

PINE RIDGE PLANTATION
Community Development District

August 2, 2022

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

July 22, 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, August 2, 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. Affidavit of Publication
- IV. Open Items
 - A. Transfer of Taking Permit
 - B. Sign at Entryway
 - C. Slide Tower
 - D. Irrigation Map
- V. Acceptance of Fiscal Year 2021 Audit Report
- VI. Consideration of Resolution 2022-05, Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget
- VII. Fiscal Year 2023 Budget Matters
 - A. Overview of Budget
 - B. Public Hearing to Consider the Adoption of the Fiscal Year 2023 Budget

- C. Consideration of Resolution 2022-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
- D. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

VIII. Consideration of Resolution 2022-08, Designating Registered Agent

IX. Ratification of Change Order Proposals with Hoffman Commercial Construction, LLC (#2-#4, #6)

X. Consideration of Change Order Proposal #5 with Hoffman Commercial Construction, LLC

XI. Ratification of Requisitions (27-31)

XII. Staff Reports

- A. Attorney
- B. District Manager – Discussion of Fiscal Year 2023 Meeting Schedule
- C. Engineer – Work Authorization No. 23 for Master Infrastructure Improvements for Amenity Center Enhancements
- D. Amenity & Operations Manager
 - 1. Report
 - 2. Down to Earth Proposals for Tree Trimming
 - 3. Keatings Communications Proposals
 - 4. Convergent Technologies Proposal for Ball Court Access Control
 - 5. Landscape Quality Inspection Report

XIII. Other Business

XIV. Public Comments / Supervisor's Requests

XV. Approval of Consent Agenda

- A. Approval of the Minutes of the April 18, 2022 Workshop and the May 17, 2022 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2022

C. Assessment Receipts Schedule

D. Approval of Check Register

XVI. Next Scheduled Meeting – 09/20/22 @ 6:00 p.m. at the Pine Ridge Plantation
Amenity Center

XVII. Adjournment

THIRD ORDER OF BUSINESS

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475 W Town PL # 114
Saint Augustine FL 32092-3649

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PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Pine Ridge Plantation Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 2, 2022
TIME: 6:00 p.m.
LOCATION: Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, Florida 32068

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

Land Use	Total # of Units / Acres	Current Annual O&M	Proposed O&M Assessment (including collection costs / early payment discounts)	Change in Annual O&M
Single Family Homes	737	\$777.00	\$984.00	\$207.00

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

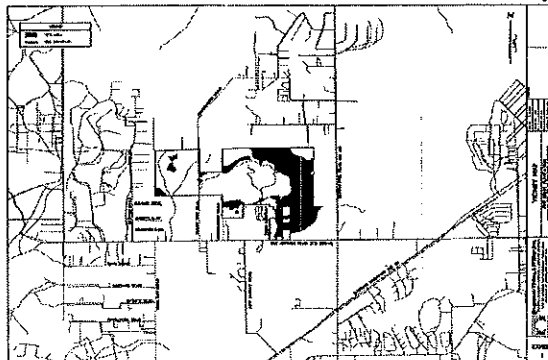
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://pineridgeplantationcdd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager



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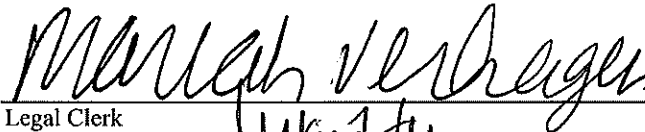
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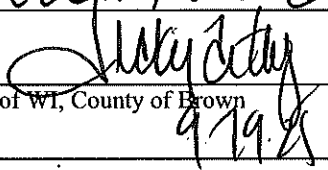
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PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2022/2023
BUDGETS, AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Pine Ridge Plantation Community Development District ("District") will hold a public hearing on August 2, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://pineridgeplantationcdd.com>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be confined to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Marilee Giles
District Manager

7/15/2022

FIFTH ORDER OF BUSINESS

**Pine Ridge Plantation
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Pine Ridge Plantation Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Pine Ridge Plantation Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors
Pine Ridge Plantation Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Pine Ridge Plantation Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 24, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

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

June 24, 2022

Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(5,104,245) (net position). Unrestricted net position for Governmental Activities was \$(3,547,162). Net investment in capital assets \$(1,597,984). Net position restricted was \$40,901.
- ◆ Governmental activities revenues totaled \$1,481,458, while governmental activities expenses totaled \$1,052,277.

**Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 1,156,315	\$ 1,092,054
Restricted assets	2,316,251	2,212,841
Capital assets	3,300,327	3,444,382
Total Assets	6,772,893	6,749,277
Deferred Outflows of Resources	256,765	273,207
Current liabilities	798,014	609,201
Non-current liabilities	11,335,889	11,946,709
Total Liabilities	12,133,903	12,555,910
Net investment in capital assets	(1,597,984)	(1,439,871)
Net position - restricted	40,901	39,212
Net position - unrestricted	(3,547,162)	(4,132,767)
Total Net Position	\$ (5,104,245)	\$ (5,533,426)

The increase in current assets is mainly related to the increase in cash in the current year.

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

The increase in current liabilities is related to the increase in accrued interest in the current year.

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

**Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Financial Activity

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 1,470,109	\$ 1,488,089
General Revenues		
Investment earnings	1,274	23,094
Miscellaneous revenues	10,075	4,382
Total Revenues	<u>1,481,458</u>	<u>1,515,565</u>
Expenses		
General government	91,441	113,916
Physical environment	247,511	270,003
Culture and recreation	356,150	298,276
Interest and other charges	<u>357,175</u>	<u>1,337,854</u>
Total Expenses	<u>1,052,277</u>	<u>2,020,049</u>
Change in Net Position	429,181	(504,484)
Net Position - Beginning of Year	<u>(5,533,426)</u>	<u>(5,028,942)</u>
Net Position - End of Year	<u><u>\$ (5,104,245)</u></u>	<u><u>\$ (5,533,426)</u></u>

The decrease in general government is mainly related to the decrease in legal expenses in the current year.

The increase in culture/recreation is related to the increase in property insurance and amenity repairs in the current year.

The decrease in interest and other charges is related to the other debt service costs in the prior year related to the issuance of long-term debt.

**Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description:</u>	Governmental Activities	
	2021	2020
Construction in progress	\$ 28,128	\$ -
Infrastructure	2,810,596	2,810,596
Buildings and improvements	2,325,000	2,325,000
Equipment	19,480	21,864
Accumulated depreciation	(1,882,877)	(1,713,078)
Total	<u>\$ 3,300,327</u>	<u>\$ 3,444,382</u>

During the year, depreciation was \$176,661, net disposals of equipment were \$1,133, additions to equipment were \$5,611, and additions to construction in progress were \$28,128.

General Fund Budgetary Highlights

During the year, budgeted expenditures exceeded actual amounts primarily because facility assistant, capital reserve and water-usage expenditures were lower than anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2020, the District issued \$9,545,000 Series 2020A-1 Senior Capital Improvement Revenue and Refunding Bonds and \$2,890,000 2020A-2 Subordinate Capital Improvement Revenue and Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2006A Capital Improvement Revenue Bonds and to finance improvements within the District. The balance outstanding of the Series 2020A-1 and Series 2020A-2 Bonds at September 30, 2021 was \$9,090,000 and \$2,760,000, respectively.

**Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Pine Ridge Plantation Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

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

Pine Ridge Plantation Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets:	
Cash	\$ 286,642
Investments	848,526
Prepaid expenses	21,147
Total Current Assets	<u>1,156,315</u>
Non-Current Assets:	
Restricted assets:	
Investments	2,316,251
Capital assets not being depreciated:	
Construction in progress	28,128
Capital assets being depreciated:	
Infrastructure	2,810,596
Buildings and improvements	2,325,000
Equipment	19,480
Accumulated depreciation	<u>(1,882,877)</u>
Total Non-Current Assets	<u>5,616,578</u>
Total Assets	<u>6,772,893</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>256,765</u>
 LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	58,724
Accrued interest	134,290
Bonds payable	605,000
Total Current Liabilities	<u>798,014</u>
Non-Current Liabilities:	
Bonds payable, net	<u>11,335,889</u>
Total Liabilities	<u>12,133,903</u>
 NET POSITION	
Net investment in capital assets	(1,597,984)
Restricted for debt service	40,901
Unrestricted	<u>(3,547,162)</u>
Total Net Position	<u><u>\$ (5,104,245)</u></u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (91,441)	\$ 103,514	\$ 12,073
Physical environment	(247,511)	170,180	(77,331)
Culture/recreation	(356,150)	266,520	(89,630)
Interest and other charges	(357,175)	929,895	572,720
Total Governmental Activities	<u>\$ (1,052,277)</u>	<u>\$ 1,470,109</u>	<u>417,832</u>
General revenues:			
			1,274
			10,075
			<u>11,349</u>
Change in Net Position			429,181
Net Position - October 1, 2020			<u>(5,533,426)</u>
Net Position - September 30, 2021			<u>\$ (5,104,245)</u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General Fund	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 142,493	\$ -	\$ 144,149	\$ 286,642
Investments	647,927	-	200,599	848,526
Prepaid expenses	21,147	-	-	21,147
Restricted assets:				
Investments, at fair value	-	463,884	1,852,367	2,316,251
Total Assets	<u>\$ 811,567</u>	<u>\$ 463,884</u>	<u>\$2,197,115</u>	<u>\$ 3,472,566</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 20,367</u>	<u>\$ -</u>	<u>\$ 38,357</u>	<u>\$ 58,724</u>
FUND BALANCES				
Nonspendable-prepays	21,147	-	-	21,147
Restricted:				
Debt service	-	463,884	-	463,884
Capital projects	-	-	1,852,263	1,852,263
Assigned-capital projects	-	-	306,495	306,495
Unassigned	770,053	-	-	770,053
Total Fund Balance	<u>791,200</u>	<u>463,884</u>	<u>2,158,758</u>	<u>3,413,842</u>
Total Liabilities and Fund Balances	<u>\$ 811,567</u>	<u>\$ 463,884</u>	<u>\$2,197,115</u>	<u>\$ 3,472,566</u>

See accompanying notes to financial statements.

**Pine Ridge Plantation Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021**

Total Governmental Fund Balances	\$ 3,413,842
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, construction in progress, \$28,128, infrastructure, \$2,810,596, buildings and improvements, \$2,325,000, and equipment, \$19,480, less accumulated depreciation, \$(1,882,877), used in governmental activities are not financial resources and therefore, are not reported in the funds.	3,300,327
Long-term liabilities, including bonds payable, \$(11,850,000), and bond premium, net, \$(90,889), are not due and payable in the current period and therefore, are not reported at the fund level.	(11,940,889)
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.	256,765
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported in the funds.	<u>(134,290)</u>
Net Position of Governmental Activities	<u><u>\$ (5,104,245)</u></u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 540,214	\$ 929,895	\$ -	\$ 1,470,109
Investment earnings	808	47	419	1,274
Miscellaneous revenues	10,075	-	-	10,075
Total Revenues	<u>551,097</u>	<u>929,942</u>	<u>419</u>	<u>1,481,458</u>
Expenditures:				
Current				
General government	91,441	-	-	91,441
Physical environment	150,331	-	-	150,331
Culture and recreation	235,435	-	40,101	275,536
Capital outlay	-	-	33,739	33,739
Debt service				
Principal	-	585,000	-	585,000
Interest	-	210,315	-	210,315
Other debt service	-	-	3,300	3,300
Total Expenditures	<u>477,207</u>	<u>795,315</u>	<u>77,140</u>	<u>1,349,662</u>
Revenues over/(under) expenditures	<u>73,890</u>	<u>134,627</u>	<u>(76,721)</u>	<u>131,796</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	24,614	24,614
Transfers out	(24,614)	-	-	(24,614)
Total Other Financing Sources/(Uses)	<u>(24,614)</u>	<u>-</u>	<u>24,614</u>	<u>-</u>
Net change in fund balances	49,276	134,627	(52,107)	131,796
Fund Balances - October 1, 2020	<u>741,924</u>	<u>329,257</u>	<u>2,210,865</u>	<u>3,282,046</u>
Fund Balances - September 30, 2021	<u><u>\$ 791,200</u></u>	<u><u>\$ 463,884</u></u>	<u><u>\$ 2,158,758</u></u>	<u><u>\$ 3,413,842</u></u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ 131,796
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(176,661), and loss on disposal, \$(1,133), exceeded capital outlay, \$33,739, in the current year.	(144,055)
Principal payments are reported as expenditures in the governmental funds, but are reported as reductions of liabilities in the Statement of Net Position.	585,000
The deferred amount on refunding is recognized as other debt service costs in the year of refunding at the fund level, however, at the government-wide level this cost is amortized over the life of the bonds.	(16,442)
Bond premium is recognized as an other financing source in the year the bonds are issued at the fund level, however, the premium is combined with bonds payable at the government-wide level and amortized over the life of the bonds.	5,820
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest during the current period.	<u>(132,938)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 429,181</u></u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 538,283	\$ 538,283	\$ 540,214	\$ 1,931
Investment earnings	5,000	5,000	808	(4,192)
Miscellaneous revenues	3,000	3,000	10,075	7,075
Total Revenues	<u>546,283</u>	<u>546,283</u>	<u>551,097</u>	<u>4,814</u>
Expenditures				
Current				
General government	118,899	118,899	91,441	27,458
Physical environment	199,866	199,866	150,331	49,535
Culture and recreation	258,029	258,029	235,435	22,594
Total Expenditures	<u>576,794</u>	<u>576,794</u>	<u>477,207</u>	<u>99,587</u>
Revenues over/(under) expenditures	(30,511)	(30,511)	73,890	104,401
Other Financing Sources/(Uses)				
Transfers out	<u>-</u>	<u>-</u>	<u>(24,614)</u>	<u>(24,614)</u>
Net change in fund balances	(30,511)	(30,511)	49,276	79,787
Fund Balances - October 1, 2020	<u>30,511</u>	<u>30,511</u>	<u>741,924</u>	<u>711,413</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 791,200</u>	<u>\$ 791,200</u>

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

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

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

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

b. Fund Financial Statements

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

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

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

Debt service expenditures are recorded only when payment is due.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

Capital Projects Fund – Accounts for monies the Board has set aside for capital improvements and the construction of capital improvements within the District.

b. Non-Current Governmental Assets/Liabilities

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

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

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

b. Restricted Net Position

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

c. Capital Assets

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

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Assets or Equity (Continued)

c. Capital Assets (Continued)

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

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

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

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

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

d. Unamortized Bond Premiums

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

e. Budgets

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

f. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

“Total fund balances” of the District’s governmental funds, \$3,413,842, differs from “net position” of governmental activities, \$(5,104,245), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Construction in progress	\$ 28,128
Infrastructure	2,810,596
Buildings and improvements	2,325,000
Equipment	19,480
Accumulated depreciation	<u>(1,882,877)</u>
Total	<u><u>\$ 3,300,327</u></u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding, net	<u><u>\$ 256,765</u></u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (11,850,000)
Bond premium, net	<u>(90,889)</u>
Total	<u><u>\$ (11,940,889)</u></u>

Accrued interest

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

Accrued interest	<u><u>\$ (134,290)</u></u>
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Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

The “net change in fund balances” for government funds, \$131,796, differs from the “change in net position” for governmental activities, \$429,181, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Depreciation	\$ (176,661)
Capital outlay	33,739
Loss on disposal of assets	<u>(1,133)</u>
Total	<u><u>\$ (144,055)</u></u>

Long-term debt transactions

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

Bond principal payments	<u><u>\$ 585,000</u></u>
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Bond premiums are amortized over the life of the bonds as interest. This is the current year amortization.

Bond premium amortization	<u><u>\$ 5,820</u></u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	<u><u>\$ (132,938)</u></u>
Deferred amount on refunding amortization	<u><u>\$ (16,442)</u></u>

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$304,480 and the carrying value was \$286,642. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U S Bank Managed Money Market	N/A	\$ 181,758
First American Treasury Obligation Fund	13 days*	2,316,251
Florida PRIME	49 days*	<u>666,768</u>
Total		<u><u>\$ 3,164,777</u></u>

* Weighted Average Maturity

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

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

The investments in the First American Treasury Obligation Fund and U S Bank Managed Money Market are level 1 assets.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments in the First American Treasury Obligations Fund and Florida PRIME were rated AAAM by Standard & Poor's as of September 30, 2021.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the First American Treasury Obligation Fund are 73% of the District's total investments. The District's investments in Florida PRIME are 21% of the District's investments. The District also has 6% of its investments in the U S Bank Managed Money Market.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District's investment in Florida PRIME and First American Treasury Obligation Fund were rated AAAM by Standard & Poor's. The District considers any decline in fair value for certain investments to be temporary.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – SPECIAL ASSESSMENT REVENUES

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

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

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 28,128	\$ -	\$ 28,128
Capital assets, being depreciated:				
Infrastructure	2,810,596	-	-	2,810,596
Buildings and improvements	2,325,000	-	-	2,325,000
Equipment	21,864	5,611	(7,995)	19,480
Total Capital Assets, Being Depreciated	<u>5,157,460</u>	<u>5,611</u>	<u>(7,995)</u>	<u>5,155,076</u>
Less accumulated depreciation for:				
Infrastructure	(925,659)	(97,180)	-	(1,022,839)
Buildings and improvements	(773,611)	(77,500)	-	(851,111)
Equipment	(13,808)	(1,981)	6,862	(8,927)
Total Accumulated Depreciation	<u>(1,713,078)</u>	<u>(176,661)</u>	<u>6,862</u>	<u>(1,882,877)</u>
Total Capital Assets, Being Depreciated, Net	<u>3,444,382</u>	<u>(171,050)</u>	<u>(1,133)</u>	<u>3,272,199</u>
Governmental Activities Capital Assets	<u>\$ 3,444,382</u>	<u>\$ (142,922)</u>	<u>\$ (1,133)</u>	<u>\$ 3,300,327</u>

Depreciation of \$97,180 was charged to physical environment and \$79,481 was charged to culture/recreation.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – LONG-TERM DEBT

The following is a summary of long-term debt activity for the District for the year ended September 30, 2021.

Long-term debt at October 1, 2020	\$ 12,435,000
Principal payments	<u>(585,000)</u>
Long-term debt at September 30, 2021	\$ 11,850,000
Plus: bond premium	<u>90,889</u>
Bonds payable, net at September 30, 2021	<u><u>\$ 11,940,889</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue and Refunding Bonds

\$9,545,000 Series 2020A-1 Senior Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2021 maturing May 2037. Interest at various rates between 2% and 3% is due May and November beginning November 2020. Current portion is \$470,000.

\$ 9,090,000

\$2,890,000 Series 2020A-2 Subordinate Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2021 and maturing May 2037. Interest at various rates between 2.75% and 3.75% is due May and November beginning November 2020. Current portion is \$135,000.

2,760,000

Bonds Payable \$ 11,850,000

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 605,000	\$ 322,298	\$ 927,298
2023	620,000	304,485	924,485
2024	640,000	286,235	926,235
2025	660,000	267,385	927,385
2026	670,000	253,098	923,098
2027-2031	3,610,000	1,026,066	4,636,066
2032-2036	4,140,000	514,734	4,654,734
2037	905,000	27,478	932,478
Totals	<u>\$ 11,850,000</u>	<u>\$ 3,001,779</u>	<u>\$ 14,851,779</u>

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue and Refunding Bonds

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030 at a redemption price set forth in the Trust Indenture. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

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

Reserve Fund – The Series 2020A-1 Reserve requirement is an amount equal to 50 percent the maximum annual debt service of the Series 2020A-1 Bonds. The Series 2020A-1 Reserve Account was funded as 50 percent of the requirement from the proceeds of the Series 2020A-1 Bonds and 50 percent the requirement is satisfied by the Reserve Insurance Policy. The Series 2020A-2 Reserve Account was funded from the proceeds of the Series 2020A-2 Bonds an amount equal to 50 percent of the maximum annual debt service of the Series 2020A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2021:

<u>Capital Improvement Revenue and Refunding Bonds</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2020A-1 (Senior Bond)	\$ 173,593	\$ 173,593
Series 2020A-2 (Subordinate Bond)	\$ 115,100	\$ 115,100

NOTE G – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2021, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>General Fund</u>
Capital Projects Fund	<u>\$ 24,614</u>

Interfund transfers in the current year were made to increase capital reserves.

NOTE H – RISK MANAGEMENT

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pine Ridge Plantation Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 24, 2022.

Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Pine Ridge Plantation Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

June 24, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Pine Ridge Plantation Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 24, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 24, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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



To the Board of Supervisors
Pine Ridge Plantation Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for Pine Ridge Plantation Community Development District. It is management's responsibility to monitor the Pine Ridge Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Pine Ridge Plantation Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$7,203
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$432,835
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Pine Ridge Plantation Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$776.99 and the Debt Service Fund, \$1,254.67 - \$1,505.60.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$1,470,109.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2020A-1 Bonds, \$9,090,000 maturing May 2037, and Series 2020A-2 Bonds, \$2,760,000, maturing May 2037.



To the Board of Supervisors
Pine Ridge Plantation Community Development District

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

June 24, 2022



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Pine Ridge Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Pine Ridge Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Pine Ridge Plantation Community Development District's compliance based on our examination.

