022
Due Date: 3/21/2022
Case:
P.O. Number:

Bill To:

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

RECEIVED MAR 25 2022

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2022		1,296.94	1,296.94
Maintenance Supplies		3,310.99	3,310.99
General Facil. Maint #974.28 1.330.57200.46000			
Repair + Replace Ground #739.30 1.320.53800.46000			
Janitorial Supplies #357.35 1.330.57200.46201			
Lake Maint. #215 ⁰⁰ 1.320.53800.46400			
Capital Outlay #2,322⁰⁰ 2.320.53800.60000			
<i>James C. August 3-25-22</i>			
<i>jes</i> <i>3/25/22</i>			
Total			\$4,607.93
Payments/Credits			\$0.00
Balance Due			\$4,607.93

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

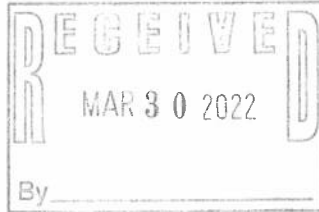
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/7/22	8	B.M.	Repaired shower on pool deck, removed broken shower handle and replaced with new one, continued painting ladies restroom, removed debris in common areas, field, parks and around amenity center, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/14/22	8	B.M.	Continued painting ladies restroom, tightened toilet seats in men's restroom, playground inspection, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris in common areas, field, park, around amenity center and along wood line
2/21/22	8	B.M.	Touch up paint on women's restroom cabinet, applied second coat on men's room cabinet, finished painting women's restroom, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris in all common areas, field, park, around amenity center, parking lot and along wood line, picked up supplies
2/24/22	5.5	D.J.	Removed debris from lake banks, waters edge and outfall structures
2/28/22	6.5	B.M.	Light inspection around amenity center and ground, varnished cabinets with two coats, tightened all cabinet knobs and handles around amenity, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, tied rope to new life rings and installed on pool deck, removed debris from common areas and roadways, picked up supplies
TOTAL	<u>36</u>		
MILES	<u>83</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	2/8/22	Gym & Fitness Wipes 4 rolls (2)	222.60	M.C.
	2/11/22	Glad Trash Bags (2)	40.05	M.C.
	2/16/22	Toilet Paper 18 rolls (2)	60.90	F.S.
	2/16/22	42 Gallon Trash Bags 50ct	33.89	F.S.
	2/18/22	52" Ceiling Fans (18)	2322.00	B.S.
	2/19/22	16' Pole	37.93	B.M.
	2/21/22	1 Gallon of Behr Paint	50.58	B.M.
	2/21/22	Behr Poly Semi-Gloss	22.97	B.M.
	2/21/22	Duct Tape	6.29	B.M.
	2/21/22	Roller Covers 6pk	11.89	B.M.
	2/21/22	2" Paint Brush (2)	13.60	B.M.
	2/21/22	Silicone Tape	5.73	B.M.
	2/21/22	10" Mini Hacksaw	11.47	B.M.
	2/22/22	Line Rope for Life Ring (3)	55.67	M.C.
	2/22/22	Dog Waste Bags 10 rolls of 200	107.55	M.C.
	2/22/22	Taylor Made 24" Life Rings (2)	183.98	M.C.
	2/26/22	Umbrellas for Patio Tables (2)	98.88	M.C.
	2/28/22	Stainless Chain 4'	5.38	B.M.
	2/28/22	Lock	13.78	B.M.
	2/28/22	Keys (2)	6.16	B.M.
		TOTAL	<u>\$3,310.99</u>	



DUE	upon receipt
AMOUNT DUE	\$694.62

Maria Cranford

✉ Prmgr@riversidemgtsvc.com

CONTACT US

12772 Lanier Road
Jacksonville, FL 32226

☎ (904) 679-2910
✉ oakleafcarpet@gmail.com

INVOICE

184A

Services	Amount
Pool Bathrooms- Tile Clean and seal	\$518.40
Clubhouse - Tile Clean and Seal	\$298.80
Subtotal	\$817.20
Discount	- \$122.58
Total	\$694.62