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

In our opinion, Pine Ridge Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

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

June 24, 2022

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-04 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on May 17, 2022, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2022-04, approving the proposed budget for Fiscal Year 2022/2023 and setting a public hearing on the proposed budget for July 19, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068; and

WHEREAS, because the Board was unable to meet on that previously scheduled date, the District Manager rescheduled the date of the public hearing to August 2, 2022 at the same time location as set forth in Resolution 2022-04, and the District Manager has caused the notice of the public hearing, with the new date to be published in a newspaper of general circulation in Clay County, Florida, consistent with the requirements of Chapter 190, Florida Statutes; and

WHEREAS, the Board desires to ratify the District Manager's action in re-setting the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District manager in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2022-04 is hereby amended to reflect that the public hearing as declared in Resolution 2022-04 is re-set to August 2, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.

SECTION 2. RESOLUTION 2022-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-04 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 2nd day of August, 2022.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

SEVENTH ORDER OF BUSINESS

A.

***Approved Budget
Fiscal Year 2023***

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

August 2, 2022



Pine Ridge Plantation Community Development District

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Pine Ridge Plantation

Community Development District

General Fund

Description	Adopted Budget FY2022	Actual YTD As of 6/30/2022	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY2023
Revenues					
Assessments	\$538,283	\$539,572	\$0	\$539,572	\$681,433
Misc. Income/Facility Rental	\$3,000	\$7,959	\$3,350	\$11,309	\$3,000
Interest Earned	\$600	\$1,071	\$1,050	\$2,121	\$600
Carry Forward Surplus	\$43,187	\$0	\$0	\$0	\$0
Total Revenues	\$585,070	\$548,601	\$4,400	\$553,001	\$685,033
Expenditures					
Administrative					
Supervisors Fees & FICA	\$10,334	\$7,320	\$1,077	\$8,397	\$10,334
Engineering	\$7,000	\$1,519	\$3,894	\$5,413	\$7,000
Attorney	\$20,000	\$4,709	\$5,522	\$10,231	\$20,000
Annual Audit	\$3,100	\$3,175	\$0	\$3,175	\$3,175
Assessment Roll	\$5,260	\$5,260	\$0	\$5,260	\$5,260
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Trustee	\$6,000	\$4,041	\$0	\$4,041	\$6,000
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$5,000
Management Fees	\$46,505	\$34,879	\$11,626	\$46,505	\$48,830
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,400
Telephone	\$350	\$291	\$150	\$441	\$500
Postage	\$1,000	\$495	\$505	\$1,000	\$1,000
Printing & Binding	\$1,200	\$1,004	\$1,094	\$2,098	\$1,200
Insurance	\$8,810	\$8,290	\$0	\$8,290	\$9,948
Legal Advertising	\$2,500	\$560	\$883	\$1,443	\$2,500
Other Current Charges	\$600	\$292	\$30	\$322	\$600
Website Maintenance	\$1,200	\$900	\$300	\$1,200	\$1,200
Office Supplies	\$300	\$17	\$100	\$117	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$121,734	\$78,776	\$26,731	\$105,507	\$125,623
Amenity Center					
Insurance	\$10,902	\$10,258	\$0	\$10,258	\$12,310
General Facility Maintenance	\$15,000	\$10,238	\$5,240	\$15,478	\$17,000
Repairs & Replacements	\$15,000	\$13,534	\$10,549	\$24,083	\$25,000
Recreational Passes	\$500	\$0	\$500	\$500	\$500
Postage	\$100	\$0	\$0	\$0	\$100
Printing & Email Marketing	\$125	\$0	\$0	\$0	\$125
Office Supplies	\$700	\$395	\$0	\$395	\$700
Other Current Charges	\$250	\$0	\$0	\$0	\$250
Permit Fees	\$250	\$250	\$250	\$500	\$250
Contingency	\$5,000	\$459	\$1,000	\$1,459	\$5,000
Special Events	\$12,000	\$11,805	\$195	\$12,000	\$15,000
Refuse Service	\$7,200	\$6,456	\$2,335	\$8,790	\$9,600
Security	\$10,000	\$5,225	\$2,922	\$8,147	\$12,500
Gate Monitor	\$6,146	\$0	\$3,073	\$3,073	\$6,146

Pine Ridge Plantation

Community Development District

General Fund

Description	Adopted Budget FY2022	Actual YTD As of 6/30/2022	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY2023
<u>Utilities</u>					
Water & Sewer	\$4,500	\$2,886	\$1,125	\$4,011	\$4,500
Electric	\$23,000	\$11,943	\$6,872	\$18,815	\$23,000
Cable/Phone/Internet	\$3,720	\$2,865	\$978	\$3,843	\$4,200
<u>Management Contracts</u>					
Amenity Management	\$57,277	\$42,958	\$14,319	\$57,277	\$61,859
Facility Assistant	\$19,489	\$4,275	\$15,214	\$19,489	\$19,489
Field Management Services	\$22,388	\$16,791	\$5,597	\$22,388	\$24,179
Lifeguards	\$17,790	\$6,433	\$11,357	\$17,790	\$19,080
Pool Maintenance	\$12,500	\$9,375	\$3,125	\$12,500	\$13,500
Pool Chemicals	\$12,306	\$9,981	\$3,622	\$13,603	\$16,159
Janitorial Service	\$8,127	\$6,095	\$2,032	\$8,127	\$8,777
Janitorial Supplies	\$3,200	\$2,680	\$800	\$3,480	\$4,000
Holiday Decorations	\$0	\$263	\$937	\$1,200	\$1,200
Amenity Center Expenses	\$267,470	\$175,165	\$91,104	\$266,007	\$303,225
<u>Grounds Maintenance</u>					
Landscape Maintenance	\$100,000	\$71,314	\$28,877	\$100,190	\$126,000
Lake Maintenance	\$9,300	\$8,447	\$2,666	\$11,112	\$12,930
Electric	\$2,500	\$1,223	\$401	\$1,624	\$2,500
Water	\$35,000	\$14,541	\$4,800	\$19,341	\$26,000
Repairs and Maintenance	\$20,000	\$9,103	\$5,297	\$14,400	\$20,000
Irrigation Repairs	\$0	\$2,491	\$1,000	\$3,491	\$3,500
Contingencies	\$4,451	\$0	\$2,226	\$2,226	\$4,451
Grounds Maintenance Expenses	\$171,251	\$107,117	\$45,266	\$152,384	\$195,381
Capital Reserve	\$24,614	\$0	\$24,614	\$24,614	\$60,805
Total Expenses	\$585,070	\$361,059	\$187,716	\$548,511	\$685,033
EXCESS REVENUES/(EXPENSES)	\$0	\$187,543	(\$183,316)	\$4,490	\$0

	<u>FY2022</u>	<u>FY2023</u>	
Units	737	737	<u>\$ Increase</u>
Gross Assess per Unit	\$777	\$984	\$207
Net Assess per Unit	\$730	\$925	
Total Gross Assessment	\$572,642	\$724,931	<u>% Increase</u>
Less: Discounts & Collections (6%)	(\$34,359)	(\$43,496)	27%
Total Net Assessment **	<u>\$538,283</u>	<u>\$681,433</u>	

*Pine Ridge Plantation
Community Development District
General Fund Budget*

REVENUES:

Maintenance Assessments

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

Misc. Income/Facility Rental Fees

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

Interest Earned

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

EXPENDITURES:

Administrative:

Supervisor Fees/FICA

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

Engineering

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

Attorney

The District's legal counsel, Kutak Rock LLP, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

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

Assessment Roll

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

Pine Ridge Plantation Community Development District General Fund Budget

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2020A1 and A2 Capital Improvement Revenue Bonds.

Trustee

The District's Series 2020 A1 and A2 Capital Improvement Revenue Bonds are held by a Trustee at U.S. Bank. The amount represents the fee for the administration of the District's bond issue.

Dissemination Agent

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

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

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Pine Ridge Plantation Community Development District General Fund Budget

Other Current Charges

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

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Office Supplies

This item includes the cost of miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center

Insurance

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

General Facility Maintenance

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

Repairs and Replacements

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

Recreation Passes

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

Postage

This item includes mailing of newsletter to residents.

Printing & Email Marketing

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

Pine Ridge Plantation Community Development District General Fund Budget

Office Supplies

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

Other Current Charges

Any unanticipated costs to the amenity center

Permit Fees

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

Contingency

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

Amenity Management

Services provided by Riverside Management Services, Inc. to provide management services of amenity center.

Vendor	Monthly	Annual
Riverside Management Services	\$5,155	\$61,859

Facility Assistant

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

Vendor	Monthly	Annual
Riverside Management Services	\$1,624	\$19,489

Special Events

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

Utilities:

Water

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

Account #	Service Address	Monthly	Annual
257235	4200 Pine Ridge Pkwy Amenity	\$320	\$3,840
	Contingency	\$55	\$660
		\$375	\$4,500

Pine Ridge Plantation Community Development District General Fund Budget

Electric

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

Account #	Service Address	Monthly	Annual
7808611	4200 Pine Ridge/Amenity	\$1,300	\$15,600
	Contingency	\$617	\$7,400
		\$1,917	\$23,000

Cable/Phone/Internet

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

Management Contracts

Field Management Services

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

Vendor	Monthly	Annual
Riverside Management Services	\$2,015	\$24,179

Lifeguards

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

Pool Maintenance

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

Vendor	Monthly	Annual
Riverside Management Services	\$1,125	\$13,500

Pool Chemicals

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

Vendor	Monthly	Annual
Poolsure	\$1,122	\$13,466
Contingency	\$224	\$2,693
	\$1,347	\$16,159

Pine Ridge Plantation Community Development District General Fund Budget

Janitorial Service

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management Services	\$731	\$8,777

Janitorial Supplies

All supplies needed for janitorial services.

Refuse Service

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

Security/Monitoring

The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District. Also contracted with SafeTouch for security monitoring alarm.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Clay County Sheriffs Officers	\$760	\$9,120
Safetouch	\$88	\$1,057
Contingency	\$194	\$2,323
	\$1,042	\$12,500

Gate Monitor

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management Services	\$512	\$6,146

Grounds Maintenance:

Landscape Maintenance

The District has contracted with Down to Earth to provide landscaping services to all the common areas within the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Down to Earth	\$8,306	\$99,667
Contingency	\$2,194	\$26,333
	\$10,500	\$126,000

Pine Ridge Plantation Community Development District General Fund Budget

Lake Maintenance

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

Vendor	Monthly	Annual
The Lake Doctors	\$850	\$10,200
RMS	\$200	\$2,400
Contingency	\$28	\$330
	\$1,078	\$12,930

Electric

The District currently has the following accounts with Clay Electric.

Account #	Service Address	Monthly	Average
8824799	4201-1 Pine Ridge Pkwy #1 Irrig Clock	\$30	\$360
8824808	1217-1 Camp Ridge Land	\$25	\$300
7371685	4392-1 Pine Ridge Park - Irrigation	\$25	\$300
8824805	1452-2 Tynes Blvd - Entrance	\$35	\$420
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	\$35	\$420
	Contingency	\$35	\$700
		\$185	\$2,500

Water

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

Account #	Service Address	Monthly	Average
246892	1376-1 Tynes Blvd Reclaimed	\$150	\$1,800
246893	1475-1 Tyne Blvd Reclaimed	\$150	\$1,800
248250	4228-1 Pine Ridge Pkwy Reclaimed	\$450	\$5,400
248496	4354-1 Foggy Day Dr Reclaimed Irrigation	\$200	\$2,400
248497	4421-1 Pine Ridge Pkwy Reclaimed	\$220	\$2,640
248498	4688-1 Pine Lake Dr Reclaimed	\$25	\$300
248499	4201-2 Pine Ridge Pkwy Irrigation	\$64	\$768
257236	4200-1 Pine Ridge Pkwy Irrigation	\$200	\$2,400
260144	4200 Pine Ridge Pkwy Reclaimed	\$350	\$4,200
	Contingency	\$358	\$4,292
		\$2,167	\$26,000

Repair & Maintenance

Regular maintenance and replacement.

*Pine Ridge Plantation
Community Development District
General Fund Budget*

Contingencies

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

Capital Reserve

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

Pine Ridge Plantation

Community Development District

Debt Service Fund
Series 2006 A/2020A1 and A2

Description	Adopted Budget FY2022	Actual YTD As of 6/30/2022	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY2023
Revenues					
Assessments - Tax Roll	\$926,572	\$928,789	\$0	\$928,789	\$926,572
Interest Income	\$50	\$98	\$189	\$287	\$250
Fund Balance	\$175,191	\$175,191	\$0	\$175,191	\$161,970
Total Revenues	\$1,101,813	\$1,104,078	\$189	\$1,104,267	\$1,088,792
Expenditures					
Series 2020A1					
Interest 11/1	\$114,010	\$114,010	\$0	\$114,010	\$106,824
Interest 51	\$114,010	\$114,010	\$0	\$114,010	\$106,824
Principal 5/1	\$470,000	\$470,000	\$0	\$470,000	\$480,000
Prepayment 5/1	\$0	\$10,000	\$0	\$10,000	\$0
Series 2020A2					
Interest 11/1	\$47,139	\$47,139	\$0	\$47,139	\$45,200
Interest 51	\$47,139	\$47,139	\$0	\$47,139	\$45,200
Principal 5/1	\$135,000	\$135,000	\$0	\$135,000	\$140,000
Prepayment 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenses	\$927,298	\$942,298	\$0	\$942,298	\$924,049
EXCESS REVENUES / (EXPENDITURES)	\$174,515	\$161,781	\$189	\$161,970	\$164,743

A1 Interest Expense - 11/1/23	\$99,624
A2 Interest Expense - 11/1/23	\$43,275
	<u>\$142,899</u>

Total Gross Assessment	\$985,715
Less: Discounts & Collections (6%)	(\$59,143)
Total Net Assessment	\$926,572
Units	737

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

Series 2020 A-1 Capital Improvement Revenue Refunding Bond Combined

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 8,610,000.00			\$ 106,824.38	\$ 106,824.38
5/1/23	\$ 8,610,000.00		\$ 480,000.00	\$ 106,824.38	
11/1/23	\$ 8,130,000.00			\$ 99,624.38	\$ 686,448.75
5/1/24	\$ 8,130,000.00		\$ 500,000.00	\$ 99,624.38	
11/1/24	\$ 7,630,000.00			\$ 92,124.38	\$ 691,748.75
5/1/25	\$ 7,630,000.00		\$ 515,000.00	\$ 92,124.38	
11/1/25	\$ 7,115,000.00			\$ 86,974.38	\$ 694,098.75
5/1/26	\$ 7,115,000.00		\$ 520,000.00	\$ 86,974.38	
11/1/26	\$ 6,595,000.00			\$ 81,774.38	\$ 688,748.75
5/1/27	\$ 6,595,000.00		\$ 535,000.00	\$ 81,774.38	
11/1/27	\$ 6,060,000.00			\$ 76,424.38	\$ 693,198.75
5/1/28	\$ 6,060,000.00		\$ 545,000.00	\$ 76,424.38	
11/1/28	\$ 5,515,000.00			\$ 70,974.38	\$ 692,398.75
5/1/29	\$ 5,515,000.00		\$ 555,000.00	\$ 70,974.38	
11/1/29	\$ 4,960,000.00			\$ 65,424.38	\$ 691,398.75
5/1/30	\$ 4,960,000.00		\$ 565,000.00	\$ 65,424.38	
11/1/30	\$ 4,395,000.00			\$ 59,421.25	\$ 689,845.63
5/1/31	\$ 4,395,000.00		\$ 580,000.00	\$ 59,421.25	
11/1/31	\$ 3,815,000.00			\$ 51,808.75	\$ 691,230.00
5/1/32	\$ 3,815,000.00		\$ 595,000.00	\$ 51,808.75	
11/1/32	\$ 3,220,000.00			\$ 43,999.38	\$ 690,808.13
5/1/33	\$ 3,220,000.00		\$ 610,000.00	\$ 43,999.38	
11/1/33	\$ 2,610,000.00			\$ 35,993.13	\$ 689,992.50
5/1/34	\$ 2,610,000.00		\$ 625,000.00	\$ 35,993.13	
11/1/34	\$ 1,985,000.00			\$ 27,790.00	\$ 688,783.13
5/1/35	\$ 1,985,000.00		\$ 645,000.00	\$ 27,790.00	
11/1/35	\$ 1,340,000.00			\$ 18,760.00	\$ 691,550.00
5/1/36	\$ 1,340,000.00		\$ 660,000.00	\$ 18,760.00	
11/1/36	\$ 680,000.00			\$ 9,520.00	\$ 688,280.00
5/1/37	\$ 680,000.00		\$ 680,000.00	\$ 9,520.00	
					\$ 689,520.00
			\$ 8,610,000.00	\$ 1,854,875.00	\$ 10,464,875.00

Pine Ridge Plantation
Community Development District
Series 2020 A-2 Capital Improvement Revenue Refunding Bond Combined

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 2,620,000.00			\$ 45,200.00	\$ 45,200.00
5/1/23	\$ 2,620,000.00		\$ 140,000.00	\$ 45,200.00	
11/1/23	\$ 2,480,000.00			\$ 43,275.00	\$ 228,475.00
5/1/24	\$ 2,480,000.00		\$ 140,000.00	\$ 43,275.00	
11/1/24	\$ 2,340,000.00			\$ 41,350.00	\$ 224,625.00
5/1/25	\$ 2,340,000.00		\$ 145,000.00	\$ 41,350.00	
11/1/25	\$ 2,195,000.00			\$ 39,356.25	\$ 225,706.25
5/1/26	\$ 2,195,000.00		\$ 150,000.00	\$ 39,356.25	
11/1/26	\$ 2,045,000.00			\$ 36,881.25	\$ 226,237.50
5/1/27	\$ 2,045,000.00		\$ 155,000.00	\$ 36,881.25	
11/1/27	\$ 1,890,000.00			\$ 34,323.75	\$ 226,205.00
5/1/28	\$ 1,890,000.00		\$ 160,000.00	\$ 34,323.75	
11/1/28	\$ 1,730,000.00			\$ 31,683.75	\$ 226,007.50
5/1/29	\$ 1,730,000.00		\$ 165,000.00	\$ 31,683.75	
11/1/29	\$ 1,565,000.00			\$ 28,961.25	\$ 225,645.00
5/1/30	\$ 1,565,000.00		\$ 170,000.00	\$ 28,961.25	
11/1/30	\$ 1,395,000.00			\$ 26,156.25	\$ 225,117.50
5/1/31	\$ 1,395,000.00		\$ 175,000.00	\$ 26,156.25	
11/1/31	\$ 1,220,000.00			\$ 22,875.00	\$ 224,031.25
5/1/32	\$ 1,220,000.00		\$ 185,000.00	\$ 22,875.00	
11/1/32	\$ 1,035,000.00			\$ 19,406.25	\$ 227,281.25
5/1/33	\$ 1,035,000.00		\$ 190,000.00	\$ 19,406.25	
11/1/33	\$ 845,000.00			\$ 15,843.75	\$ 225,250.00
5/1/34	\$ 845,000.00		\$ 200,000.00	\$ 15,843.75	
11/1/34	\$ 645,000.00			\$ 12,093.75	\$ 227,937.50
5/1/35	\$ 645,000.00		\$ 205,000.00	\$ 12,093.75	
11/1/35	\$ 440,000.00			\$ 8,250.00	\$ 225,343.75
5/1/36	\$ 440,000.00		\$ 215,000.00	\$ 8,250.00	
11/1/36	\$ 225,000.00			\$ 4,218.75	\$ 227,468.75
5/1/37	\$ 225,000.00		\$ 225,000.00	\$ 4,218.75	
					\$ 229,218.75
			\$ 2,620,000.00	\$ 819,750.00	\$ 3,439,750.00

Pine Ridge Plantation

Community Development District

Capital Reserve

Description	Adopted Budget FY2022	Actual YTD As of 6/30/2022	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY2023
Revenues					
Capital Reserve - Transfer In	\$24,614	\$0	\$24,614	\$24,614	\$60,805
Interest	\$250	\$579	\$618	\$1,197	\$500
Carry Forward Surplus	\$341,577	\$306,495	\$0	\$306,495	\$273,556
Total Revenues	\$366,441	\$307,074	\$25,232	\$332,306	\$334,861
Expenditures					
Capital Outlay	\$20,000	\$26,513	\$0	\$26,513	\$30,000
Culture/Recreation	\$20,000	\$32,237	\$0	\$32,237	\$30,000
Total Expenses	\$40,000	\$58,750	\$0	\$58,750	\$60,000
EXCESS REVENUES / (EXPENDITURES)	\$326,441	\$248,324	\$25,232	\$273,556	\$274,861

C.

RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Pine Ridge Plantation Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pine Ridge Plantation Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2020A1	\$_____
DEBT SERVICE FUND – SERIES 2020A2	\$_____
CAPITAL RESERVE	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 2nd DAY OF AUGUST, 2022.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023 Budget

D.

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 2nd day of August, 2022.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Wesley S. Haber of Kutak Rock LLP is hereby designated as the Registered Agent for the Pine Ridge Plantation Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Clay County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 2nd day of August, 2022.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NINTH ORDER OF BUSINESS

HOFFMAN

Commercial Construction, LLC

May 4, 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 #2

Dear Ms. Giles:

We are pleased to submit our Change Order Proposal #2 for the reimbursement of the building permit cost and recording the notice of commencement.


COP #2-Reimbursement of cost for the building permit and recording the Notice of commencement. Bidders were instructed to exclude the permit cost and they would be reimbursed the cost of permit. Originally, we were projecting a permit cost of \$9K. With the scope of work reduction, the cost was only \$2,312.

Total Cost \$2,312.

Sincerely,


Paul Hoffman

ACCEPTED:


Date: 5/17/2022

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

PROJECT: PINE RIDGE PLANTATION AMENITY IMPROVEMENTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Permit Cost

Paul Hoffman

From: Notifications@claycountygov.com
Sent: Wednesday, April 27, 2022 1:44 PM
To: phoffman@hoffmancommercial.com
Subject: Clay County Payment Receipt

Paul Hoffman
phoffman@hoffmancommercial.com
Hoffman Commercial Construction, LLC
6919 Distribution Ave, Unit #5
Jacksonville FL, 32256

4/27/2022 1:44:02 PM

Key	Description	Amount
12202857	COMMERCIAL BUILDING PERMIT FEE	\$1,656.00
12202857	COMMERCIAL PLAN REVIEW	\$300.00
12202857	FIRE - FIRE MARSHALL 1st INSP.	\$75.00
12202857	FIRE - PLAN REVIEW	\$100.00
12202857	STATE SURCHARGE	\$16.56
12202857	STATE RECOVERY FUND	\$24.84

Payment Type	CheckNumber/ Transaction ID	Amount	Convenience Fee(cc only)
Online Credit Card	33504344	\$2172.40	\$76.03

= \$2,248.⁴³

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.



Tara S. Green
Clay County
Clerk Circuit Court
825 N Orange Ave
Green Cove Springs FL 32043

Record. Notice of Commencement
COST,

CUSTOMER INFORMATION

HOFFMAN COMMERCIAL

TRANSACTION INFORMATION

Transaction #:	1145712	Source Code:	
Receipt #:	1332512	Return Code:	
Cashier Date:	05/03/2022	Location:	Green Cove Springs
Print Date:	05/03/2022		
Cashier By:	HAMPSHIRET		

NOTICE OF COMMENCEMENT **CFN: 2022028139** **Book: 4603 Page: 545**

From: PINE RIDGE PLANTATION COMMUNITY [To: HOFFMAN COMMERCIAL CON

RECORDING FEE **\$61.00**

PAYMENT: CC IPASS	AMOUNT:	\$61.00	<input checked="" type="checkbox"/> Credit Card Fee:	\$2.14
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Void / Revised Reason:

Credit Card Amount	\$0.00	Credit Card Fee	\$2.14	<input checked="" type="checkbox"/>
		Authorization	33526963	

Total Payments: \$ 61.00	Total Fees: \$ 61.00	Shortage: \$ 0.00
Overage: \$ 0.00	Total Change Returned: \$ 0.00	

Signature: _____

Record Notice to Owner.

7 pages

61.00
+ 2.14

\$ 63.14



May 17, 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 #3

Dear Ms. Giles:

We are pleased to submit our Change Order Proposal #3 for a credit to the electrical cost.

COP #3-Credit adjustment to the electrical cost.

Total Credit Amount(\$43,000)

Sincerely,

Paul A. Hoffman

Paul Hoffman

ACCEPTED:

A handwritten signature in blue ink, appearing to read "Paul A. Hoffman", written over a horizontal line.

Date:

5.18.22

Cc: Mr. Michael Lucas, AIA, LEED AP

TOTALS

HOFFMAN

Commercial Construction, LLC

June 29, 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 #4

Dear Ms. Giles:

We are pleased to submit our Change Order Proposal #4 to install concrete light pole bases in the asphalt court area as requested by the board.

COP #4- Furnish and Install eight (8) concrete light pole bases in the court area for future light poles SL-2.

Total Cost \$19,836

Sincerely,

ACCEPTED:

Paul Hoffman

Date:

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

HOFFMAN

Commercial Construction, LLC

June 29, 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 #6

Dear Ms. Giles:

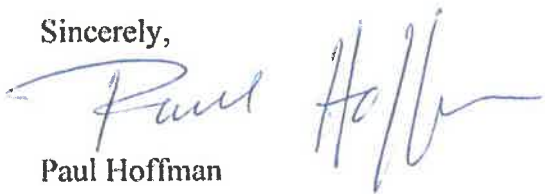
While reviewing the fence options provided in COP #5 we noticed an opportunity for you to reduce some cost.

The contract calls for me to install a new ornament gate in the back of the pool equipment enclosure. The existing front gate to the enclosure will remain and is a black chain link gate with black privacy slates and lockable latch. Our suggestion is to delete the ornamental gate in the back of the enclosure and furnish a gate to match the front gate to the enclosure. I feel that no one will ever notice the gate. You can't see it. It faces the dirt road in the back.

COP #6 – Furnish and install black chain link gate with privacy slates and lockable latch at rear of pool equipment enclosure in lieu of ornamental gate. Gate to be like existing front gate.

Total Credit..... (\$5,100)

Sincerely,


Paul Hoffman

ACCEPTED:



Date: 7.14.22

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

TENTH ORDER OF BUSINESS



June 29, 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 #5 Fence Options

Dear Ms. Giles:

We are pleased to submit our Change Order Proposal #5 Fence options to replace existing fence.

Existing Fence. The existing fence around the pool is 4' high with 2.5" posts. The current fence height does not meet current code. This style fence needs to be a minimum of 4'6" to meet code.

New contract fence. The new fence currently in my contract to add around the Splash pad and future pool is 5' high with 3" post.

Post size. The current fence has 2.5" posts which is standard and available. The 3" posts are less available. You can see the price difference in the options below.

Here are Four Option changing the height of the fence and size of the posts.

OPTION 1 – Fence 5' high with 3" posts. Remove and replace existing fence. Add new additional fence around the enlarged pool enclosure to secure perimeter. No change to the current contract fence scope.

Total Cost Option #1..... \$66,648

OPTION 2 – Fence 5' high with 2.5" posts. Remove and replace existing fence. Add new additional fence around the enlarged pool enclosure to secure perimeter. Reduce posts to 2.5" on current fence scope.

Total Cost Option #2..... \$44,418

OPTION 3 – Fence 6' high with 3" posts. Remove and replace existing fence. Add new additional fence around the enlarged pool enclosure to secure perimeter. Current fence scope, increase fence to 6'.

Total Cost Option #3..... \$74,400

Hoffman

Commercial Construction, LLC

OPTION 4 – Fence 6’ high with 2.5” posts. Remove and replace existing fence. Add new additional fence around the enlarged pool enclosure to secure perimeter. Current fence scope, increase fence to 6’ and decrease post to 2.5”.

Total Cost Option #4..... \$52,968

If security is a concern, I would suggest going with Option 4 – Fence 6’ with 2.5” posts.

Sincerely,


Paul Hoffman

ACCEPTED: _____

Date: _____

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

PROJECT:	PINE RIDGE PLANTATION AMENITY IMPROVEMENTS																	
C.O.P #:	5 - OPTION 1 5'HIGH WITH 3" POST																	
JOB #:	2201																	
DESCRIPT:	Replace existing fence, and additional fence around enclosure. Use 5' high with 3" posts.																	
COST	ITEM	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATL UNIT	MATL TOTAL	UNIT SUB	SUB.	TOTAL	VENDER/SUB							
CODE																		
	REMOVE AND REPLACE EXISTING FENCE	1	LS		0		0		41,000	41,000	NEWSOM							
	NEW ADDITIONAL FENCE TO ENCLOSE BACKSIDE OF ENLARGED POOL EQUIP ENCLOSURE		LS		0		0		16,500	16,500	NEWSOM							
	CHANGE CONTRACT SCOPE FENCE TO MATCH OPTION. NO CHANGE		LS		0		0		0	0	NEWSOM							
	dumpster and misc		LS		0		900		0	900	HCC							
	SUBTOTAL				0		900		57,500	58,400	OK							
	LABOR BURDEN/SALES TAX			45% / 7%	0		63			63								
	TOTAL			TOTAL	0		963		57500	58,463	OK							
							BOND & BUILDERS RISK			1,169								
									SUBTOTAL	59,632								
									GC FEE 12%	7,016								
									TOTAL	66,648								

PROJECT:	PINE RIDGE PLANTATION AMENITY IMPROVEMENTS										
C.O.P #:	5 - OPTION 3 FOR 6'HIGH WITH 3" POST										
JOB #:	2201										
DESCRPT:	Replace existing fence, and additional fence around enclosure. Use 6' high with 3" posts.										
COST	ITEM	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATL UNIT	MATL TOTAL	UNIT SUB	SUB.	TOTAL	VENDER/SUB
CODE											
	REMOVE AND REPLACE EXISTING FENCE	1	LS		0		0		44,500	44,500	NEWSOM
	NEW ADDITIONAL FENCE TO ENCLOSE BACKSIDE OF ENLARGED POOL EQUIP ENCLOSURE	1	LS		0		0		17,800	17,800	NEWSOM
	CHANGE CONTRACT SCOPE FENCE TO MATCH OPTION. INCREASE TO 6'	1	LS		0		0		2,000	2,000	NEWSOM
	dumpster and misc		LS		0		900		0	900	HCC
	SUBTOTAL				0		900		64,300	65,200	OK
	LABOR BURDEN/SALES TAX			45% / 7%	0		63			63	
	TOTAL			TOTAL	0		963		64300	65,263	OK
							BOND & BUILDERS RISK			1,305	
									SUBTOTAL	66,568	
									GC FEE 12%	7,832	
									TOTAL	74,400	

PROJECT: PINE RIDGE PLANTATION AMENITY IMPROVEMENTS													
C.O.P #:		5 - OPTION 4 FOR 6' HIGH WITH 2.5" POST											
JOB #:		2201											
DESCRIPT: Replace existing fence, and additional fence around enclosure. Use 6' high with 2.5" posts.													
COST CODE	ITEM	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATL UNIT	MATL TOTAL	UNIT SUB	SUB.	TOTAL	VENDER/SUB		
	REMOVE AND REPLACE EXISTING FENCE	1	LS		0		0		36,500	36,500	NEWSOM		
	NEW ADDITIONAL FENCE TO ENCLOSE BACKSIDE OF ENLARGED POOL EQUIP ENCLOSURE	1	LS		0		0		16,000	16,000	NEWSOM		
	CHANGE CONTRACT SCOPE FENCE TO MATCH OPTION. INCREASE TO 6' REDUCE POST TO 2.5"	1	LS		0		0		-7,000	-7,000	NEWSOM		
	dumpster and misc		LS		0		900		0	900	HCC		
	SUBTOTAL				0		900		45,500	46,400	OK		
	LABOR BURDEN/SALES TAX		45% / 7%		0		63			63			
	TOTAL		TOTAL	0	0		963		45500	46,463	OK		
							BOND & BUILDERS RISK			929			
									SUBTOTAL	47,392			
									GC FEE 12%	5,576			
									TOTAL	52,968			

Quote

Total Pages: 2

Co: Hoffman Commercial

Date: 6/22/2022

To: Paul Hoffman

From: Spencer – Newsom Fence

Email: PHoffman@hoffmancommercial.com

Re: Pine Ridge – Non Scope Items

Special Conditions: Proposal valid for 15 days. All fence pricing is based on a **clear and accessible fence line**, all grounding of fence, if required, by others at no cost to Newsom Fence unless stated in this quote. Not responsible for any unmarked irrigation lines. **Note: This quote based on our Insurance coverages.**

Change Fence Not in Scope to Match the Fencing in Scope

The current fence around the pool does not meet current pool code requirements. Newsom Fence will remove and haul away the current fence and install a new fence in the same location. The new fencing will match the fencing Newsom Fence will install around the new pool and splash pad.

A total of (1) single swing pedestrian gate is included in this quote. This gate will replace the gate across the sidewalk on the west side of the pool closest to the playground.

- Option 1 Total for 5' High Fence w/ 3" line post and 4" terminal post: \$41,000.00
2 Total for 5' High Fence w/ 2 1/2" Post & 4" Gate Post: \$33,000.00
3 Total for 6' High Fence w/ 3" line post and 4" terminal post: \$44,500.00
4 Total for 6' High Fence w/ 2 1/2" Posts & 4" Gate Post: \$36,500.00

Additional Perimeter Fence to Enclose the Backside of the Pool Equipment

The perimeter fencing will extend just beyond the pool equipment enclosure so the equipment enclosure will be inside the fenced area. The fence will tie into the fencing around the splash pad on one side and the current pool perimeter fence by the slide on the other side.

The fence will match the surrounding perimeter fencing.

A 10' wide double swing gate with a lockable latch will be installed for access from the service road by the pool equipment tech.

- 1 Total for 5' High Fence w/ 3" line post and 4" terminal post: \$16,500.00
2 Total for 5' High Fence w/ 2 1/2" Posts: \$14,000.00

3 Total for 6' High Fence w/ 3" line post and 4" terminal post: \$17,800.00
4 Total for 6' High Fence w/ 2 1/2" Posts: \$16,000.00

Contract Scope Change to
Match option

Option 1 - No change

Option 2 - Reduce $\langle \$9K \rangle$

Option 3 - Plus \$2K

Option 4 - Reduce $\langle \$7K \rangle$

ELEVENTH 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: 27

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

(C) Amount Payable: \$ 975.00

(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): Permitting services - Invoice WO #64-2

(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.

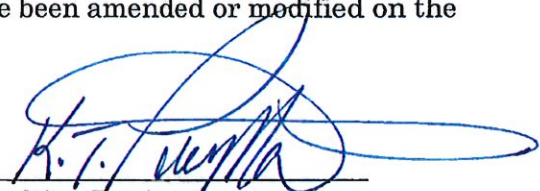
**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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 17, 2022



Hoffman Commercial Construction, LLC
 CGC 1514994
 6919 Distribution Ave. S, Suite 5
 Jacksonville, FL 32256

Invoice

Date	Invoice #
4/25/2022	WO #64-2

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

Ship To

S.O. No.	P.O. No.	Terms	Project
		Net 30	WO #64 Permit Pine...

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Const. Draw	Pine Ridge CDD Permitting services. Agreement amount \$1,950. Paid \$975 to date. Balance of \$975.				975.00	975.00

*Thanks
 for it.
 I will invoice what
 over the cost of the
 permit is separately.*

Total	\$975.00
Payments/Credits	\$0.00
Balance Due	\$975.00

Phone #	Web Site
(904) 271-2350	www.hoffmancommercial.com



October 25, 2021

Re: Pine Ridge Plantation CDD
Permitting Services
Clay County, FL

Mr. Ernesto Torres
District Manager
Pine Ridge Plantation, CDD
Clay County, Florida

Dear Mr. Torres:

We are pleased to submit our proposal for Building Permit Services for the Pine Ridge Plantation CDD improvements based on the drawings prepared by Basham & Lucas Design Group, Inc.

Included in these services are:

Preparing and filling out the building permit application.

Collecting all the drawings and information required for the building permit package.

HCC to be the general contractor of record for the permit submission.

If HCC is not successful with the bid, HCC will transfer over the building permit to the successful General Contractor.

Submission and follow up of building permit package with Clay County. HCC to help coordinate any Clay County plan review comments to client and design team.

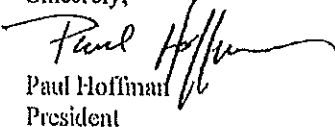
Owner to reimburse HCC for any plan review fees, printing cost, permit fees and other government fees involved with getting the permit.

HCC Lump Sum Amount is..... \$1,950.

Does not include direct reimbursable costs and fees. HCC to invoice reimbursable costs and fees with backup of actual cost. No mark up on reimbursable costs and fees.

This Proposal is for acceptance within 15 days. If you wish for us to proceed with this work, please sign and return a copy. If you have any further questions, please don't hesitate to call me at 759-3211.

Sincerely,


Paul Hoffman
President

ACCEPTED:

Pine Ridge Plantation CCD

BY: 

DATE: Nov 5, 2021

Cc: Mike Lucas

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: 28

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

(C) Amount Payable: \$ 12,212.00

(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. 3

(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 26, 2022

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

TO OWNER: Pine Ridge Plantation CDD

PROJECT:

Pine Ridge Plantation Amentiy Impr APPLICATION NO:

2201 3

Distribution to:

OWNER

475 West Town Place, Suite #114

4200 Pine Ridge Parkway

Middleburg, FL 32068

ARCHITECT

CONTRACTOR

St. Augustine, FL 32092

7645 Gave Parkway, Suite 201

Jacksonville, FL

PERIOD TO:

5/25/2022

FROM CONTRACTOR:

ARCHITECT:

Basham & Lucas Design Group, Inc

7645 Gave Parkway, Suite 201

Jacksonville, FL

CONTRACTOR

Hoffman Commercial Construction, LLC

6919 Distribution Ave S - Unit #5

Jacksonville, FL 32256

CONTRACT DATE: 2/25/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM

\$ 1,623,580

2. Net change by Change Orders

\$ 134,572

3. CONTRACT SUM TO DATE (Line 1 + 2)

\$ 1,638,988

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 199,720

5. RETAINAGE

\$ 19,970

6. 10% % of Completed Work (Column D + E on G703)

\$ 167,518

7. 10% % of Stored Material (Column F on G703)

\$ 12,212

8. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$ 1,439,238

9. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$ 179,730

10. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 167,518

11. CURRENT PAYMENT DUE

\$ 12,212

12. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$ 1,439,238

13. CHANGE ORDER SUMMARY

ADDITIONS DEDUCTIONS

Total changes approved in previous months by Owner

\$ - \$ -

Total approved this Month

\$ 8,428 \$ (43,000)

TOTALS

\$ 8,428 \$ (43,000)

NET CHANGES by Change Order

\$ (34,572)

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:

By: Paul Hoffman

Date: 5/25/2022

State of: Florida

County of: Duval

Subscribed and sworn to before me

Notary Public:

My Commission expires:

9/21/2025

Notary Public State of Florida
Michelle A. Swagerty
My Commission Expires 9/21/2025

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: \$ 18,212.00

(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:

By: Michael S. [Signature]

Date: 5/25/2022

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.

SOV
Pine Ridge Plantation Amenity Improvements
Schedule of Values

2201 3
5/25/2022

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORIED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 GENERAL CONDITIONS / PM	\$ 128,960	13,475	9,027	0	24,502	19%	\$ 104,458
2 GENERAL REQUIREMENTS	\$ 37,800	0	1,134	0	1,134	3%	\$ 36,666
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	12,900	0	0	12,900	100%	\$ -
18 P&P BOND	\$ 33,500	33,500	0	0	33,500	100%	\$ -
19 CO#1 ADDITIONAL PARKING LOT POLE	\$ 6,116	0	0	0	0	0%	\$ 6,116
20 CO#2 REIMBURSE PERMIT COST	\$ 2,312	0	2,312	0	2,312	100%	\$ -
21 CO#3 ELECTRICAL ADJUSTMENT CREDIT	\$ (43,000)	0	0	0	0	0%	\$ (43,000)
22 HCC FEE	\$ 109,600	12,056	1,096	0	13,152	12%	\$ 96,448
TOTAL	\$ 1,638,988	186,131	13,569	0	199,700	12%	\$ 1,439,288

**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 \$ 12,212 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 # _____

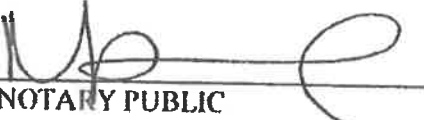
This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified:

Dated On: 5/25/2022

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

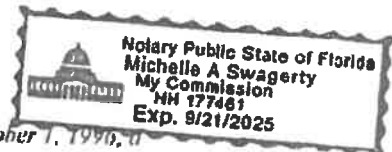
By: 
Printed Name: Paul Hoffman

STATE OF FLORIDA, COUNTY OF Duval
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/24/2022
BY: Paul Hoffman
(☒) WHO IS PERSONALLY KNOWN TO ME OR
(☐) WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO (☐) DID (☒) 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, 1996, a 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: 29

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

(C) Amount Payable: \$ 33,215.00

(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. 4

(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

June 28, 2022

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

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

PROJECT: Pine Ridge Plantation Amenity Impr
4200 Pine Ridge Parkway
Middleburg, FL 32068

APPLICATION NO: 2201 4
PERIOD TO: 6/25/2022

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR

FROM CONTRACTOR: ARCHITECT: Basham & Lucas Design Group, Inc.
Hoffman Commercial Construction, LLC
6919 Distribution Ave S - Unit #5
Jacksonville, FL 32256
7645 Gate Parkway, Suite 201
Jacksonville, FL

CONTRACT FOR: Construction Amenity Improvements

CONTRACT DATE: 2/25/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

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:

By: Paul Hoffman Date: 6/25/2022

State of: Florida County of: Duval
Subscribed and sworn to before me

Notary Public: [Signature]
My Commission expires: 9/21/2025



1. ORIGINAL CONTRACT SUM \$ 1,673,560
2. Net change by Change Orders \$ (34,572)
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,638,988
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 236,606
5. RETAINAGE:
 - a. 10% % of Completed Work \$ 23,098
(Column D + E on G703)
 - b. 10% % of Stored Material \$ 563
(Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 23,661
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 212,945
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 179,730
8. CURRENT PAYMENT DUE \$ 33,215
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 1,426,043

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 \$ 33,215.00

(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.)