[Signature] 3-29-22

GENERAL FACILITY MAINTENANCE

001.330.57200.46000

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

Invoice

Invoice #: 227
Invoice Date: 4/1/22
Due Date: 4/1/22
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 - April 2022 1.310.573.340		3,875.42	3,875.42
Website Administration - April 2022 1.310.573.491		100.00	100.00
Information Technology - April 2022 1.310.573.351		100.00	100.00
Dissemination Agent Services - April 2022 1.310.573.313		416.67	416.67
Office Supplies 1.310.573.510		0.54	0.54
Postage 1.310.573.420		9.54	9.54
Copies 1.310.573.425		61.50	61.50
Telephone 1.310.573.410		24.79	24.79
Total			\$4,588.46
Payments/Credits			\$0.00
Balance Due			\$4,588.46

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 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. 3022846

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. 3022846
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

02/04/22	K. Jusevitch	0.10	12.50	Distribute legislative newsletter
02/11/22	K. Jusevitch	0.10	12.50	Distribute legislative newsletter
02/18/22	K. Jusevitch	0.10	12.50	Distribute legislative newsletter
02/24/22	K. Jusevitch	0.10	12.50	Distribute Amendment 12 guide
02/25/22	K. Jusevitch	0.10	12.50	Distribute legislative newsletter
02/28/22	W. Haber	0.30	78.00	Review correspondence regarding roadway safety and confer with Guiles regarding same

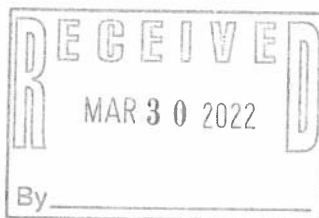
TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$140.50

TOTAL CURRENT AMOUNT DUE \$140.50

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

CCSO OFF-DUTY INVOICE



INVOICE DATE
DATE: MARCH 2022

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

FOR:
prmgr@riversidemqtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03/05/2022	Checked amenity center. Spoke to people attending a baby shower there. 5 citizen contacts in the neighborhood. Neighborhood patrol. .	1900/2300	4.0	38.00	\$152.00
3/18/2022	Checked amenity center and spoke to several people using the pool. Checked neighborhood. Suspicious vehicle at Persimmon Dr. Was broken down and the owner got it going again. A resident brought up a concern that there may have been some cars racing last night around Pine Ridge and Buggy Whip. I will monitor that area and pass the info to Matt for the nights he works.	1830/2230	4.0	38.00	\$152.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total				\$304.00

Make all checks payable to Michael Layne

Michael C. Layne 3-29-22

Thank you for your business!

SECURITY/MONITORING

176A

001.330.57200.34500



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

Invoice

Date 4/1/2022

Invoice # 131295605739

Terms	Net 20
Due Date	4/21/2022
PO #	
AZ License #	

Bill To		Ship To		
GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092		GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068		
Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	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
APR Pool chemicals				

Thomas C. August 3-18-22

POOL CHEMICALS

001.330.57200.46500

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

54A

Remittance Slip

Customer
13GMS100
Invoice #
131295605739

Amount Due \$1,122.17

Amount Paid

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



131295605739

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

Invoice

Invoice #: 409
Invoice Date: 4/1/2022
Due Date: 4/1/2022
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 - April 2022			677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - April 2022			1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - April 2022			1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - April 2022			4,773.08	4,773.08
Total				\$8,357.67
Payments/Credits				\$0.00
Balance Due				\$8,357.67

4/5/22
QR

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/8/2022	3

Bill To
Pine Ridge Plantation CDD C/O GMS

Terms	Due Date
Net 30	5/8/2022

151A
1.310.51300.49000

Description	Amount
Amortization Schedule	100.00
Series 2020A-1 5-1-22 Prepay 10,000	
Amortization Schedule	100.00
Series 2020A-2 5-1-22 Prepay 5,000	
<p>RECEIVED APR 11 2022</p>	