By: [Signature] Date: 6/25/2022

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ 8,428	\$ (43,000)
TOTALS	\$ 8,428	\$ (43,000)
NET CHANGES by Change Order	\$ (34,572)	

SOV
Pine Ridge Plantation Amenity Improvements
Schedule of Values

2201 4
6/25/2022

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 GENERAL CONDITIONS / PM	\$ 128,960	24,502	7,738	0	32,240	25%	\$ 96,720
2 GENERAL REQUIREMENTS	\$ 37,800	1,134	6,426	0	7,560	20%	\$ 30,240
3 SITE WORK	\$ 298,400	0	14,920	0	14,920	5%	\$ 283,480
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 FOUNDATIO	\$ 63,600	0	0	0	0	0%	\$ 63,600
8 MASONRY POOL ENCLOSURE	\$ 18,800	0	0	1,880	1,880	10%	\$ 16,920
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	3,750	3,750	25%	\$ 11,250
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	12,900	0	0	12,900	100%	\$ -
18 P&P BOND	\$ 33,500	33,500	0	0	33,500	100%	\$ -
19 CO#1 ADDITIONAL PARKING LOT POLE	\$ 6,116	0	0	0	0	0%	\$ 6,116
20 CO#2 REIMBURSE PERMIT COST	\$ 2,312	2,312	0	0	2,312	100%	\$ -
21 CO#3 ELECTRICAL ADJUSTMENT CREDIT	\$ (43,000)	0	0	0	0	0%	\$ (43,000)
22 HCC FEE	\$ 109,600	13,152	2,192	0	15,344	14%	\$ 94,256
TOTAL	\$ 1,638,988	199,700	31,276	5,630	236,606	14%	\$ 1,402,382

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

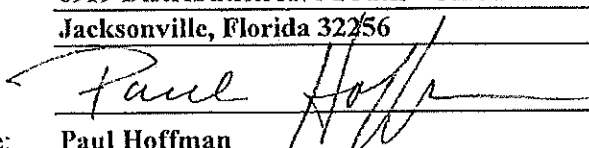
The undersigned lienor, in consideration of the progress payment in the amount of \$ 33,215 and conditioned upon payment of check number _____ issued to the undersigned by: Pine Ridge Plantation CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished 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: 6/25/2022

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 6/24/2022

BY: Paul Hoffman

(☒) WHO IS PERSONALLY KNOWN TO ME OR

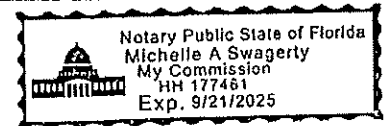
(☐) WHO HAS PRODUCED _____ AS IDENTIFICATION AND

WHO (☐) DID (☒) DID NOT TAKE AN OATH.


NOTARY PUBLIC

Michelle Swagerty
Notary Name Typed or Printed

HH177461
COMMISSION NO.



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a 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: 30

(B) Name of Payee: Pine Ridge CDD General Fund
475 West Town Place, Suite 114
St. Augustine, FL 32092

(C) Amount Payable: \$13,500.00

(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): Reimburse General Fund for the Gopher Turtle removal

(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.

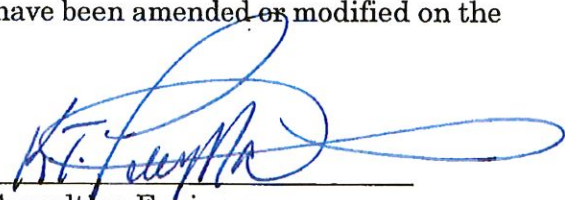
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

July 20, 2022

PINE RIDGE PLANTATION - GF 6/23/2022
VENDOR NUMBER/NAME: 187 SWAMP GIRL ADVENTURES CHECK #: 003044
INV DATE INV# AMOUNT DISCOUNT NET
20220620 06202022 13,500.00 13,500.00 GOPHER TORTOISES RESCUE

TOTAL \$13,500.00

PINE RIDGE PLANTATION - GF 6/23/2022
VENDOR NUMBER/NAME: 187 SWAMP GIRL ADVENTURES CHECK #: 003044
INV DATE INV# AMOUNT DISCOUNT NET
20220620 06202022 13,500.00 13,500.00 GOPHER TORTOISES RESCUE

TOTAL \$13,500.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

003044

PINE RIDGE PLANTATION CDD
GENERAL FUND
475 WEST TOWN PLACE STE 114
ST AUGUSTINE FL 32092
(904) 940-6850

63-215/631

DATE: 6/23/2022 AMOUNT: \$13,500.00*

THIRTEEN THOUSAND FIVE HUNDRED DOLLARS & 00 CENTS *****

PAY TO THE ORDER OF SWAMP GIRL ADVENTURES
5002 BISCAYNE RD
KISSIMEE FL 34746

AUTHORIZED SIGNATURE

⑈003044⑈ ⑆063102152⑆ 1000043468411⑈

5083 Biscayne Rd
Kissimmee FL 34746
321-624-2502

Invoice Date
06/20/22

Customer Information:

Billing Address:		Shipping Address:	
Company:	Amenity Center Mangan	Company:	
Name:	Maria Cranford	Name:	
Address:	4200 Pine Ridge Parkway	Address:	
City/State/Zip	Middleburg FL 32068	City/State/Zip	

Order Information:

Qty	Product Description	Amount Each	Amount
1	Saving Florida's Gopher Tortoises Rescue	13,500.00	13,500
	Pine Ridge Plantation CIA-058		
<i>Received</i> <i>June 6-22-2022</i> <i>Capital Outlay</i> <i>GF Due from Capital</i>		Subtotal:	13,500
		Tax:	0
		Grand Total:	13,500

Received by James 6-22-2022
 Capital Gains GP due from
 Capital
001.310.51300.60000 187A

Notes:		
Checks can be made to: Swamp Girl Adventures	Tax ID # 27-3921041	Contract #

1,300,131.100

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: 31

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

(C) Amount Payable: \$ 2,955.00

(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 203731 (June 2022)

(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

July 27, 2022



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

July 11, 2022
 Project No: 21234.00000
 Invoice No: 0203731

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

Professional Services rendered through July 2, 2022

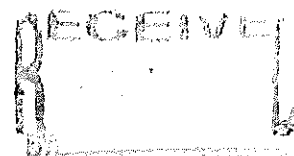
Task Lump Sum Services

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	3,500.00	0.00
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	50,400.00	0.00
Total Fee					0.00
Total this Task					0.00

Task	06	Expenses		
Expenses				
Permits			150.00	
Total Expenses		1.0 times	150.00	150.00
		Current	Prior	To-Date
Total Billings		150.00	1,469.28	1,619.28
Contract Limit				5,000.00
Remaining				3,380.72
Total this Task				\$150.00

Task	07	Additional Services		
Total this Task				0.00

England-Thimys & Miller, Inc.
 ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 11775 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-642-9990 • Fax 904-642-9485
 CA 00025561 LC-0002316



Task	08	Contract Administration			
Professional Personnel					
			Hours	Rate	Amount
Engineer					
Keller, Lyndsay	4/16/2022		.25	165.00	41.25
Keller, Lyndsay	4/30/2022		.25	165.00	41.25
Keller, Lyndsay	6/11/2022		.75	165.00	123.75
Keller, Lyndsay	6/25/2022		1.25	165.00	206.25
Keller, Lyndsay	7/2/2022		1.50	165.00	247.50
Nyberg, Joshua	5/14/2022		1.00	165.00	165.00
Nyberg, Joshua	6/11/2022		5.50	165.00	907.50
Nyberg, Joshua	6/18/2022		5.50	165.00	907.50
Nyberg, Joshua	6/25/2022		1.00	165.00	165.00
Totals			17.00		2,805.00
Total Labor					2,805.00
Total this Task					\$2,805.00
Invoice Total this Period					<u>\$2,955.00</u>

TWELFTH ORDER OF BUSINESS

B.

NOTICE OF MEETINGS
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year **2023** at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at **6:00** p.m. on the third Tuesday of each month listed as follows:

November 15, 2022

January 17, 2023

March 21, 2023

May 16, 2023

July 18, 2023

September 19, 2023

C.

**WORK AUTHORIZATION NO. 23
AMENDMENT NO. 1
PINERIDGE COMMUNITY DEVELOPMENT DISTRICT
MASTER INFRASTRUCTURE IMPROVEMENTS
AMENITY CENTER ENHANCEMENT
(POOL ADDITION)**

**2020 BOND SERIES
(21-234)**

Scope of Work

England-Thims & Miller, Inc. (ETM) shall provide consulting engineering services associated with the Improvement Plan for the Pineridge Community Development District. Consulting services shall include site engineering design and environmental permitting for the enhancement of the amenity center including tennis/pickleball/basketball court and waterpark expansion.

I. TASK ONE – MODIFICATION OF PLAYOUT COURTS

ETM proposes to make revisions to pool and playing courts due to architectural changes.

LUMP SUM.....\$3,000.00

Items not Included

<ul style="list-style-type: none">• Soils Investigation• Material Testing• Construction Stakeout• Permit Application Fees• Tree Survey• Wetland Determination• Lighting Design	<ul style="list-style-type: none">• Contract Administration• Wetland Mitigation Plan• As-built Surveys• Septic Tank Design• Off Site Utilities• Legal Description and Sketch• Water Well and Pump Design
--	--

Note: Separate proposal will be submitted for contract administration for the construction phase of this project.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before July 18, 2023.

Approval

Submitted by: 
England-Thims & Miller, Inc.

Date: 7/25/2022

Approved by: _____
Pineridge Community Development District

Date: _____

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: August 2, 2022
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- New flow meters were installed on 5/11/22
- New filters were installed on 5/11/22. We have 42 filters that still need to be replaced
- Splash ground was painted on 5/11/22 to match the future play features of the splash pad going in
- Toilet seat in the clubhouse was replaced due to discoloration
- The interior side of the doors throughout the clubhouse have been painted to match the exterior door color
- Paint touch ups were done to the bike rack, entry gate, benches and picnic tables
- Several new pool rules signs were purchased to reflect new county code requirements
- New clocks have been placed on the pool deck to help residents and lifeguards keep an eye on the time
- New swing seat was purchase and installed to replace one that was broken
- Fitness Pro completed quarterly maintenance inspection of gym equipment on July 7th

Landscaping & Lakes:

- Down to Earth continues to maintain the grounds throughout.

- Monthly landscape inspection was done on June 29th
- 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 May and June = 30
- Total number of rentals tentatively scheduled for July and August = 21
- Stargazing event with the Northeast Florida Astronomical Society was held on July 30th
- Halo-Halong Sangkap Pinoy Eats and A Real Taste of Georgia
- A Real Taste of Georgia was at the amenity center on June 23rd from 5 to 8 p.m. and scheduled to return again on July 20th, August 25th and September 22nd
- Sweets to Eat was at the amenity center with their sno cone cart on May 28th and 29th from 12 to 6 p.m.
- Frozen Sweets truck was at the amenity center on June 19th for Father's Day from 2 to 5 p.m.
- Abstrakt Filipino Essence will be at the amenity center on July 26th and is scheduled to return on August 23rd, September 20th, October 25th and November 29th
- El Agave Azul was at the amenity center on June 23rd, July 5th and again on July 19th from 5 to 8 p.m.
- Tangos R Us is scheduled to be at the amenity center on July 25th, August 17th, September 9th, October 5th and also November 3rd
- Filipin Go will be at the amenity center on August 15th, October 12th and December 14th from 5 to 8 p.m.
- Hibashi Party will be at the amenity center on September 29th and October 27th
- Emangeo's Brick Oven Pizza is scheduled to be at the amenity center on August 29th, September 26th, October 3rd, October 17th, November 14th, December 5th and again on December 19th finishing out our food truck schedule for the 2022 year

2.



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #34180

Customer Address

,

Billing Address

Pat Szozda
Governmental Management Services
(GMS)
4200 Pine Ridge Plantation
Middleburg, FL 32068

Physical Job Address

Pine Ridge CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

Job

2022 Palm Trimming

Estimated Job Start Date

July 25, 2022

Proposed By

James Edward Davis

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Tree Trimming	Each	28	\$72.32	\$2,025.00
			Subtotal	\$2,025.00
			Job Total	\$2,025.00

Trim 28 palm trees around main entrance to community and pool area to the following specifications:

-Medjool palms and Sylvester palms trimmed to 9 and 3 and remove seed pods.

-Washingtonian palms and Cabage palms trimmed to 10 and 2 and remove seed pods.

Down to Earth will provide all materials, labor and equipment needed to complete the following scope of work

Proposed By:

Agreed & Accepted By:

James Edward Davis

Down to Earth
Landscape & Irrigation

07/15/2022

Date

Pine Ridge CDD

Date



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #34182

Customer Address

,

Billing Address

Pat Szozda
Governmental Management Services
(GMS)
4200 Pine Ridge Plantation
Middleburg, FL 32068

Physical Job Address

Pine Ridge CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

Job

Tree Removals (Subbed)

Estimated Job Start Date

July 25, 2022

Proposed By

James Edward Davis

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Tree Trimming	Each	1	\$5,737.50	\$5,737.50
			Subtotal	\$5,737.50
			Job Total	\$5,737.50

Remove one small dead tree on side of road. Stump Grind

Remove one leaning dead tree near the intersection of Camp Ridge Lane and Pine Ridge Parkway. Stump Grind

Remove on small dead tree in park near intersection of Pine Ridge Parkway and Night Owl Trail. Stump Grind

Remove one large dead tree in park close to intersection of Camp Ridge Lane and Creek Bluff Lane. Stump Grind

Remove one large dead pine tree behind fence covered in vines-flush cut. Stump Grind. (This last tree is optional and can be taken off of the quote: \$2362.50)

Down to Earth will provide all materials, labor and equipment needed to complete the following scope of work

Proposed By:

Agreed & Accepted By:

James Edward Davis

Down to Earth
Landscape & Irrigation

07/15/2022

Date

Pine Ridge CDD

Date

3.



KEATINGS COMMUNICATIONS
9044659935

5742 Cedar Forest dr. N
Jacksonville, Florida
32210
United States

Prepared For
Maria Cranford
Riverside Management Services

Estimate Date
07/05/2022

Estimate Number
201202234

Reference
Service/Repair/Re-
Focus

United States

Description	Rate	Qty	Line Total
- Labor Installation/Service Existing Camera System	\$2,250.00	1	\$2,250.00
Subtotal			2,250.00
Tax			0.00
Estimate Total (USD)			\$2,250.00

Notes

Includes replacement of existing down cameras, wire repair, and refocusing onsite with management.

Work may not be required if doing a full update on the camera system.

Terms

- Paid by credit, cash, bank transfer, bitcoin or check upon acceptance -

check always preferred

Please leave a review on our page once our service is completed @

<https://www.google.com/search?>

[q=keatings+communications+business+review&oq=keatings+communications+business+review&aqs=chrome..69i57.7960j0j7&sourceid=chrome&ie=UTF-8#lrd=0x88e5c328157af833:0xe353e8992740d348,1,,](https://www.google.com/search?q=keatings+communications+business+review&oq=keatings+communications+business+review&aqs=chrome..69i57.7960j0j7&sourceid=chrome&ie=UTF-8#lrd=0x88e5c328157af833:0xe353e8992740d348,1,,)



KEATINGS COMMUNICATIONS
9044659935

5742 Cedar Forest dr. N
Jacksonville, Florida
32210
United States

Prepared For
Maria Cranford
Riverside Management Services

Proposal Date
07/05/2022

Proposal Number
201202236

Reference
Full Upgrade/Update
#201202234-Hybrid

United States

Pricing

Description	Rate	Qty	Line Total
Cloud based Ip System 7 Camera 7 Camera cloud based	\$145.00	7	\$1,015.00
64GB Micro Sd Card (Optional Backup) Backup during network outages.	\$12.99	7	\$90.93
Cloud Monthly Cloud Based recording 7 day option. (NAS Storage for additional)	\$10.00	7	\$70.00
- Labor Installation security cameras	\$250.00	25	\$6,250.00
Materials Cabling, Poles, Mounts, OSP Equipment, Lightning Protection.	\$2,200.00	1	\$2,200.00
Subtotal			9,625.93
Tax			0.00
Proposal Total (USD)			\$9,625.93

Notes

Hybrid - hosted solution. Old system refocusing would be used in combination with estimate #201202234- As this installation in full with a high resolution cloud based fullmanaged system would be in addition to the

Premised based system already onsite.

Cloud based recording billed monthly. Multi-site discounts will be applied after signup.

Terms

Annual payment on Cloud based services \$840.00

_____ Name _____ Signature _____ Date

Applies to VOIP only

- Unlimited Features Voicemail
Auto Attendant
Call Recording
Mobile Synced App
Ring Multiple Phones
Conference Calls
Caller ID Lookup
Support Tickets
Support Forums
SMS
- failover for business

24/7 Support - One company to call and you get a person every time.

Brandon Keating (904) 955-2150 Direct support contact

Agreement prepared by Brandon Keating

Systems may be prepared on a budget limit

Maria Cranford, Riverside Management Services



KEATINGS COMMUNICATIONS
9044659935

5742 Cedar Forest dr. N
Jacksonville, Florida
32210
United States

Prepared For
Maria Cranford
Riverside Management Services

Proposal Date
07/05/2022

Proposal Number
201202235

Reference
Add to existing
system

United States

Pricing

Description	Rate	Qty	Line Total
- Labor Installation of eight additional cameras for tennis court area.	\$8,800.00	1	\$8,800.00
Equipment Equipment - Cabling, Conduit, Cameras x 8 bnc style	\$5,400.00	1	\$5,400.00
Subtotal			14,200.00
Tax			0.00
Proposal Total (USD)			\$14,200.00

Notes

Six for tennis court area. One on field. One added to the parking lot area.

Terms

_____ Name _____ Signature _____ Date

Applies to VOIP only

- Unlimited Features Voicemail
Auto Attendant
Call Recording
Mobile Synced App
Ring Multiple Phones
Conference Calls
Caller ID Lookup
Support Tickets
Support Forums
SMS
- failover for business

24/7 Support - One company to call and you get a person every time.

Brandon Keating (904) 955-2150 Direct support contact

Agreement prepared by Brandon Keating

Systems may be prepared on a budget limit

Maria Cranford, Riverside Management Services



KEATINGS COMMUNICATIONS
9044659935

5742 Cedar Forest dr. N
Jacksonville, Florida
32210
United States

Prepared For
Maria Cranford
Riverside Management Services

Proposal Date
07/05/2022

Proposal Number
201202233

Reference
Full Upgrade/Update

United States

Pricing

Description	Rate	Qty	Line Total
Cloud based Ip System 27 Camera 27 Camera cloud based	\$145.00	27	\$3,915.00
64GB Micro Sd Card (Optional Backup) Backup during network outages.	\$12.99	27	\$350.73
Cloud Monthly Cloud Based recording 7 day option. (NAS Storage for additional)	\$10.00	27	\$270.00
- Labor Installation security cameras	\$250.00	35	\$8,750.00
Materials Cabling, Poles, Mounts, OSP Equipment, Lightning Protection.	\$2,200.00	1	\$2,200.00
Subtotal			15,485.73
Tax			0.00
Proposal Total (USD)			\$15,485.73

Notes

Full site reinstallation to a hosted solution. Old system replaced in full with a high resolution cloud based fullmanaged system

Cloud based recording billed monthly. Multi-site discounts will be applied after signup.

Terms

Annual payment on Cloud based services \$3240.00

_____ Name _____ Signature _____ Date

Applies to VOIP only

- Unlimited Features Voicemail
 - Auto Attendant
 - Call Recording
 - Mobile Synced App
 - Ring Multiple Phones
 - Conference Calls
 - Caller ID Lookup
 - Support Tickets
 - Support Forums
 - SMS
- failover for business

24/7 Support - One company to call and you get a person every time.

Brandon Keating (904) 955-2150 Direct support contact

Agreement prepared by Brandon Keating

Systems may be prepared on a budget limit

Maria Cranford, Riverside Management Services

4.



8933 Western Way, Jacksonville, Florida 32256
Phone (904) 312-5384 Mobile (904) 742-4507
jim.pesek@convergent.com

June 30, 2022

Pine Ridge CDD
Pine Ridge Plantation
4200 Pine Ridge Parkway Middleburg, Florida 32068
Attention: Maria Cranford

Quotation: JPC1329966P
RFP#:
License/Cert EC13008283

Reference: JXP0547 - Pine Ridge Ball Court Access Control

On behalf of our thousands of global colleagues, I want to personally thank you for considering Convergent Technologies for this project and for providing us with the opportunity to present this proposal addressing your electronic security needs. We are confident that this proven solution is both comprehensive and customized to meet your needs today and in the years ahead.

Convergent has developed a strong reputation for service excellence and is the only company recognized twice as the Systems Integrator of the Year by SDM Magazine. Most recently, Convergent was ranked the 4th largest global systems integrator. This recognition is, in part, a reflection of the strong relationships Convergent has developed with the industry's top technology manufacturers. Convergent Technologies has a strong history of success with similar solutions provided to other clients and would be happy to provide these references upon request.

Our guiding principal has always been to be a customer-focused and service-based company, supported by dedicated and certified professionals who strive to make a daily difference. Our vision of becoming our customers' best service provider is what drives everything we do. After achieving a successful on-time and on-budget project installation, Convergent will provide you with the industry's best on-going service. This service includes our 24/7 customer portal (iCare), designed to track service work orders, project progress, and provide you with detailed metric reporting for continuous improvement.

The following security proposal is specifically designed to meet your needs. As your single point of contact, please feel free to contact me with any additional questions you may have. Thank you again for considering Convergent Technologies as your partner for your electronic security needs.

Scope of Work

- This is a proposal to provide and install access control on (2) gate entrances for the new Basketball and Tennis/Picketball courts. This proposal includes the following scope of work and exclusions:
 - Head End
 - Add a new Lenel board enclosure with power supply and LNL-1320-S3 dual reader expansion board in the main building
 - Court Entrances (2)
 - Provide and install a card reader, door status switch and surface mounted conduit around the Basketball and Tennis/Picketball court entrances
 - **Conduit from each entrance to the main building is by others**
 - **Electrified exit hardware with built in request to exit switch on both court entrances are by others**
 - Programming and Testing
 - Program the (2) new doors into the existing Lenel OnGuard system and test each door for proper card reads and held/forced open alarm reporting

Materials

Line	Qty	Part	Description	Manufacturer
1	1.00	LNL-1320-S3	Dual Reader Interface Module (Series 3 Supports OSDP Readers) 12/24 VDC, 2 Reader interface, W/M, 8 inputs, 6 (5A) form C relays , RoHS, CE, C-Tick and UL294 certified	Lenel
2	1.00	AX-TROVE1M1	TROVE1 & MERCURY BACKPLANE	ALTRONIX CORP.
3	1.00	AX-AL1012ULB	AL1012ULXB 12VDC 10A 0 VLT DRP	ALTRONIX CORP.
4	1.00	AX-ACM8	8 CHANNEL POWER CONTROLLER	ALTRONIX CORP.
5	2.00	IM-1272F1	12V 7AH SLA BATTERY F1	ULTRATECH
6	2.00	HU-5395CK100	THINLINEII BLK RDR WIEG OUT	HID GLOBAL CORPORATION
7	2.00	GI-4405A	ALUM DPDT SWT W/ARMRD CBL	GEORGE RISK INDUSTRIES INC.
8	2.00	727310VNQ	Direct Burial 18-4 (Trip for Gate Operator)	Windy City Wire 08/2011
9	1.00	714410VNQ	18-06 Shielded Direct Burial Wire	Windy City Wire

Total Project Price	\$ 9,916.00
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Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Permits or associated fees are not included.
5. Customer to provide static IP addresses and network connections at panel locations.
6. Customer to provide a secured staging & storage area for project related materials.
7. Pricing assumes that electronic Auto CAD files are available from customer for our use in creating submittal drawings.
8. Twenty-Five percent (25%) of the proposed sell price shall be payable to Convergent Technologies for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Proposal does not include sales tax unless otherwise noted.
10. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
11. Convergent Technologies reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.

Performance Items

Items Included	
Applicable Taxes	Freight (prepaid)
Installation of Control Equipment Enclosures	Installation of Low Voltage Wire
Installation of Wire and Cable	Material (listed in the BOM)
Mounting/Termination of Proposed Devices	One-Year Warranty on Labor
One-Year Warranty on Parts	Project Management
Servers by Others	System Programming
Termination of Control Equipment Enclosures	Testing of all Proposed Devices
Wire	Workstations by Others
Items Excluded	
120 VAC Power and Fused Disconnect Switch	120 VAC Power Receptacles
Additional Lighting Requirements for Cameras	Attend General Contractor Project Meetings
Attend Owner Project Meetings	Authority having Jurisdiction permit drawing (requires customer CAD)
Cable	Ceiling Tiles and Ceiling Grid Repairs
Connection to Building Fire Alarm Panel	Correction of Wiring Faults Caused by Others
Door wiring typical connections	Electrical Installation Permit
Electrified Door Locking Hardware	Engineering and Drawings
Equipment rack layout drawing	FA Permit and Plan Review Fees
Fire Stopping (Excludes Existing Penetrations)	Fire Watch
Floor Coverings for Lifts	Floor plan with device placement and numbering (requires customer CAD)
Horizontal Core Drilling	Installation of Bridle Rings
Installation of CCTV Cameras	Installation of Conduit, Boxes and Fittings
Installation of Control Panels	Installation of Intercom Systems
Installation of Intrusion Panels	Installation of Network Cabling to Card Readers
Installation of Network Cabling to IP Cameras	Installation of Network Cabling to IP Intercoms
Installation of Specialty Backboxes	Installation of Terminal Cabinets
Installation of Video Recorders (DVR/NVR)	Installation of Wire Hangars
Lifts	Loading Software on Customer Provided Computer
Low Voltage Permits	On-Site Lockable Storage Facility
Operations & Maintenance Manuals	Owner to Provide DHCP Lease Reservations for Network Connected Devices
Owner to Provide Static IP Addresses	Owner Training
Panel Wall Elevation drawing (may require customer CAD)	Panel wiring with point to point connections
Patch and Paint	Payment & Performance Bonds
Record Documentation (As-Built)	Riser drawing with home run wiring
Servers by Convergent	Specialty Backboxes
Submittal Drawings	System Engineering
System is Design-Build	System Meets Plans/Drawings
Terminal Cabinets	Vertical Core Drilling
Workstations by Convergent	

Total Project Investment:

\$ 9,916.00

Thank you for considering Convergent Technologies for your Security needs. If you have any questions or would like additional information, please don't hesitate to contact me immediately. If you would like to proceed with the scope of work as outlined in this proposal, please sign below and return to my attention.

Sincerely,

Jim Pesek

Convergent Technologies

Jim Pesek

By signing below, I accept this proposal and agree to the Terms and Conditions contained herein

Maria Cranford

Customer Name (Printed)

June 30, 2022

Date

Authorized Signature

Title

Throughout this Installation Proposal, the term, "Convergent" refers to the Convergent Technologies affiliate operating in the state/province in which the work is being performed.

SECTION 1. THE WORK

This Installation Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Installation Proposal commences on the Start Date as specified in the attached scope of work and represents the entire agreement between Convergent and Customer (the "Agreement"). In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

Convergent agrees in accordance with the mutually agreed project schedule:

- To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
- To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
- Secure and pay for permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work, unless local regulations provide otherwise; and
- Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergent:

- To promptly approve submittals provided by Convergent;
- To provide access to all areas of the facility which are necessary to complete the Work;
- To supply suitable electrical service as required by Convergent; and
- That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergent is first notified of the emergency or failure and until such time that Convergent notifies the Customer that the systems are operational or that the emergency has cleared.

No monitoring services are included in the Work. Any such services shall be governed by a separate agreement.

Title to the Work, including any materials comprising the Work, shall pass to Customer as the Work is completed and the materials are incorporated into the Work at Customer's site. If materials are earlier stored on Customer's site pursuant to agreement between Customer and Convergent, title with respect to such materials shall pass to Customer upon delivery to Customer site.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the material listed based on Convergent's interpretation of plans and specifications unless noted otherwise. Additional equipment, unless negotiated prior to order placement, will be billed accordingly. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

If the Work is performed over more than a month, Convergent will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If the Work is completed in less than one month, Customer agrees to pay Convergent in full after the Work has been performed within thirty (30) days of the date of being invoiced. Invoices shall not include or be subject to a project retention percentage. If Customer is overdue in any payment to Convergent, Convergent shall be entitled to suspend the Work until paid, and charge Customer an interest rate 1 and 1/2% percent per month, (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergent costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 4. WARRANTY

Convergent provides the following SOLE AND EXCLUSIVE warranty to the Customer:

For the period of one (1) year, commencing at the earlier of substantial completion of the Work, or first beneficial use, ("Warranty Period"):

- That Work performed under this Agreement will be of good quality;
- That all equipment will be new unless otherwise required or permitted by this Agreement;
- That the Work will be free from defects not inherent in the quality required or permitted; and
- That the Work will conform to the requirements of this Agreement.

The Customer's sole remedy for any breach of this warranty is that Convergent shall remove, replace and/or repair at its own expense any defective or improper Work, discovered within the Warranty Period, provided Convergent is notified in writing of any defect within the Warranty Period.

Any equipment or products installed by Convergent in the course of performing the Work hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergent hereby assigns to Customer without recourse to Convergent. Upon request of Customer, Convergent will use commercially reasonable efforts to assist Customer in enforcing any such third-party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergent, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergent may request changes in the Work. Any changes to the Agreement shall be in writing signed by both Customer and Convergent. If Customer orders any additional work or causes any material interference with Convergent's performance of the Work, Convergent shall be entitled to an equitable adjustment in the time for performance and in the Agreement Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergent shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting. If performance by either party is delayed due to Force Majeure, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergent due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

SECTION 7. INSURANCE

Convergent shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	\$1,000,000 per occurrence /aggregate
Commercial General Liability	\$1,000,000 per occurrence/aggregate
	\$2,000,000 general aggregate
Automobile Liability	\$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	\$10,000,000 per occurrence/aggregate

All insurance policies carried by Convergent shall be primary to and noncontributory with the insurance afforded to Customer and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergent, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergent, pursuant to the terms of this Agreement. Convergent shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy.

SECTION 8. INDEMNIFICATION

Convergent shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergent or Convergent's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergent, or c) Convergent's breach of this Agreement.

IN NO EVENT SHALL EITHER CONVERGENT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL CONVERGENT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGENT.

It is understood and agreed by the parties hereto that Convergent is or may be providing intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. Convergent's indemnification obligation pursuant to Section 8 herein, does not apply to the extent the loss indemnified against is caused by any intrusion product or software provided by but not manufactured by Convergent. Convergent shall have no liability to Customer for any losses to the extent such losses are caused by the intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergent, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such intrusion product or software provided by but not manufactured by Convergent.

SECTION 9. COMPLIANCE WITH LAW, SAFETY, & HAZARDOUS MATERIALS

This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Work is being performed. Convergent agrees to comply with all laws and regulations relating to or governing its provision of the Work. Convergent shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergent prior to beginning work.

In the event that Convergent discovers or suspects the presence of hazardous materials, or unsafe working conditions at Customer's facility where the Work is to be performed, Convergent is entitled to stop the Work at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergent. Convergent in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's facility. Convergent shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergent from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

Customer acknowledges that applicable law or regulation may limit Customer's rights and impose obligations with respect to information or data obtained using software capable of obtaining what may in certain circumstances be characterized as biometric information (individually and collectively, the "Software") and agrees that Customer is solely responsible to ensure its own compliance with such laws or regulations. Customer shall completely indemnify, defend (including pay attorneys' fees and disbursements), and hold harmless Convergent, its affiliates, and any employees, agents, contractors or representatives of any of the foregoing from and against any and all losses, liability, damages, penalties, expenses, claims, demands, actions, or causes of action, judgments (finally awarded) or settlements (individually and collectively, "Liabilities") arising from or related to any intentional or negligent acts or omissions of Customer or any of its agents, affiliates, employees, or representatives arising from or related to the Software, any hardware, software, or other services associated with the Software, or the use of any of the foregoing by or on behalf of Customer, including but not limited to those arising from or related to Customer's failure to comply with applicable laws or regulations related to its use of the Software or any hardware, software, or other services associated with the Software, including but not limited to the Customer's failure to obtain any necessary consents from affected individuals or provide any necessary disclosures or protections with respect to the information of such individuals under any applicable privacy or data security law, but excluding matters for which Convergent has agreed to indemnify Customer from and against third party claims for copyright and trade secret infringement under the terms of the End User License Agreement for the Software between Convergent and Customer. Notwithstanding the foregoing, Customer and Convergent agree that Liabilities suffered by a third party (other than an affiliate of Convergent) which are an element of loss subject to indemnification under this paragraph shall be deemed direct damages.

SECTION 10. DISPUTES

In the event of any dispute between Convergent and Customer, Convergent and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

SECTION 11. MISCELLANEOUS

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Convergent may assign this Agreement to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergent.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergent and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergent shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, and indemnity, and disputes shall survive the termination of this Agreement.

FIFTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The workshop meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, April 18, 2022 at 2:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

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

Also, present were:

Marilee Giles	District Manager
Maria Cranford	Amenity Manager
Jay Soriano	GMS
Travis Jacques	RMS
Paul Hoffman	Hoffman Commercial Construction
George Mosley	Hoffman Commercial Construction
Joe Crespi	Down to Earth
JD Davis	Down to Earth

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments *(Regarding Agenda Items Listed Below)*

Ms. Giles noted there were copies of the agenda provided and there were no members of the public present.

THIRD ORDER OF BUSINESS**Pre-Construction Planning Session with Hoffman Commercial Construction**

Mr. Hoffman reviewed the staff that will work on the construction site. Mr. Mosley will be on site. Ordering material and color selection was discussed and the Board appointed Maria Cranford to make color decisions. A pre-construction meeting was discussed including building permit costs, pool enclosure, design changes for electrical engineer and adding a third parking light pole, hose bibs at the courts, staging and logistics plan, establishing a DM as the point of contact for Hoffman Construction with the District, and a change order is necessary to add pole base to the courts. The Board directed staff to obtain a proposal from Clay Utility to add a meter for the courts. They will be closing off the sidewalks and irrigation lines along the sidewalk in construction area and gopher tortoise borrows. Ms. Giles requested having a set of drawings for the amenity center.

A construction site walk was conducted around the site and a preliminary count completed of gopher tortoise borrows. The schedule is to begin mobilization on June 1, 2022. The construction fence at the pool area and demolition at pool areas to be the first tasks. The goal is to have all permits by April 20, 2022.

FOURTH ORDER OF BUSINESS**Down to Earth Landscape Improvements**

Ms. Giles noted the Board needed to consider the Down to Earth landscape improvements. She added this was a workshop, and no decision was to be made. Down to Earth reviewed the improvements to include the soil sample result process that had been requested. It was noted they were awaiting results and those would be sent to the Board. The proposal was reviewed to replace the grass, replace trees, other plantings, and monuments.

FIFTH ORDER OF BUSINESS**Public Comments / Supervisor's Requests**

Concerns were addressed about littering of property and safety issues. It was suggested that they get no trespassing signs to help with safety issues. Ms. Giles suggested asking the off-duty patrol to add this to their duty. Ms. Cranford commented about the possibility of replacing gym machines for \$3,500.

SIXTH 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. Ms. Giles reminded the Board of the FY23 budget process. She noted they will approve the budget at the May 17, 2022 meeting and adopt the budget at the July 19, 2022.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated the adjournment would occur outside after the walk-through was completed.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, the Meeting was adjourned at 3:48 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, May 17, 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
Jack Montoya	Supervisor

Also, present were:

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Open Items

A. Ceiling Fans

Ms. Cranford commented on the completion of the ceiling fans.

B. Sign at Entryway

Ms. Cranford noted the county is still denying the request for the entryway sign. She will continue to work on this project.

C. Slide Tower

Ms. Cranford stated there were no new updates on the slide tower.

D. Irrigation Map

Ms. Cranford updated the Board on the irrigation maps. Items B, C, and D will remain on the Action Item List, the ceiling fans will be removed.

FOURTH ORDER OF BUSINESS

Ratification of Hoffman Change Order No.

1

Mr. Haber reviewed Hoffman Change Order No. 1. The Board had no questions. Ms. Giles asked for a motion to ratify the change order.

On MOTION by Mr. Lewis, seconded by Mr. Montoya, with all in favor, Hoffman Change Order No. 1, was ratified.

FIFTH ORDER OF BUSINESS

**Ratification of Fitness Pro Proposal for
Treadmills**

Ms. Giles asked for ratification of the Fitness Pro proposal for treadmills.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, the Proposal for Treadmills from Fitness Pro, was ratified.
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SIXTH ORDER OF BUSINESS

Consideration of Proposal from Riverside Management Services for Amenity Management Facility Assistant, Field Management, Lifeguards, Gate Monitors, Pool Maintenance and Janitorial Services

The proposal from Riverside was reviewed with the increase including an 8% increase for staffing.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, the Proposal from Riverside Management Services Management for Amenity Management Facility Assistant, Field Management, Lifeguards, Gate Monitors, Pool Maintenance, and Janitorial Services, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption

Ms. Giles noted this resolution will approve the proposed budget for FY2023. Once the budget is approved a copy will be provided to Clay County as required by Florida statutes. She suggested the public hearing date be set for July 19, 2022. The proposed budget is included in the agenda package on page 17. Ms. Giles reviewed the specifics of the budget. She noted a capital reserve study dated 2014 and a copy of this is provided to the Board. She reviewed the study and noted it would need to be updated at some point. The proposed budget includes an increase in assessments for the homeowners due to rise in cost for all services, products, labor costs, and fuel inflation. The proposal increases homeowner assessments by \$17/month. She noted that this is a total of \$207/year. There was discussion on the increase, and it was noted the last time assessments were raised in the community was in FY15. It was added almost all vendors have an increase with inflation.

After some discussion, the Board approved. It was noted that notices were required to be sent to homeowners due to the increase. It was noted the landscaping is the largest increase.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, Resolution 2022-04 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption for July 19, 2022 , was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Requisitions (20-26)

Ms. Giles stated that requisitions 20-26 needed ratification. These start on page 33. The Board had no further questions. The requisitions were associated with the bond refinancing.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Requisitions 20-26, were ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted updates on the new law allowing CDD's to advertise hearings on websites.

B. District Manager – Report on Number of Registered Voters (1,397)

Ms. Giles noted the District is required annually to announce the number of registered voters residing in the community as of April 15th. The letter from the Supervisor of Elections notes that Pine Ridge Plantation has 1,397 registered voters residing in the District.

C. Engineer

1. Stormwater Needs Analysis

The District Engineer reviewed the work needed to finalize the stormwater report. Mr. Soriano will work with Mr. Ma to complete this report. The report is due June 30, 2022. He noted a copy will be provided at the next meeting.

D. Amenity & Operations Manager

1. Report

Ms. Cranford updated the Board on recent amenity activity to include event cleaning of tile and grout, pool part replacements, new ceiling fan installment, painting. Mr. Jacques reviewed the Operations Report.

2. Landscape Quality Inspection Report

Mr. Jacques updated the Board on recent inspections. Down to Earth discussed the proposal and the scope of service that had been outlined for the agreement. They noted signatures were needed. Ms. Giles added a date needed to be nailed down. Discussion ensued on the need for valve boxes and irrigation maps with timers and meters. Other needs were discussed such as pine straw, sprinkler head repair, sod replacement, weeding, depression repair, irrigation systems, and the palms in the roundabout.

3. Fitness Pro Proposal for Repairs

Ms. Cranford noted there were some wear and tear on machines and some repair was needed and the quote was for \$928.60. Ms. Giles commented on an email sent to the Supervisors from Ms. Cranford on the delay on construction to the 1st week in July from Hoffman.

Another comment on electrical work and another meter to be dropped from the parking lot expansion to the tennis courts. It was noted this was a quote of \$2000 for the meter work. It was noted Hoffman sent an email with an extended change order for credit for \$43,000. Ms. Giles added this could be ratified at the next meeting. Switches were discussed as a need. Lighting utility on streetlights were discussed further.

TENTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Public Comments:

- Comments on tennis courts and fitness center equipment
- Comments on electrical costs and needs
- Additional comments on splash pad and overcrowding at pool
- Difference in HOA and CDD amenities were discussed
- Property maintenance/county meetings

Supervisor Requests:

Supervisor comments regarding signage

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the March 15, 2022 Meeting

Ms. Giles presented the meeting minutes for the March 15, 2022 meeting 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 April 30, 2022

Ms. Giles noted the financials were for the period ending April 30, 2022.

C. Assessment Receipts Schedule

Ms. Giles noted the receipt schedule was collected at 99%.