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 410
Invoice Date: 3/31/2022
Due Date: 3/31/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through March 2022 1.330.57200.34110 73A	32	25.00	800.00
RECEIVED APR 11 2022			

Total \$800.00

Payments/Credits \$0.00

Balance Due \$800.00

4/11/22
QD

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
32	Facility Assistant	\$ 25.00	\$ 800.00

Covers Period: March 2022

GL # 330,572.9411

TOTAL DUE:

\$ 800.00

RMS

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MARCH 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/12/22	8	R.W.	Completed daily checklist, returned calls and emails
3/13/22	8	R.W.	Completed daily checklist, returned calls and emails
3/19/22	8	R.W.	Completed daily checklist, returned calls and emails
3/20/22	8	R.W.	Completed daily checklist, returned calls and emails
	<u>32</u>		

MARCH 2022

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

Invoice

Invoice #: 411
Invoice Date: 3/31/2022
Due Date: 3/31/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through March 2022 1,330.57200.34200 73A	34.6	17.25	596.85
RECEIVED APR 11 2022			

Total \$596.85

Payments/Credits \$0.00

Balance Due \$596.85

4/11/22
Q

PINE RIDGE CDD

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
34.6	Lifeguards	\$ 17.25	\$ 596.85

Covers March 2022

GL # 330.572.3420

TOTAL DUE:

\$ 596.85

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR MARCH 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/13/22	4.18	J.G.	Lifeguard
3/13/22	4.17	C.H.	Lifeguard
3/13/22	4.18	A.B.	Lifeguard
3/19/22	5.57	R.G.	Lifeguard
3/19/22	5.55	J.C.D.G.	Lifeguard
3/20/22	5.5	R.G.	Lifeguard
3/20/22	5.45	J.C.D.G.	Lifeguard
GRAND TOTAL	<u>34.60</u>		

Additional Attendant/Lifeguards
GL Code: 330-572-3420

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

Invoice

Invoice #: 412
Invoice Date: 4/11/2022
Due Date: 4/11/2022
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Easter Event - 4/9/2022		1,261.76	1,261.76
73A			
1.330.572.601			
RECEIVED APR 11 2022			
Total			\$1,261.76
Payments/Credits			\$0.00
Balance Due			\$1,261.76

4/11/22
Q

GL#330-572-601

WOLFE
WOLFE

4/9/22

	Actual
Total Expenses	\$3,611.76
District Checks	\$2,350.00
	\$1,261.76

TOTAL EXPENSES DUE		Actual
Site		
Set up and Site Management		
Site Staff		
Mileage		
Totals		\$0.00

Food/Beverages/Supplies		Actual
candy for easter eggs		\$806.03
Totals		\$806.03

Entertainment/Arts & Crafts		Actual
(Gifts/supplies, etc.)		
Easter eggs		\$406.73
Stuffed animals		\$49.00
Totals		\$455.73

DISTRICT CHECK		AMOUNT
Payable To:	_____ YES _____ NO	
Jacksonville Carriage Company		\$2,350.00
Totals		\$2,350.00



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043

(904) 284-7575

Invoice Number: SSI10539
Invoice Date: 4/6/2022

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

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

Ship

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

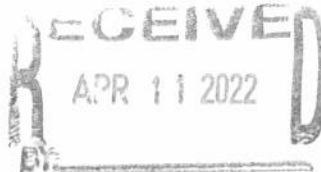
Due Date 4/21/2022
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 4/6/2022
Our Order No
SalesPerson

107A

1,330.572.345

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-MARCH 2022		8	8	5.00	40.00
Fees-2nd Employment Scheduling <i>Mar</i>		1	1	25.00	25.00



Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 65.00

Subtotal: 65.00
Invoice Discount: 0.00
Tax: 0.00

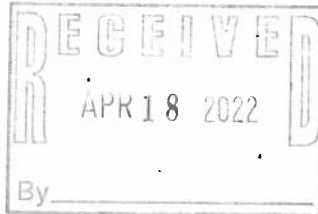
Total USD: 65.00

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 #: 414
Invoice Date: 4/12/2022
Due Date: 4/12/2022
Case:
P.O. Number:

Description	73A	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2022			1,817.94	1,817.94
Maintenance Supplies			1,261.63	1,261.63
<i>mar</i> <i>Luis C. [Signature]</i> 4-15-22				
• GENERAL FACILITY MAINT. - \$1,340.94				
001.330.57200.46000				
• REPAIR + REPLACEMENTS - GROUND - \$812.67				
001.320.53800.46000				
• JANITORIAL SUPPLIES - \$698.46				
001.330.57200.46201				
• LAKE MAINTENANCE - \$227.60				
001.320.53800.46400				
<i>202</i> <i>4-18-22</i>			Total	\$3,079.57
			Payments/Credits	\$0.00
			Balance Due	\$3,079.57

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/7/22	8	B.M.	Unclogged mop sink drain, unclogged men's restroom sink, painted wood structure on top of main Pine Ridge large sign, removed debris from common areas and roadways, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
3/8/22	5.5	D.J.	Cleaned lake banks and waters edge, cleaned outfall structures
3/15/22	2	B.M.	Strom debris clean up on pool, cleaned filter
3/16/22	5	K.J.	Washed all outside windows around amenity building
3/17/22	8	B.M.	Painted background of large Pine Ridge sign at front, painted back two coats, started painting white cap and white areas of large Pine Ridge sign, removed debris in common areas and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, picked up supplies
3/18/22	4	K.J.	Cleaned outside windows around amenity center
3/22/22	8	B.M.	Light inspection around amenity center and grounds, installed two new signs on pool deck. removed debris in common areas, painted second coat on front of sign, finished large Pine Ridge entry sign
3/24/22	2	F.S.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, picked up supplies
3/29/22	2	F.S.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
3/31/22	3	B.M.	Repaired loose pavers in multiple places, removed old signs on pool deck, installed new swim at on risk sign and new shower before entering sign, removed wasp nests around pool deck
3/31/22	2	F.S.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
TOTAL	<u><u>49.5</u></u>		
MILES	<u><u>192</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 04/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR PINE RIDGE				
	3/9/22	Market Umbrella (3)	148.32	T.J.
	3/9/22	Airwix 5pk (2)	27.07	F.S.
	3/9/22	42 Gallon Trash Bags 50ct	33.89	F.S.
	3/14/22	Swim at Own Risk Signs (2)	63.02	M.C.
	3/14/22	Showder Before Entering Pool Signs (2)	63.02	M.C.
	3/14/22	Pool Rules Signs (3)	299.30	M.C.
	3/16/22	Hyperbell Bundle (Fitness Equipment)	205.85	M.C.
	3/17/22	Behr Stucco Paint 1 Gallon	41.38	B.M.
	3/17/22	Best Roller 4"	6.52	B.M.
	3/17/22	2.0 Short Brush	6.75	B.M.
	3/17/22	Best Roller Covers 4in 2pk	6.52	B.M.
	3/17/22	Pelican Liners 3pk	5.03	B.M.
	3/17/22	Wooster Pelican Pail	11.47	B.M.
	3/22/22	Replacement Pool Drain Grates (6)	56.01	M.C.
	3/22/22	Paper Towels 8 Rolls	24.13	F.S.
	3/22/22	Clorox Wipes 2ct (2)	9.84	F.S.
	3/22/22	Disposable Gloves 100ct	17.22	F.S.
	3/22/22	13 Gallon Trash Bags 150ct	21.24	F.S.
	3/29/22	Dog Waste Bags 10 rolls of 200 (2)	215.07	F.S.
		TOTAL	\$1,261.63	

CLAY TODAY

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-220698
Invoice Date: 4/7/2022
Due Date: 5/7/2022
Current Account Balance: \$43.00

69A

1.310.513.480

BILL TO

Pine Ridge Plantation C.D.D.
475 W TOWN PL
#114
SAINT AUGUSTINE, FL 32092

Advertiser

Pine Ridge Plantation C.D.D.