D. Approval of Check Register

Ms. Giles presented the check register totaling \$70,184.41

On MOTION by Mr. Lewis, seconded by Mr. Montoya, with all in favor, the Consent Agenda Items, were approved.
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TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – 7/19/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for July 19, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 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	\$107,927	\$47,146	---	---	\$155,073
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$115,100	---	\$115,100
Revenue A	---	---	\$161,781	---	\$161,781
Prepayment	---	---	---	---	\$0
Construction	---	---	---	\$1,537,452	\$1,537,452
State Board	\$267,221	\$201,178	---	---	\$468,399
US Bank Custody	\$601,347	---	---	---	\$601,347
Prepaid Expnses	---	---	---	---	\$0
Due from Capital	\$13,500	---	---	---	\$13,500
TOTAL ASSETS	<u>\$989,996</u>	<u>\$248,324</u>	<u>\$450,473</u>	<u>\$1,537,452</u>	<u>\$3,226,245</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$9,512	---	---	---	\$9,512
ACCRUED EXPENSES	\$1,742	---	---	---	\$1,742
FUND BALANCES:					
NONSPENDABLE	\$0	---	---	---	\$0
ASSIGNED	\$43,187	---	---	---	\$43,187
UNASSIGNED	\$935,555	---	---	---	\$935,555
RESTRICTED FOR DEBT SERVICE	---	---	\$450,473	---	\$450,473
RESTRICTED FOR CAPITAL PROJECTS	---	\$248,324	---	\$1,537,452	\$1,785,776
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$989,996</u>	<u>\$248,324</u>	<u>\$450,473</u>	<u>\$1,537,452</u>	<u>\$3,226,245</u>

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Assessments - Tax Collector	\$538,283	\$538,283	\$539,572	\$1,288
Misc./Facility Rental Income	\$3,000	\$2,250	\$7,959	\$5,709
Interest Income	\$600	\$450	\$1,071	\$621
TOTAL REVENUES	\$541,883	\$540,983	\$548,601	\$7,618
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees/FICA Taxes	\$10,334	\$7,751	\$7,320	\$431
Engineering	\$7,000	\$5,250	\$1,519	\$3,731
Attorney	\$20,000	\$10,000	\$4,709	\$5,291
Annual Audit	\$3,100	\$3,100	\$3,175	(\$75)
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	\$3,750	\$3,750	(\$0)
Management Fees	\$46,505	\$34,879	\$34,879	(\$0)
Computer Time	\$1,200	\$900	\$900	\$0
Telephone	\$350	\$263	\$291	(\$29)
Postage	\$1,000	\$750	\$495	\$255
Printing & Binding	\$1,200	\$900	\$1,004	(\$104)
Insurance	\$8,810	\$8,810	\$8,290	\$520
Legal Advertising	\$2,500	\$1,875	\$560	\$1,315
Other Current Charges	\$600	\$450	\$292	\$159
Website Domain	\$1,200	\$900	\$900	\$0
Office Supplies	\$300	\$225	\$17	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$121,734	\$90,478	\$78,776	\$11,702
GROUPS MAINTENANCE:				
Landscape Maintenance	\$100,000	\$75,000	\$71,314	\$3,686
Lake Maintenance	\$9,300	\$6,975	\$8,447	(\$1,472)
Electric	\$2,500	\$1,875	\$1,223	\$652
Water	\$35,000	\$26,250	\$14,541	\$11,709
Repairs And Maintenance	\$20,000	\$15,000	\$9,103	\$5,897
Irrigation Repairs	\$0	\$0	\$2,491	(\$2,491)
Contingencies	\$4,451	\$3,338	\$0	\$3,338
GROUPS MAINTENANCE EXPENDITURES	\$171,251	\$128,438	\$107,117	\$21,321

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>AMENITY CENTER</u>				
Insurance	\$10,902	\$10,902	\$10,258	\$644
General Facility Maintenance	\$15,000	\$11,250	\$10,238	\$1,012
Repairs & Replacements	\$15,000	\$11,250	\$13,534	(\$2,284)
Recreational Passes	\$500	\$375	\$0	\$375
Postage	\$100	\$75	\$0	\$75
Printing & Email Marketing	\$125	\$94	\$0	\$94
Office Supplies	\$700	\$525	\$395	\$130
Other Current Charges	\$250	\$188	\$0	\$188
Permit Fees	\$250	\$250	\$250	\$0
Contingency	\$5,000	\$3,750	\$459	\$3,291
Special Events	\$12,000	\$11,805	\$11,805	\$0
Refuse Service	\$7,200	\$5,400	\$6,456	(\$1,056)
Security	\$10,000	\$7,500	\$5,225	\$2,275
Gate Monitor	\$6,146	\$4,610	\$0	\$4,610
<u>Utilities</u>				
Water & Sewer	\$4,500	\$3,375	\$2,886	\$489
Electric	\$23,000	\$17,250	\$11,943	\$5,307
Cable/Phone/Internet	\$3,720	\$2,790	\$2,865	(\$75)
<u>Management Contracts</u>				
Amenity Management	\$57,277	\$42,958	\$42,958	\$0
Facility Assistant	\$19,489	\$14,617	\$4,275	\$10,342
Field Management Services	\$22,388	\$16,791	\$16,791	(\$0)
Lifeguards	\$17,790	\$6,433	\$6,433	\$0
Pool Maintenance	\$12,500	\$9,375	\$9,375	(\$0)
Pool Chemicals	\$12,306	\$9,230	\$9,981	(\$751)
Janitorial	\$8,127	\$6,095	\$6,095	\$0
Janitorial Supplies	\$3,200	\$2,400	\$2,680	(\$280)
Holiday Decorations	\$0	\$0	\$263	(\$263)
AMENITY CENTER EXPENDITURES	\$267,470	\$199,286	\$175,165	\$24,121
<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	\$418,202	\$361,059	\$57,143
EXCESS REVENUES (EXPENDITURES)	(\$43,187)		\$187,543	
FUND BALANCE - Beginning	\$43,187		\$791,199	
FUND BALANCE - Ending	\$0		\$978,742	

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
REVENUES:														
Assessments - Tax Collector	\$538,283	\$0	\$24,855	\$496,735	\$5,622	\$2,182	\$3,954	\$1,982	\$807	\$3,435	\$0	\$0	\$0	\$539,572
Interest Income	\$600	\$38	\$40	\$48	\$47	\$46	\$94	\$139	\$266	\$352	\$0	\$0	\$0	\$1,071
Misc./Facility Rental Income	\$3,000	\$1,264	\$600	\$375	\$375	\$825	\$750	\$1,050	\$1,500	\$1,220	\$0	\$0	\$0	\$7,959
TOTAL REVENUES	\$541,883	\$1,303	\$25,495	\$497,159	\$6,044	\$3,053	\$4,797	\$3,171	\$2,573	\$5,007	\$0	\$0	\$0	\$548,601

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees/FICA Taxes	\$10,334	\$1,077	\$1,077	\$1,077	\$1,077	\$0	\$1,077	\$1,077	\$861	\$0	\$0	\$0	\$0	\$7,320
Engineering	\$7,000	\$0	\$0	\$245	\$368	\$0	\$0	\$906	\$0	\$0	\$0	\$0	\$0	\$1,519
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	\$417	\$417	\$0	\$0	\$0	\$3,750
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	\$1,678	\$0	\$0	\$0	\$0	\$4,709
Annual Audit	\$3,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,175	\$0	\$0	\$0	\$3,175
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	\$3,875	\$3,875	\$0	\$0	\$0	\$34,879
Computer Time	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
Telephone	\$350	\$2	\$0	\$70	\$33	\$53	\$58	\$25	\$50	\$0	\$0	\$0	\$0	\$291
Postage	\$1,000	\$3	\$8	\$26	\$14	\$19	\$7	\$10	\$10	\$399	\$0	\$0	\$0	\$495
Printing & Binding	\$1,200	\$7	\$5	\$163	\$36	\$73	\$7	\$62	\$8	\$644	\$0	\$0	\$0	\$1,004
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	\$66	\$51	\$0	\$0	\$0	\$560
Other Current Charges	\$600	\$0	\$25	\$28	\$0	\$0	\$15	\$200	\$0	\$24	\$0	\$0	\$0	\$292
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
Office Supplies	\$300	\$0	\$0	\$6	\$1	\$1	\$6	\$1	\$1	\$0	\$0	\$0	\$0	\$17
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	\$6,814	\$7,166	\$8,785	\$0	\$0	\$0	\$78,776

GROUNDS MAINTENANCE:

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$8,306	\$8,306	\$8,306	\$8,306	\$8,306	\$8,306	\$0	\$0	\$0	\$71,314
Lake Maintenance	\$9,300	\$770	\$991	\$850	\$968	\$1,065	\$1,078	\$1,025	\$850	\$850	\$0	\$0	\$0	\$8,447
Electric	\$2,500	\$135	\$134	\$138	\$157	\$157	\$125	\$126	\$125	\$126	\$0	\$0	\$0	\$1,223
Water	\$35,000	\$1,439	\$2,108	\$2,084	\$1,469	\$1,605	\$1,524	\$1,489	\$1,454	\$1,368	\$0	\$0	\$0	\$14,541
Repairs And Maintenance	\$20,000	\$0	\$723	\$2,030	\$715	\$739	\$1,268	\$2,046	\$1,581	\$0	\$0	\$0	\$0	\$9,103
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	\$12,991	\$12,316	\$10,650	\$0	\$0	\$0	\$107,117

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	\$1,883	\$347	\$225	\$0	\$0	\$0	\$10,238
Repairs & Replacements	\$15,000	\$1,951	\$3,364	\$4,518	\$1,575	\$0	\$0	\$247	\$812	\$1,067	\$0	\$0	\$0	\$13,534
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	\$250	\$0	\$0	\$0	\$0	\$250
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	\$3,612	\$0	\$300	\$0	\$0	\$0	\$11,805
Refuse Service	\$7,200	\$595	\$595	\$595	\$778	\$778	\$778	\$778	\$778	\$778	\$0	\$0	\$0	\$6,456
Security	\$10,000	\$753	\$448	\$568	\$688	\$1,045	\$457	\$285	\$392	\$589	\$0	\$0	\$0	\$5,225
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	\$314	\$374	\$0	\$0	\$0	\$2,886
Electric	\$23,000	\$1,455	\$1,235	\$1,288	\$1,180	\$1,559	\$1,151	\$1,182	\$1,243	\$1,650	\$0	\$0	\$0	\$11,943
Cable/Phone/Internet	\$3,720	\$306	\$306	\$306	\$325	\$324	\$326	\$324	\$324	\$324	\$0	\$0	\$0	\$2,865
<u>Management Contracts</u>														
Amenity Management	\$57,277	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$4,773	\$0	\$0	\$0	\$42,958
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$800	\$325	\$1,750	\$1,400	\$0	\$0	\$0	\$4,275
Field Management Services	\$22,388	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$0	\$0	\$0	\$16,791
Lifeguards	\$17,790	\$0	\$0	\$0	\$0	\$0	\$597	\$0	\$2,296	\$3,540	\$0	\$0	\$0	\$6,433
Pool Maintenance	\$12,500	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$9,375
Pool Chemicals	\$12,306	\$1,026	\$1,026	\$1,122	\$1,122	\$1,112	\$1,122	\$1,122	\$1,122	\$1,207	\$0	\$0	\$0	\$9,981
Janitorial	\$8,127	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$0	\$0	\$0	\$6,095
Janitorial Supplies	\$3,200	\$117	\$163	\$144	\$249	\$357	\$698	\$814	\$137	\$0	\$0	\$0	\$0	\$2,680
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	\$19,262	\$18,124	\$19,812	\$0	\$0	\$0	\$175,165
<u>TOTAL EXPENDITURES</u>														
	\$560,010	\$65,662	\$34,088	\$42,308	\$33,593	\$33,059	\$36,429	\$39,067	\$37,605	\$39,247	\$0	\$0	\$0	\$361,059
<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)	(\$35,897)	(\$35,032)	(\$34,240)	\$0	\$0	\$0	\$187,543

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$24,614	\$0	\$0	\$0
Interest	\$250	\$188	\$579	\$391
TOTAL REVENUES	\$24,864	\$188	\$579	\$391
EXPENDITURES:				
Capital Outlay	\$20,000	\$15,000	\$26,513	(\$11,513)
Culture/Recreation	\$20,000	\$15,000	\$32,237	(\$17,237)
TOTAL EXPENDITURES	\$40,000	\$30,000	\$58,750	(\$28,750)
EXCESS REVENUES (EXPENDITURES)	(\$15,136)		(\$58,172)	
FUND BALANCE - Beginning	\$341,577		\$306,495	
FUND BALANCE - Ending	<u>\$326,441</u>		<u>\$248,324</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 June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$926,572	\$928,789	\$2,218
Interest Income	\$50	\$38	\$98	\$60
TOTAL REVENUES	\$926,622	\$926,609	\$928,887	\$2,278
EXPENDITURES:				
DS 2020A1				
Interest Expense - 11/1	\$114,010	\$114,010	\$114,010	\$0
Interest Expense - 5/1	\$114,010	\$114,010	\$114,010	\$0
Principal Expense - 5/1	\$470,000	\$470,000	\$470,000	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$10,000	(\$10,000)
DS 2020A2				
Interest Expense - 11/1	\$47,139	\$47,139	\$47,139	\$0
Interest Expense - 5/1	\$47,139	\$47,139	\$47,139	\$0
Principal Expense - 5/1	\$135,000	\$135,000	\$135,000	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$927,298	\$927,298	\$942,298	(\$15,000)
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$676)		(\$13,410)	
FUND BALANCE - Beginning	\$175,191		\$463,884	
FUND BALANCE - Ending	<u>\$174,515</u>		<u>\$450,473</u>	

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 June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$293	\$293
TOTAL REVENUES	\$0	\$0	\$293	\$293
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$315,104	(\$315,104)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$315,104	(\$315,104)
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		(\$314,811)	
FUND BALANCE - Beginning	\$0		\$1,852,263	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,537,452</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)
Less: May 1, 2022 (Mandatory)	(\$470,000)
Less: May 1, 2022 (Prepayment)	(\$10,000)
Current Bonds Outstanding:	\$8,610,000

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)
Less: May 1, 2022 (Mandatory)	(\$135,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding:	\$2,620,000

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	(3,506.28)	928,789.36	539,571.57	1,468,360.93
TOTAL RECEIPTS	(3,506.28)	928,789.36	539,571.57	1,468,360.93

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIPTS	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
9	5/19/2022	1,388.47	806.62	2,195.09
10	6/6/2022	1,368.47	795.00	2,163.47
TAX CERTS	6/14/2022	4,544.50	2,640.08	7,184.58
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL FY20 TAX ROLL RECE		928,789.36	539,571.57	1,468,360.93

%TAX ROLL COLLECTED FY20	100.24%	100.24%	100.24%
TOTAL COLLECTED FY20	100.24%	100.24%	100.24%

D.

Community Development District

5/1/2022 - 6/30/2022

*Fedex invoices available upon request.

*Fedex invoices available upon request.

*** CHECK DATES 05/01/2022 - 06/30/2022 ***
PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/22	00176	5/12/22 APRIL202 4/16/22 SECURITY	202204 330-57200-34500	MICHAEL C LAYNE	*	152.00	152.00 003024
5/19/22	00152	4/29/22 17500092 QRTLY SRVC PEST CONTROL	202204 330-57200-46000	TURNER PEST CONTROL,LLC	*	103.64	103.64 003025
5/26/22	00107	5/11/22 SSI10579 APR EMPLOYMENT ADMIN FEE	202204 330-57200-34500	CLAY COUNTY SHERIFF'S OFFICE	*	20.00	45.00 003026
		5/11/22 SSI10579 APR EMPLOYMENT SCHEDULING	202204 330-57200-34500		*	25.00	
5/26/22	00069	5/05/22 2022-224 NOTICE OF MEETING 5/05	202205 310-51300-48000	OSTEEN MEDIA GROUP - CLAY TODAY	*	30.00	30.00 003027
5/26/22	00025	5/25/22 10-BID-5 POOL PERMIT # 10-60-00146	202205 330-57200-54000	FLORIDA DEPARTMENT OF HEALTH IN	*	250.00	250.00 003028
5/26/22	00159	5/23/22 05232022 EVENT 6/4/22	202205 300-15500-10000	NORTH EAST FLORIDA ASTRONOMICAL	*	300.00	300.00 003029
5/26/22	00073	5/12/22 417 APR GEN FAC MAINT	202204 330-57200-46000		*	1,629.72	
		5/12/22 417 APR RPR/MAINT GROUNDS	202204 320-53800-46000		*	1,322.54	
		5/12/22 417 JANITORIAL SUPPLIES	202204 330-57200-46201		*	814.00	
		5/12/22 417 LAKE MAINTENANCE	202204 320-53800-46400		*	175.00	
		5/12/22 417 APR RPRS/RPLC AMENITY	202204 330-57200-46100		*	247.06	
				RIVERSIDE MANAGEMENT SERVICES INC			4,188.32 003030
6/03/22	00069	5/19/22 2022-225 NOTICE OF GEN ELEC 5/19	202205 310-51300-48000	OSTEEN MEDIA GROUP - CLAY TODAY	*	36.00	36.00 003031
6/03/22	00089	5/01/22 INV12446 MAY LANDSCAPE MAINTENANCE	202205 320-53800-46200	DOWN TO EARTH	*	8,305.59	8,305.59 003032

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/03/22	00054	6/01/22 13129560	202206 330-57200-46500 JUN POOL CHEMICALS		*	1,207.22	
			POOLSURE				1,207.22 003033
6/09/22	00003	6/01/22 229	202206 310-51300-34000 JUN MANAGEMENT FEES		*	3,875.42	
		6/01/22 229	202206 310-51300-49100 JUN WEBSITE ADMIN		*	100.00	
		6/01/22 229	202206 310-51300-35100 JUN INFORMATION TECH		*	100.00	
		6/01/22 229	202206 310-51300-31300 JUN DISSEM AGENT SERVICES		*	416.67	
		6/01/22 229	202206 310-51300-51000 OFFICE SUPPLIES		*	.48	
		6/01/22 229	202206 310-51300-42000 POSTAGE		*	8.10	
		6/01/22 229	202206 310-51300-42500 COPIES		*	136.50	
		6/01/22 229	202206 330-57200-46100 COMPAQ FILTRATION		*	133.00	
			GOVERNMENTAL MANAGEMENT SERVICES				4,770.17 003034
6/09/22	00073	6/01/22 416	202206 330-57200-46200 JUN JANITORIAL SERVICES		*	677.25	
		6/01/22 416	202206 330-57200-46400 JUN POOL MAINTENANCE SRV		*	1,041.67	
		6/01/22 416	202206 330-57200-34000 JUN CONTRACT ADMIN		*	1,865.67	
		6/01/22 416	202206 330-57200-34100 JUN FACILITY MANAGEMENT		*	4,773.08	
			RIVERSIDE MANAGEMENT SERVICES INC				8,357.67 003035
6/16/22	00089	6/01/22 INV12672	202206 320-53800-46200 JUN LANDSCAPE MAINTENANCE		*	8,305.59	
			DOWN TO EARTH				8,305.59 003036
6/16/22	00185	6/07/22 3064167	202205 310-51300-31500 MAY GENERAL COUNSEL		*	1,678.00	
			KUTAK ROCK LLP				1,678.00 003037
6/16/22	00176	6/09/22 MAY 2022	202205 330-57200-34500 5/28/22 SECURITY		*	152.00	
		6/09/22 MAY2022	202205 330-57200-34500 5/15/22 SECURITY		*	152.00	
			MICHAEL C LAYNE				304.00 003038

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/16/22	00076	4/01/22 646040	202204 320-53800-46400		*	850.00	
		APR LAKE MAINTENANCE					
		5/01/22 652460	202205 320-53800-46400		*	850.00	
		MAY LAKE MAINTENANCE					
		6/01/22 659382	202206 320-53800-46400		*	850.00	
		JUN LAKE MAINTENANCE					
				THE LAKE DOCTORS INC			2,550.00 003039
6/16/22	00067	6/16/22 144245	202206 310-51300-42500		*	507.58	
		FY23 INCRS ASMT MAILEDNTC					
		6/16/22 144245	202206 310-51300-42000		*	390.61	
		FY23 INCRS ASMT POSTAGE					
				ADVANCED DIRECT MARKING SERVICES			898.19 003040
6/23/22	00038	6/07/22 83413	202206 330-57200-46000		*	225.00	
		BACKFLOW TEST					
				BOB'S BACKFLOW & PLUMBING CO. INC.			225.00 003041
6/23/22	00039	6/13/22 27693	202206 330-57200-46100		*	933.60	
		RPR FITNESS EQUIPMENT					
				FITNESS PRO			933.60 003042
6/23/22	00073	5/31/22 418	202205 330-57200-34110		*	1,750.00	
		FAC ASST THRU MAY 2022					
		5/31/22 419	202205 330-57200-34200		*	2,295.80	
		LIFEGUARD SRVS THRU MAY					
		6/16/22 422	202205 320-53800-46000		*	1,581.13	
		MAY GROUNDS MAINT SUPPL					
		6/16/22 422	202205 330-57200-46100		*	812.40	
		MAY AMENITY MAINT SUPPL					
		6/16/22 422	202205 330-57200-46000		*	347.47	
		MAY GENERAL FAC MAINT					
		6/16/22 422	202205 330-57200-46201		*	136.79	
		MAY JANITORIAL SUPPLIES					
				RIVERSIDE MANAGEMENT SERVICES INC			6,923.59 003043
6/23/22	00187	6/20/22 06202022	202206 300-13100-10000		*	13,500.00	
		GOPHER TORTOISES RESCUE					
				SWAMP GIRL ADVENTURES			13,500.00 003044
				TOTAL FOR BANK A		80,114.78	
				TOTAL FOR REGISTER		80,114.78	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 228**Invoice Date:** 5/1/22**Due Date:** 5/1/22**Case:****P.O. Number:****Bill To:**

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

Description	3A	Hours/Qty	Rate	Amount
Management Fees - May 2022	1,310.573.340		3,875.42	3,875.42
Website Administration - May 2022	1,310.573.491		100.00	100.00
Information Technology - May 2022	1,310.573.351		100.00	100.00
Dissemination Agent Services - May 2022	1,310.573.313		416.67	416.67
Office Supplies	1,310.573.570		0.57	0.57
Postage	1,310.573.420		10.07	10.07
Copies	1,310.573.425		7.80	7.80
Telephone	1,310.573.410		50.08	50.08
Total				\$4,560.61
Payments/Credits				\$0.00
Balance Due				\$4,560.61

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. 3026910

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. 3026910
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

03/03/22	W. Haber	0.20	52.00	Review resolution regarding general election
03/03/22	K. Jusevitch	0.70	87.50	Prepare general election resolution; confer with Haber and correspond with district manager
03/04/22	K. Jusevitch	0.10	12.50	Distribute legislative newsletter
03/06/22	K. Jusevitch	0.20	25.00	Prepare registered agent resolution; confer with Haber
03/06/22	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/14/22	W. Haber	0.50	130.00	Prepare for Board meeting
03/15/22	W. Haber	2.10	546.00	Prepare for and participate in Board meeting
03/21/22	W. Haber	0.20	52.00	Reviewed notice for special meeting
TOTAL HOURS		4.50		

KUTAK ROCK LLP

Pine Ridge CDD

April 30, 2022

Client Matter No. 16423-1

Invoice No. 3026910

Page 2

TOTAL FOR SERVICES RENDERED	\$1,115.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,115.00</u>
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Date 5/1/2022

Invoice # 131295606295

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

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

America C. Jones 4-19-22
 Mary Pool CHEMICALS
 001-330-57200-46500
 54A

Customer
13GMS100

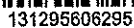
Invoice #
131295606295

Amount Due	\$1,122.17
------------	------------

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372





Pye-Barker Fire & Safety, LLC
8936 Western Way Ste 5 JACKSONVILLE, FL 32256
904.634.7100
www.pyebarkerfire.com

Account Number	Invoice Number
C125253	PSI658374
Invoice Date	Total USD
12/17/2021	664.50


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

Remit To Address:

Bill To Address:

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		01/16/2022	
Technician	Branch Code	Branch Location		Branch Phone	
Jacksonville House	046-JAX	Pye Barker Fire-046		904-634-7100	
Item No.	Description	Quantity	Unit	Unit Price	Line Amount
INSPFA	FIRE ALARM INSP	1	Each	375.00	375.00
SC	SERVICE CALL FEE	1	Each	45.00	45.00
INSPDRY	DRY SPRINKLER INSP	1	Each	225.00	225.00
IA	FIRE EXT INSP/CERT ANNUAL	3	Each	6.50	19.50
<p><i>James C. Ferguson 4-27-22</i></p> <p>GENERAL FACILITY MAINTENANCE</p> <p>001. 330. 57200. 46000</p> <p>131A exp 10/21</p>					
<p> 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</p>					

Remit To Address:

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

Pye Barker Corporate Office 678.281.6143

Subtotal	664.50
Tax	0.00
Total USD	664.50

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

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

Invoice

Invoice #: 413
Invoice Date: 5/1/2022
Due Date: 5/1/2022
Case:
P.O. Number:

Bill To:

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

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

5/3/22
OK

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

Invoice

Invoice #: 415
Invoice Date: 4/30/2022
Due Date: 4/30/2022
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 April 2022 1.330.57200.34110	13	25.00	325.00
			Total \$325.00
			Payments/Credits \$0.00
			Balance Due \$325.00

5/5/22
CBB

**PINE RIDGE CDD
FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
13	Facility Assistant	\$ 25.00	\$ 325.00

Covers Period: April 2022

GL # 330.572.3411

TOTAL DUE:

\$ 325.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/9/22	6	R.W.	Event - Set Up, Assisit In Event, Clean Up
4/30/22	7	R.W.	Completed daily checklist, returned calls and emails
	<u>13</u>		



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

May 13, 2022
 Project No: 03136.09000
 Invoice No: 0202955

Project 03136.09000 Pine Ridge CDD - Stormwater Needs Analysis

Professional Services rendered through April 30, 2022

Task 01 Stormwater Need Analsis

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Lockwood, Scott	4/30/2022	1.00	205.00	205.00	
Engineer					
Keller, Lyndsay	4/30/2022	4.25	165.00	701.25	
Totals		5.25		906.25	
Total Labor					906.25

	Current	Prior	To-Date	
Total Billings	906.25	0.00	906.25	
Contract Limit			10,000.00	
Remaining			9,093.75	
Total this Task				\$906.25

Task	XP	Expenses	
			Total this Task 0.00

Invoice Total this Period \$906.25

To rplc inv 202703 per Marilee.

1.310.573.311
 3A

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32268 • Tel 904-642-8990 • Fax 904-648-9485
 GA-00002684 LC-0000318

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: APRIL 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
04/16/2022 <i>Security</i>	Checked pool and amenity center, citizen contact at the pool, checked neighborhood and new construction, checked pool area.	1930/2330	4.0	38.00	\$152.00
DEPUTY SIGNATURE: <i>[Signature]</i>	Total		4.0		\$152.00

Make all checks payable to Michael Layne

Thank you for your business!

[Signature] 5-12-22

SECURITY / MONITORING

001. 330. 57200. 34500

176A



Turner Pest Control

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

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

Service Slip/Invoice

INVOICE: 17500092
DATE: 4/29/2022
ORDER: 17500092

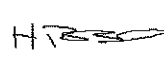
Bill To: [347869]

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

Work Location: [347869] 904-291-8878

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

Work Date	Time	Target Pest	Technician	Time In
4/29/2022	03:34 PM	GHP		03:34 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	4/29/2022		03:57 PM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$103.64
	1.330.572.46000 Pest Control	
	152A	
		SUBTOTAL \$103.64
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$103.64
		AMOUNT DUE \$103.64
		
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

May 13, 2022
 Project No: 03136.09000
 Invoice No: 0202955

Project 03136.09000 Pine Ridge CDD - Stormwater Needs Analysis

Professional Services rendered through April 30, 2022

Task 01 Stormwater Need Analsis

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Lockwood, Scott	4/30/2022	1.00	205.00	205.00	
Engineer					
Keller, Lyndsay	4/30/2022	4.25	165.00	701.25	
Totals		5.25		906.25	
Total Labor					906.25

	Current	Prior	To-Date	
Total Billings	906.25	0.00	906.25	
Contract Limit			10,000.00	
Remaining			9,093.75	
Total this Task				\$906.25

Task	XP	Expenses	
			Total this Task 0.00

Invoice Total this Period \$906.25

To rplc inv 202703 per Marilee.

1.310.573.311
 3A

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32268 • Tel 904-642-8890 • Fax 904-648-9485
 GA-00002684 LC-0000318

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: APRIL 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
04/16/2022 <i>Security</i>	Checked pool and amenity center, citizen contact at the pool, checked neighborhood and new construction, checked pool area.	1930/2330	4.0	38.00	\$152.00
DEPUTY SIGNATURE: <i>[Signature]</i>	Total		4.0		\$152.00

Make all checks payable to Michael Layne

Thank you for your business!

[Signature] 5-12-22

SECURITY / MONITORING

001. 330. 57200. 34500

176A



Turner Pest Control

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

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

Service Slip/Invoice

INVOICE: 17500092
DATE: 4/29/2022
ORDER: 17500092

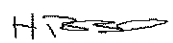
Bill To: [347869]

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

Work Location: [347869] 904-291-8878

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

Work Date	Time	Target Pest	Technician	Time In
4/29/2022	03:34 PM	GHP		03:34 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	4/29/2022		03:57 PM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$103.64
	1.330.572.46000 Pest Control	
	152A	
		SUBTOTAL \$103.64
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$103.64
		AMOUNT DUE \$103.64
		 
		TECHNICIAN SIGNATURE
		 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

(904) 284-7575

Invoice Number: SSI10579
Invoice Date: 5/11/2022

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

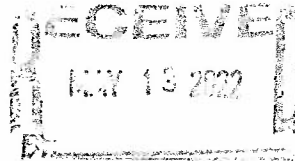
Due Date 5/26/2022
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 5/11/2022
Our Order No
SalesPerson

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

1071A

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



Welcome Deborah Bell

INVOICE

[To return to the previous page, click here.](#)

☒ CLIENT NAME

PINE RIDGE

☒ CLIENT NUMBER

☒ INVOICE NUMBER

☒ INVOICE DATE

05/11/2022

☒ CLIENT ADDRESS

☒ INVOICE
SEQUENCE

☒ EVENT DATE

☒ EVENT TITLE

☒ PERSONNEL or DESCRIPTION
☒ (include Personnel Start/Stop Times)

☒ HOURS or
QUANTITY ☒ RATE ☒ TOTAL

1 1 04/16/22 0000 - 04/16/22 0000

PINE RIDGE

Michael Layne

04/16/22 1930 - 04/16/22 2330

4.00

\$ 38.00

\$ 152.00

EVENT SUBTOTAL:

(hrs) 4

\$ 152.00

EVENT TOTAL:

(hrs) 4

\$ 152.00

INVOICE TOTAL:

(hrs) 4

\$ 152.00

To exclude any of the information above from the invoice, uncheck the box in the column heading that you would like to exclude.

[Finalize and View Invoice](#)

[Finalize and Download Invoice to Excel](#)

CLAY TODAY

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

INVOICE

Invoice Number: 2022-224849
Invoice Date: 5/5/2022
Due Date: 6/30/2022
Current Account Balance: \$30.00

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

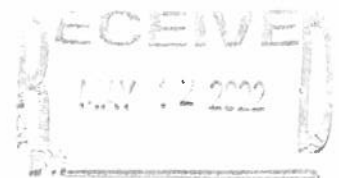
PO #	Pub.	Issue	Year	Ad Size	Color	Net
5/17 meeting	CT - Clay Today	May 5	2022	Column Inch	Black & White	\$30.00

Total:						\$30.00
---------------	--	--	--	--	--	----------------



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



1.310.513.480
69A

Payment is due on or before 6/30/2022.
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 5/17 meeting

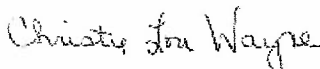

LEGAL: 34800

Was published in said newspaper in the issues:

05/05/22

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.


Sworn to me and subscribed before me 05/05/2022

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, May 17, 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 34800 published May 5 in Clay County's Clay Today Newspaper.



Florida Department of Health
In Clay County
Notification of Fees Due



Permit Number

10-60-00146

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

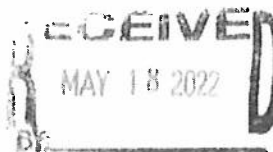
Fee Amount: \$250.00

Previous Balance: \$0.00

Total Amount Due: \$250.00

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Pine Ridge Plantation CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

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

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

Owner Information:

Name: Pine Ridge Plantation CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (954) 721-8681 Work Phone: ()

25A
1,330.572.540
Pool Permit

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 10-60-00146 Bill ID: 10-BID-5884178

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

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

Signature

Date

Maureen S. [Signature] May 24, 2022

[Please RETURN invoice with your payment]

Batch Billing ID: 54957



PERMIT HOLDERS CAN NOW

pay invoices online!

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

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

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



From: Pine Ridge Plantation prmgr@riversidemgtsvc.com
Subject: Re: event check
Date: May 23, 2022 at 2:03 PM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Bernadette Peregrino bperegrino@gmsnf.com, Marilee Giles mgiles@gmsnf.com

PP

Correct it will go to the signature address but here it is again for reference

4200 Pine Ridge Parkway
Middleburg, 32068

Mail to this address

And thank you, I will make sure to send separate for July

On Mon, May 23, 2022, 1:54 PM Margaret Bronson <mbronson@gmsnf.com> wrote:

Will do.
Got it.

Margaret,

Please use the email below as invoice. We need \$300 to be sent to the Pine Ridge Plantation Amenity Center for 6/4 Special Event.

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



On May 23, 2022, at 1:16 PM, Bernadette Peregrino <bperegrino@gmsnf.com> wrote:

Thanks Maria. We will get this check processed this week and mail to your signature address correct? Please send the July in another email in July please.

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

159A

On May 23, 2022, at 12:03 PM, Pine Ridge Plantation <prmgr@riversidemgtsvc.com> wrote:

Good afternoon Bernadette

I am planning to have the Northeast Florida Astronomical Society out to Pine Ridge on 6/4. Not sure if you remember from in the past but they do not do any type of invoice, as payment is a "donation" to their group. Previously the check was sent directly to them but I have been advised that they have a new treasury and board members so the contact has instructed me to have the check sent directly to the Pine Ridge amenity center so it can be given on site. Event check will be in the amount of \$300

Please let me know if you have any questions or need anything additional. I usually like to give you more notice so you have more than enough time for processing but was waiting on instructions response from the director

I do have them scheduled to come back out again on July 30th. Not sure if it would be easier to just send both checks at the same time or if you would like for me to submit again in July?

Have a great week

Maria

--
Pine Ridge Plantation CDD
4200 Pine Ridge Parkway
Middleburg, FL 32068
Office: (904) 291-8878
Email: prmgr@riversidemgtsvc.com
CDD Website: www.pineridgeplantationcdd.com

1.300.155.10000
prepaid
6/4
event

GMS

From: Pine Ridge Plantation prmgr@riversidemgtsvc.com 
Subject: Re: event check
Date: May 23, 2022 at 2:03 PM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Bernadette Peregrino bperegrino@gmsnf.com, Marilee Giles mgiles@gmsnf.com

PP

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Middleburg, 32068

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



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Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

On May 23, 2022, at 12:03 PM, Pine Ridge Plantation <prmgr@riversidemgtsvc.com> wrote:

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

Invoice

Invoice #: 417
Invoice Date: 5/12/2022
Due Date: 5/12/2022
Case:
P.O. Number:

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

GF

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2022		1,914.35	1,914.35
Maintenance Supplies		2,422.32	2,422.32
<i>Summit Capital 5-17-22</i>			
• GENERAL FACILITY MAINTENANCE — \$1,629.72			
001. 330. 57200. 46000			
• REPAIRS & MAINT. - GROUNDS — \$1,322.54			
001. 320. 53800. 46000			
• SANITORIAL SUPPLIES — \$814.00			
001. 330. 57200. 46201			
• LAKE MAINTENANCE — \$175.00			
001. 320. 53800. 46400			
• REPAIRS & REPLACEMENTS - AMENITY — \$247.06			
001. 330. 57200. 46100			
• CAPITAL OUTLAY — \$148.35			
002. 320. 53800. 60000			
Total			\$4,336.67
Payments/Credits			\$0.00
Balance Due			\$4,336.67

73A

Jimmy Lambert

5-17-22

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/22	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
4/5/22	5	D.J.	Cleaned lake banks and waters edge, cleaned outfall structures
4/7/22	6	B.M.	Repaired wipe dispenser in fitness center, inspection of playground, touch up painting on trim in club room, cleaned all column caps of mildew and algae in prep for painting, picked up supplies
4/7/22	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
4/12/22	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
4/13/22	7.5	J.S.	Assembled thirteen ceiling fans, attached blades to fans once installed, disposed of old fans
4/14/22	8	B.M.	Repaired stone on column on pool deck, removed broken pool gutter grate, installed new pool gutter grate, painted all white caps on main road columns, picked up supplies, assisted in repair of pool filter, all thread plunger
4/14/22	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
4/19/22	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
4/21/22	8	B.M.	Light inspection at amenity center, grounds and poles, changed AC filters in amenity center, picked up supplies, re-hung fallen sign on pool deck, painted small sign, wood structure, white cap and trim, removed debris around pool deck
4/21/22	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
4/26/22	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
4/28/22	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

TOTAL 50.5

MILES 330

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	4/7/22	1 Gallon Sprayer	11.47	B.M.
	4/7/22	30 Second Mildew Cleaner 320oz	27.23	B.M.
	4/7/22	30 Second Mildew Cleaner 128oz (2)	25.25	B.M.
	4/8/22	Ecosmart 60 Watt 3pk Lightbulbs (6)	75.56	T.J.
	4/11/22	Pool Deck Drain Grate	13.08	B.M.
	4/13/22	52" Hampton Bay Norwood Ceiling Fan	148.35	T.J.
	4/13/22	Ecosmart 60 Watt 3pk Lightbulbs (6)	75.56	T.J.
	4/14/22	Behr Stucco Paint	41.38	B.M.
	4/14/22	Gorilla Construction Adhesive	6.52	B.M.
	4/19/22	Flow Meters (2)	403.26	M.C.
	4/19/22	Replacement Filter Grids (30)	556.20	M.C.
	4/20/22	Multifold Towels 16pk (2)	74.04	M.C.
	4/20/22	Ink Cartridges - Black, Cyan, Magenta and Yellow	60.94	M.C.
	4/20/22	Toilet Seat Covers 20 packs of 250	68.03	M.C.
	4/21/22	Stainless Steel Sheet Metal Screws	1.47	B.M.
	4/21/22	Husky Ratchet 1/4" Roundhead	13.77	B.M.
	4/21/22	Toilet Paper 18 rolls (2)	59.75	F.S.
	4/21/22	Airwick Refills 5pk (2)	27.07	F.S.
	4/25/22	PSX 700 1 Gallon Paint RAL6018	212.75	T.J.
	4/25/22	PSX 700 1 Gallon Paint RAL2000	244.66	T.J.
	4/27/22	42 Gallon Trash Bags 50ct	33.89	F.S.
	4/29/22	A&H Baking Soda 12lbs (8)	91.82	B.M.
	5/4/22	Gym Wipes 4 rolls of 800 wipes	109.40	M.C.
	5/5/22	Wooster Pelican Pail	12.05	B.M.
	5/5/22	Pelican Liner 3pk	5.49	B.M.
	5/5/22	Short Brush (4)	23.35	B.M.
TOTAL			<u>\$2,422.32</u>	

CLAY TODAY

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

INVOICE

Invoice Number: 2022-225630
Invoice Date: 5/19/2022
Due Date: 6/19/2022

BILL TO

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

Advertiser

Pine Ridge Plantation C.D.D.

Customer ID

19912

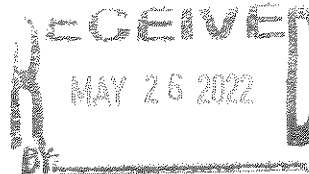
PO #	Pub.	Issue	Year	Ad Size	Color	Net
candidate qualifying period	CT - Clay Today	May 19	2022	Column Inch	Black & White	\$36.00
						\$36.00

Total:						\$36.00
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Call Cassandra at 904-264-3200 to pay by credit card.

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



691A

1,310,513.480

Payment is due on or before 6/19/2022.

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 Qualification Period


In the matter of Qualifying period for Candidates

LEGAL: 34712

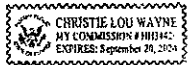
Was published in said newspaper in the issues:

05/19/22

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.


Subscribed to me and subscribed before me 05/19/2022

Christie Lou Wayne



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

NOTICE OF QUALIFICATION PERIOD

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Pine Ridge Plantation Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Avenue, Green Cove Springs, Florida 32043; Ph: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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

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

Legal 34712 Published May 19, 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



May 2022
INV124462

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

Project/Job	Invoice Date	Due Date	Terms	PO #
Pine Ridge CDD Contract	5/1/2022	5/31/2022	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.

Francis C. [Signature] 5-26-22



LANDSCAPE MAINTENANCE

001.320.53800.46200

84A



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

Invoice

Date 6/1/2022

Invoice # 131295606834

Terms	Net 20
Due Date	6/21/2022
PO #	

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-FLAT	Water Management Flat Billing Rate	1	ea	1,063.12
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
WM Surcharge	WM Surcharge	1	ea	85.05
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

Thomas C. [Signature] 5-26-22

POOL CHEMICALS

001.330.57200.46500

54A

Subtotal 1,207.22
Shipping Cost (FEDEX GROUND) 0.00
Total 1,207.22
Amount Due \$1,207.22

Remittance Slip

Customer
13GMS100
Invoice #
131295606834

Amount Due \$1,207.22

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295606834

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



June 2022
INV126727

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

Project/Job	Invoice Date	Due Date	Terms	PO #
Pine Ridge CDD Contract - Estimate 22931	6/1/2022	7/1/2022	Net 30	

Item	Qty	Rate	Amount
Lawn care 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. Ayres 6-9-22



LANDSCAPE MAINTENANCE

001. 320. 53800. 46200

89A

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 7, 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. 3064167

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

1.310.573.315
185A

Invoice No. 3064167

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

04/22/22	W. Haber	0.20	52.00	Review and revise minutes
05/03/22	W. Haber	0.30	78.00	Review proposed agenda and confer with Sweeting regarding same
05/09/22	K. Jusevitch	0.30	37.50	Prepare budget resolution; confer with Haber
05/11/22	W. Haber	0.20	52.00	Review and revise budget approval resolution
05/11/22	K. Jusevitch	0.20	25.00	Correspond with district manager regarding budget resolution
05/16/22	W. Haber	0.30	78.00	Prepare for meeting and confer with Giles regarding tortoise relocation
05/17/22	W. Haber	2.80	728.00	Prepare for and participate in meeting
05/19/22	K. Jusevitch	0.20	25.00	Prepare budget resolutions
05/20/22	W. Haber	0.40	104.00	Review and revise agreement with RMS
05/20/22	K. Jusevitch	0.80	100.00	Prepare budget hearing notices and amenity management agreement; confer with Haber

KUTAK ROCK LLP

Pine Ridge CDD

June 7, 2022

Client Matter No. 16423-1

Invoice No. 3064167

Page 2

05/26/22	W. Haber	0.60	156.00	Prepare assessment and budget notices
05/27/22	W. Haber	0.20	52.00	Review correspondence regarding stormwater needs analysis

TOTAL HOURS	6.50
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TOTAL FOR SERVICES RENDERED	\$1,487.50
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DISBURSEMENTS

Meals	15.34
Travel Expenses	175.16

TOTAL DISBURSEMENTS	<u>190.50</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$1,678.00</u>
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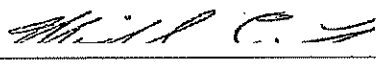
Michael Layne
4631 Hedgehog St. Middleburg, FL 32068
(904)509-0828

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: MAY 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
05/15/22	Amenity center and neighborhood patrol. Birthday party at amenity center. Meeting in amenity center room, several people utilizing the pool. Citizen contact with a male walking a dog. Neighborhood patrol. Checked amenity center.	1800/2200	4.0	38.00	152.00
5/28/22	Amenity center and neighborhood patrol. Birthday party at pool. Several citizen contacts at the park area. Neighborhood patrol. Checked pool area. Empty by 2030 hours. Neighborhood patrol. Checked amenity center.	1800/2200	4.0	38.00	152.00
DEPUTY SIGNATURE: 	Total		8.0	38.00	304.00

Make all checks payable to Michael Layne

Thank you for your business!