Sales Rep

Cassandra Shaw

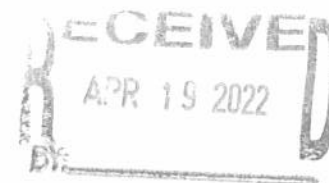
PO #	Pub.	Issue	Year	Ad Size	Color	Net
Not of Workshop	CT - Clay Today	Apr 7	2022	Column Inch	Black & White	\$43.00

Total:	\$43.00
---------------	----------------



Please click [Customer Portal Signup](#) if you would like to pay your invoice online.

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island
Florida 32003



Payment is due on or before 5/7/2022.
Thank you for your business.
Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a
Notice of Workshop

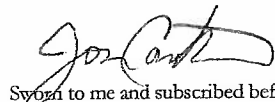
In the matter of 4/18/22 workshop

LEGAL: 34003

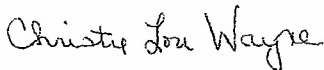
Was published in said newspaper in the issues:

4/7/22

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, 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.



Signed to me and subscribed before me 04/07/2022



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF WORKSHOP

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A public workshop of one or more members of the Board of Supervisors of the Pine Ridge Plantation Community Development District ("District") will be held on **Monday, April 18, 2022 at 2:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The workshop 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 the workshop may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850, and is expected to also be available on the District's website at www.pineridgeplantationcdd.com. The workshop may be continued to a date, time, and place to be specified on the record at such workshop. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the workshop. 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 workshop 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.

Marilee Giles
District Manager

Legal 34003 Published April 7, 2022 in Clay County's Clay Today Newspaper

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



April 2022
INV121959

Customer

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

Project/Job	Invoice Date	Due Date	Terms	PO #
Pine Ridge CDD Contract	4/4/2022	5/4/2022	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

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.

Thomas C. Jones 4-19-22

LANDSCAPE MAINTENANCE

001. 320. 53800. 46200

89A



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	ENCLOSED
27124	03/22/2022	\$110.00	04/06/2022	Net 15	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	PRODUCT/SERVICE	QTY	AMOUNT
03/16/2022	CS Mar 16, 2022: Commercial Labor: Diagnosis - 1. Checked Spirit XT685 treadmill sn-6858121509004098 for shutting down. Unit will need a new motor control board. The belt and deck are worn. The heart rate grips are missing sensors. The end caps and upper and lower key pad overlays are cracked. Due to the age, condition and cost of repairs, replacement of this unit is recommended. 2. The other Spirit XT685 treadmill sn- 6858151706002036 is functional but motor is loud, belt and deck are worn, the plastic console housing and rear end caps are cracked and display overlay is cracked. Recommend replacing this unit as well. 3. No one to sign, signature selfie in attachments. SERVICE REQUEST 33140 - TREADMILL SHUTDOWN Service Request Details/Notes: Treadmill next to the door has shut down. I tried to unplug it and plug it back in, it came back on for a split second and again lost power. I tried using a different outlet and nothing. I have placed an out of order sign on the machine for the time being	1	110.00

BALANCE DUE

\$110.00

Travis C. Jones 4-19-22

GENERAL FACILITY MAINTENANCE

001. 330. 57200. 46000

39A

www.wearefitnesspro.com

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	ENCLOSED
27316	04/15/2022	\$150.00	04/30/2022	Net 15	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	PRODUCT/SERVICE	QTY	AMOUNT
04/15/2022	SERVICE REQUEST 33326 - APRIL FITNESS CENTER PREVENTATIVE MAINTENANCE PM Apr 15, 2022: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. Tightened several nuts and bolts on the Hoist adjustable bench. 2. The seat and back pad on the Paramount FS-56 bicep/tricep sn-FS560809034 and the seat pad on the FS-55 pec fly/rear delt sn-FS550901022 have cracked upholstery and should be replaced. 3. The plastic cable guide tubes, lat and row, are worn out on the Paramount FS-53 sn- FS530809007 and should be replaced. 4. See quote waiting on approval for repairs or replacement of treadmills. 5. All other units test correct.	1	150.00

BALANCE DUE

\$150.00

Tracy C. Johnson 4-19-22

GENERAL FACILITY MAINTENANCE

001. 330. 57200. 46000

39A

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/30/22	00020	3/21/22 408	202202 330-57200-49000		*	2,322.00	
		18 52" CEILING FANS					
			RIVERSIDE MANAGEMENT SERVICES, INC				2,322.00 000042

						TOTAL FOR BANK B	2,322.00
						TOTAL FOR REGISTER	2,322.00

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

Invoice

Invoice #: 408
Invoice Date: 3/21/2022
Due Date: 3/21/2022
Case:
P.O. Number:

Bill To:

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

RECEIVED MAR 25 2022

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2022		1,296.94	1,296.94
Maintenance Supplies		3,310.99	3,310.99
General. Facil. Maint #974.28 1.330.57200.46000			
Repair + Replace Ground #739.30 1.320.53800.46000			
Janitorial Supplies #357.35 1.330.57200.46201			
Lake Maint. #215 ⁰⁰ 1.320.53800.46400			
Capital Outlay #2,322 ⁰⁰ 2.320.53800.46000 002.330.572.49000			
<i>James C. August 3-25-22</i> <i>20B</i> <i>les</i> <i>3/25/22</i>			
Description on Inv: 18 52" ceiling Fans			
Total			\$4,607.93
Payments/Credits			\$0.00
Balance Due			\$4,607.93

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/7/22	8	B.M.	Repaired shower on pool deck, removed broken shower handle and replaced with new one, continued painting ladies restroom, removed debris in common areas, field, parks and around amenity center, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/14/22	8	B.M.	Continued painting ladies restroom, tightened toilet seats in men's restroom, playground inspection, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris in common areas, field, park, around amenity center and along wood line
2/21/22	8	B.M.	Touch up paint on women's restroom cabinet, applied second coat on men's room cabinet, finished painting women's restroom, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris in all common areas, field, park, around amenity center, parking lot and along wood line, picked up supplies
2/24/22	5.5	D.J.	Removed debris from lake banks, waters edge and outfall structures
2/28/22	6.5	B.M.	Light inspection around amenity center and ground, varnished cabinets with two coats, tightened all cabinet knobs and handles around amenity, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, tied rope to new life rings and installed on pool deck, removed debris from common areas and roadways, picked up supplies
TOTAL	<u>36</u>		
MILES	<u>83</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	2/8/22	Gym & Fitness Wipes 4 rolls (2)	222.50	M.C.
	2/11/22	Glad Trash Bags (2)	40.05	M.C.
	2/16/22	Toilet Paper 18 rolls (2)	60.90	F.S.
	2/16/22	42 Gallon Trash Bags 50ct	33.89	F.S.
	2/18/22	52" Ceiling Fans (18)	2322.00	B.S.
	2/19/22	16' Pole	37.93	B.M.
	2/21/22	1 Gallon of Behr Paint	50.58	B.M.
	2/21/22	Behr Poly Semi-Gloss	22.97	B.M.
	2/21/22	Duct Tape	6.29	B.M.
	2/21/22	Roller Covers 6pk	11.89	B.M.
	2/21/22	2" Paint Brush (2)	13.50	B.M.
	2/21/22	Silicone Tape	5.73	B.M.
	2/21/22	10" Mini Hacksaw	11.47	B.M.
	2/22/22	Line Rope for Life Ring (3)	55.57	M.C.
	2/22/22	Dog Waste Bags 10 rolls of 200	107.55	M.C.
	2/22/22	Taylor Made 24" Life Rings (2)	183.98	M.C.
	2/26/22	Umbrellas for Patio Tables (2)	98.88	M.C.
	2/28/22	Stainless Chain 4'	5.38	B.M.
	2/28/22	Lock	13.78	B.M.
	2/28/22	Keys (2)	6.16	B.M.
		TOTAL	<u>\$3,310.99</u>	