 6-9-22

SECURITY/MONITORING

001. 330.57200.34500

176A

INVOICE



4351 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904)431-3914

Bill To

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

Invoice # 646040

Account # 719342

Invoice Date 4/1/2022

Due Date 4/11/2022

Rep JB

Invoice Questions:
AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)- <i>Turned C. Jones 6-9-22</i> <i>LAKE MAINTENANCE</i> <i>001. 320. 53800. 46400</i> <i>76A</i>	850.00
Customer Total Balance \$1,700.00		
Thank you! For your business!		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 # 646040

Account # 719342

Date 4/1/2022

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

The Lake Doctors, Inc.
4651 Salisbury Rd., Suite 155
Jacksonville, FL 32256

IF PAYING BY CREDIT CARD, FILL OUT BELOW

____ Mastercard ____ Visa ____ American Express

Card # _____

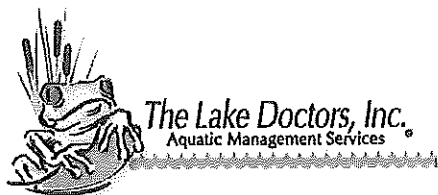
Card Verification # _____

Exp. Date # _____

Print Name _____

Billing Address: ____ Check box if same as above

Signature _____



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904) 431-3914

INVOICE

Invoice #	652460
Account #	719342
Invoice Date	5/1/2022
Due Date	5/11/2022
Rep	JB

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

Invoice Questions: AR@LakeDoctors.com

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

Item	Description	Amount
	Monthly Water Management Service (R)- <i>Turnover C. August 6-9-22</i> <i>LAKE MAINTENANCE</i> <i>001. 320. 53800. 46400</i> <i>76A</i>	850.00
OUTSTANDING BALANCE	\$1,700.00	
Thank you! For your business!		Total Invoice \$850.00

Please include your account number and invoice number on your check with your remittance stub. Please remit payments to: The Lake Doctors, Inc. PO Box 20122 Tampa, FL 33622-0122
--

Remittance Stub

Amount Enclosed

Invoice #	652460
Account #	719342
Date	5/1/2022

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

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

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		



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904) 431-3914

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

INVOICE

Invoice #	659382
Account #	719342
Invoice Date	6/1/2022
Due Date	6/11/2022
Rep	JB

<p>Invoice Questions: AR@LakeDoctors.com</p>
--

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

Item	Description	Amount
	Monthly Water Management Service (R)- <i>Tamara C. August 6-9-22</i> <i>LAKE MAINTENANCE</i> <i>001. 320. 53800, 46400</i> <i>761A</i>	850.00
OUTSTANDING BALANCE	\$2,550.00	
Thank you! For your business!		Total Invoice \$850.00

Please include your account number and invoice number on your check with your remittance stub.
Please remit payments to: The Lake Doctors, Inc.
LOCKBOX
PO Box 20122
Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	659382
Account #	719342
Date	6/1/2022

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

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

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

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

Invoice #: 229

Invoice Date: 6/1/22

Due Date: 6/1/22

Case:

P.O. Number:

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

Description	3A	Hours/Qty	Rate	Amount
Management Fees - June 2022	1,310.513.340		3,875.42	3,875.42
Website Administration - June 2022	1,310.513.491		100.00	100.00
Information Technology - June 2022	1,310.513.351		100.00	100.00
Dissemination Agent Services - June 2022	1,310.513.313		416.67	416.67
Office Supplies	1,310.513.510		0.48	0.48
Postage	1,310.513.420		8.10	8.10
Copies	1,310.513.425		136.50	136.50
Compac Filtration	1,330.572.46500		133.00	133.00
Pool chemicals				
Total				\$4,770.17
Payments/Credits				\$0.00
Balance Due				\$4,770.17

Advanced Direct Marketing Services

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328
E-mail jim@adm-service.com

Invoice

DATE	INVOICE #
6/16/2022	144245

BILL TO

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

	P.O. NO.	TERMS	PROJECT	
		With Order		
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Pine Ridge Plantation CDD				
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging		737	0.10176	75.00
Form layout and preparation for merge imaging		1	37.50	37.50
Laser one sheet front & back		737	0.215	158.46
Fold customer materials		737	0.04288	31.60
Customer single color #10 window envelopes		737	0.18318	135.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX		737	0.095	70.02
Postage		737	0.53	390.61
Mailed Notices 1.310.513.42500 = \$507.58				
Postage 1.310.51300.4200= \$390.61				
67A				
		Subtotal \$898.19		
		Sales Tax (7.5%) \$0.00		
		Total \$898.19		


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

Invoice

Invoice #: 416
Invoice Date: 6/1/2022
Due Date: 6/1/2022
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 - June 2022			677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - June 2022			1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - June 2022			1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - June 2022			4,773.08	4,773.08
 6-3-22				
		Total		\$8,357.67
		Payments/Credits		\$0.00
		Balance Due		\$8,357.67

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244



Invoice
83413

Invoice Date
6/7/2022

Bill To
Pine Ridge Plantation CDD c/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Pine Ridge Plantation CDD 4200 Pine Ridge Parkway Middleburg, FL 32068

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244
Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	7/7/2022

Serviced	Description	Quantity	Price Each	Amount
6/6/2022	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Irrigation: 2" Wilkins 975XL Serial# 2842607- Passed Irrigation: 2" Febco 860 Serial# H16079- Passed Fire: 6" Wilkins 350ADA Serial# V18579- Failed Fire Bypass: 3/4" Wilkins 950XL Serial# 3112047- Failed Potable: 2" Wilkins 975XL Serial# 2953195- Passed Proposal will follow for repairs needed to be in compliance with water utility provider. <i>James C. Jones 6-9-22</i> GENERAL FACILITY MAINTENANCE 001. 330. 57200. 46000 38A	5	45.00	225.00
			0.00	0.00

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

Allways 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 #

27693

DATE

06/13/2022

TOTAL DUE

\$933.60

DUE DATE

06/28/2022

TERMS

Net 15

ENCLOSURE

39A 1.330.572.461 \$ 933.60

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
Shipping/ Handling	Apr 19, 2022: Shipping and Handling Estimate: Order# CS-1563689	1	65.00	65.00
PARTS	Apr 19, 2022: 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.	2	12.50	25.00
PARTS	Apr 19, 2022: 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.	2	13.00	26.00
PARTS	Apr 19, 2022: 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.	1	217.80	217.80
PARTS	Apr 19, 2022: 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.	1	272.00	272.00
PARTS	Apr 19, 2022: 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.	1	217.80	217.80
CS	Jun 8, 2022: Commercial Labor: Install parts on multiple machines - 1. Installed all parts, units test correct. 2. Paramount FS-53 lat pull down - it was pointed out by a resident that here was a problem with the middle stabilization bar. Removed stabilator bar and found it was severely bent. Re-installed leveling foot and adjusted as well as possible. Unit needs new stabilization bar. Pic in attachments. SERVICE REQUEST 33464 - REPAIRS IDENTIFIED DURING APRIL PM Service Request Details/Notes: 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.	1	110.00	110.00

BALANCE DUE

\$933.60

Amir C. Ayman 6-15-22

REPAIRS + REPLACEMENTS- AMENITY

001. 330. 57200. 46100

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

Invoice

Invoice #: 418
Invoice Date: 5/31/2022
Due Date: 5/31/2022
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 May 2022 1,330.57200.34110	70	25.00	1,750.00
			Total \$1,750.00
			Payments/Credits \$0.00
			Balance Due \$1,750.00

6-7-22
OK

PINE RIDGE CDD
FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
70	Facility Assistant	\$ 25.00	\$ 1,750.00

Covers Period: May 2022

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,750.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/22	6	R.W.	Completed daily checklist, returned calls and emails
5/7/22	7	R.W.	Completed daily checklist, returned calls and emails
5/8/22	7	R.W.	Completed daily checklist, returned calls and emails
5/14/22	7	R.W.	Completed daily checklist, returned calls and emails
5/15/22	7	R.W.	Completed daily checklist, returned calls and emails
5/21/22	7	R.W.	Completed daily checklist, returned calls and emails
5/22/22	7	R.W.	Completed daily checklist, returned calls and emails
5/28/22	7	R.W.	Completed daily checklist, returned calls and emails
5/29/22	7	R.W.	Completed daily checklist, returned calls and emails
5/30/22	8	R.W.	Completed daily checklist, returned calls and emails

70

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

Invoice

Invoice #: 419
Invoice Date: 5/31/2022
Due Date: 5/31/2022
Case:
P.O. Number:

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

73A

Description	Hours/Qty	Rate	Amount
Lifeguard Services through May 2022	133.09	17.25	2,295.80
330.572,3420			
Total			\$2,295.80
Payments/Credits			\$0.00
Balance Due			\$2,295.80

6-7-22
av

LIFEGUARDS

Amount

\$ 17.25 \$ 2,295.80

GL # 330,572.3420

\$ 2,295.80

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR MAY 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/7/22	5.75	B.S.	Lifeguard
5/7/22	5.6	J.C.D.G.	Lifeguard
5/7/22	5.58	P.R.	Lifeguard
5/8/22	5.63	C.H.	Lifeguard
5/8/22	5.57	A.B.	Lifeguard
5/8/22	5.58	P.R.	Lifeguard
5/14/22	5.68	C.H.	Lifeguard
5/14/22	5.53	A.B.	Lifeguard
5/15/22	5.32	C.H.	Lifeguard
5/15/22	5.28	A.B.	Lifeguard
5/15/22	5.37	J.G.	Lifeguard
5/15/22	5.1	P.R.	Lifeguard
5/22/22	5.5	C.H.	Lifeguard
5/22/22	5.45	A.B.	Lifeguard
5/28/22	5.55	C.H.	Lifeguard
5/28/22	5.55	A.B.	Lifeguard
5/28/22	5.6	J.G.	Lifeguard
5/28/22	5.62	P.R.	Lifeguard
5/29/22	5.63	C.H.	Lifeguard
5/29/22	5.63	A.B.	Lifeguard
5/29/22	5.73	J.G.	Lifeguard
5/30/22	5.65	C.H.	Lifeguard
5/30/22	5.52	A.B.	Lifeguard
5/30/22	5.67	J.G.	Lifeguard

GRAND TOTAL 133.09

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

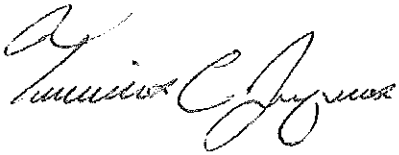
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257


Invoice

Invoice #: 422
Invoice Date: 6/16/2022
Due Date: 6/16/2022
Case:
P.O. Number:

Bill To:

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

Description	73A	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2022			2,276.66	2,276.66
Maintenance Supplies			601.13	601.13
 6-22-2022				
• REPAIRS & MAINTENANCE - GROUNDS			\$1,581.13	
001. 320. 53800. 46000				
• REPAIRS & REPLACEMENT - AMENITY			\$ 812.40	
001. 330. 57200. 46100				
• GENERAL FACILITY MAINTENANCE			\$ 347.47	
001. 330. 57200. 46000				
• JANITORIAL SUPPLIES			\$ 136.79	
001. 330. 57200. 46201				
Total				\$2,877.79
Payments/Credits				\$0.00
Balance Due				\$2,877.79

6/22/22


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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/22	6	B.M.	Touch up paint in clubroom, painted ladies and men's clubroom restroom doors and trims, painted trim and door in kitchen
5/3/22	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
5/5/22	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
5/7/22	2	B.M.	Reset pool motor due to power tripped from storm, removed debris from pool, skimmed gutters, checked pool chemicals
5/10/22	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
5/11/22	8.5	R.M.	Painted splash park
5/12/22	8	B.M.	Finished painting spray feature, acid washed stains from marcite in front of and around spray feature
5/12/22	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
5/17/22	2	B.M.	Unclogged toilet, repaired urinal that wasn't flushing, removed debris around pool deck, picked up supplies
5/17/22	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, picked up supplies
5/19/22	8	B.M.	Removed broken gutter grate, installed new grate, repaired stone on entry column at amenity, removed broken GFCI's in kitchen and main restrooms, replaced eight GFCI outlets, replaced face plates for light switches, replaced regular outlet in kitchen, replaced broken plate in kitchen, picked up supplies
5/19/22	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
5/24/22	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
5/26/22	5	B.M.	Replaced urinal flush valve, replaced broken GFCI for microwave in kitchen, installed/replaced light switch, installed new custom fix cover plate, removed debris around pool deck and common areas, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, picked up supplies, repaired leak in sink in ladies restroom
5/31/22	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
5/31/22	6	D.J.	Cleaned lake banks and waters edge, cleaned outfall structures

TOTAL 61.5

MILES 279

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 06/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	5/11/22	4x5 Canvas Drop Cloth(2)	43.65	J.S.
	5/11/22	Pocket Rags	4.35	J.S.
	5/11/22	6" Plastic Roller Tray (6)	13.60	J.S.
	5/11/22	Blue Painters Tape (2)	15.64	J.S.
	5/11/22	Paint Pail Liner	5.50	J.S.
	5/11/22	2.5qt Mixing Cups (4)	13.71	J.S.
	5/11/22	Wire Brush	7.80	J.S.
	5/11/22	4" Knit Roller Pack(2)	12.12	J.S.
	5/11/22	4" Foam Roller (4)	39.02	J.S.
	5/13/22	Deck Drains (2)	27.16	B.M.
	5/17/22	42 Gallon Trash Bags 50ct	34.47	F.S.
	5/17/22	Toilet Paper 12 rolls (3)	68.93	F.S.
	5/19/22	White Wall Plates (6)	7.87	B.M.
	5/19/22	4 Pack 15A GFCO (2)	128.04	B.M.
	5/19/22	Blank Wall Plate	0.82	B.M.
	5/19/22	Decora Wall Plate (2)	2.62	B.M.
	5/20/22	3/4 Male Adapter	0.82	B.M.
	5/20/22	3/4x2 PVC Pipe	4.01	B.M.
	5/20/22	3/4 Elbow 90degree	2.43	B.M.
	5/20/22	4oz PVC Cement	8.53	B.M.
	5/26/22	Wallplates (3)	3.93	B.M.
	5/26/22	15A GFCT White	22.15	B.M.
	5/26/22	20A Tamper GFCI	26.96	B.M.
	6/2/22	Bleach (2)	10.07	F.S.
	6/2/22	Low Splash Bleach	4.58	F.S.
	6/2/22	Citrus Spray	5.14	F.S.
	6/2/22	Fresh Spray	5.14	F.S.
	6/2/22	Glass Cleaner (2)	8.46	F.S.
	6/2/22	Leaf Rake	31.03	B.M.
	6/2/22	Telescopic Pole	42.53	B.M.
		TOTAL	<u>\$601.13</u>	

Saving Florida's Gopher
Tortoises
C/O To:



Swamp Girl Adventures
Reptile Rehabilitation

5083 Biscayne Rd
Kissimmee FL 34746
321-624-2502

Invoice Date
06/20/22

Customer Information:

Billing Address:		Shipping Address:	
Company:	Amenity Center Manger	Company:	
Name:	Maria Cranford	Name:	
Address:	4200 Pine Ridge Parkway	Address:	
City/State/Zip	Middleburg FL 32068	City/State/Zip	

Order Information:

Qty	Product Description	Amount Each	Amount
1	Saving Florida's Gopher Tortoises Rescue	13,500.00	13,500
	Pine Ridge Plantation CLA-058		
		Subtotal:	13,500
		Tax:	0
		Grand Total:	13,500

Transmitted August 6-22-2022
CAPITAL OUTLAY GF Due from Capital
001 310.51300.60000 187A

Notes:

Checks can be made to: Tax ID # 27-3921041 Contract #
Swamp Girl Adventures

1,300.131.100

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/22	00016	4/13/22 220427	202204 320-53800-60000 WORK COMP-RMVL&INSTL FANS	BEACON ELECTRICAL CONTRACTORS, INC.	*	900.00	900.00 000043
5/19/22	00015	4/20/22 27334	202204 320-53800-60000 RMVSPRIT XT685 TREADMILL	FITNESS PRO	*	5,625.00	5,625.00 000044
5/26/22	00020	5/12/22 417	202204 320-53800-60000 APR EXTRA FAN/INSTALLATN	RIVERSIDE MANAGEMENT SERVICES, INC	*	148.35	148.35 000045
TOTAL FOR BANK B						6,673.35	
TOTAL FOR REGISTER						6,673.35	

Beacon Electrical Contractors, Inc.

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

INVOICE # 220427

Date: 4-13-2022

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

Attn: Brian Stephens
Phone:
Email: bstephens@riversidemgtsvc.com

WORK COMPLETED @ Pine Ridge

Labor and materials to complete electrical work per Beacon Electrical Contractors, Inc.
Proposal dated 3-11-22 (copy attached).

TOTAL INVOICE AMOUNT

\$ 900.00

Thomas C. Jayne 5-12-22
CAPITAL OUTLAY

2. 320.53800.60000

16 B

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

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
27334	04/20/2022	\$5,625.00	05/05/2022	Net 15	

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
Spirit XT685	Spirit XT685 Commercial Treadmill	2	2,625.00	5,250.00
Remove Equipment	Remove Equipment	1	50.00	50.00
Shipping/Delivery/Installation	Shipping/Delivery/Installation	1	325.00	325.00

** Please note that a 20% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled, after the approval for purchase has been given.**

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

Request service online at our website
www.wearefitnesspro.com/service

Capital Outlay 5-12-22

CAPITAL OUTLAY

2. 320.53800.60000

15B

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

Invoice

Invoice #: 417
Invoice Date: 5/12/2022
Due Date: 5/12/2022
Case:
P.O. Number:

Bill To:

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

CR

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2022		1,914.35	1,914.35
Maintenance Supplies		2,422.32	2,422.32
<i>Amicus C. Johnson 5-17-22</i>			
• GENERAL FACILITY MAINTENANCE — \$1,629.72 001.330.57200.46000			
• REPAIRS & MAINT. - GROUNDS — \$1,322.54 001.320.53800.46000			
• JANITORIAL SUPPLIES — \$814.00 001.330.57200.46201			
• LAKE MAINTENANCE — \$175.00 001.320.53800.46400			
• REPAIRS & REPLACEMENTS - AMENITY — \$247.06 001.330.57200.46100			
• CAPITAL OUTLAY — \$148.35 002.320.53800.60000			

Total \$4,336.67

Payments/Credits \$0.00

Balance Due \$4,336.67

20B
Jerry Lambert
5-17-22

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/22	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
4/5/22	5	D.J.	Cleaned lake banks and waters edge, cleaned outfall structures
4/7/22	6	B.M.	Repaired wipe dispenser in fitness center, inspection of playground, touch up painting on trim in club room, cleaned all column caps of mildew and algae in prep for painting, picked up supplies
4/7/22	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
4/12/22	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
4/13/22	7.5	J.S.	Assembled thirteen ceiling fans, attached blades to fans once installed, disposed of old fans
4/14/22	8	B.M.	Repaired stone on column on pool deck, removed broken pool gutter grate, installed new pool gutter grate, painted all white caps on main road columns, picked up supplies, assisted in repair of pool filter, all thread plunger
4/14/22	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
4/19/22	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
4/21/22	8	B.M.	Light inspection at amenity center, grounds and poles, changed AC filters in amenity center, picked up supplies, re-hung fallen sign on pool deck, painted small sign, wood structure, white cap and trim, removed debris around pool deck
4/21/22	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
4/26/22	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
4/28/22	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

TOTAL 50.5

MILES 330

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	4/7/22	1 Gallon Sprayer	11.47	B.M.
	4/7/22	30 Second Mildew Cleaner 320oz	27.23	B.M.
	4/7/22	30 Second Mildew Cleaner 128oz (2)	25.25	B.M.
	4/8/22	Ecosmart 60 Watt 3pk Lightbulbs (6)	75.56	T.J.
	4/11/22	Pool Deck Drain Grate	13.08	B.M.
	4/13/22	52" Hampton Bay Norwood Ceiling Fan	148.35	T.J.
	4/13/22	Ecosmart 60 Watt 3pk Lightbulbs (6)	75.56	T.J.
	4/14/22	Behr Stucco Paint	41.38	B.M.
	4/14/22	Gorilla Construction Adhesive	6.52	B.M.
	4/19/22	Flow Meters (2)	403.26	M.C.
	4/19/22	Replacement Filter Grids (30)	556.20	M.C.
	4/20/22	Multifold Towels 16pk (2)	74.04	M.C.
	4/20/22	Ink Cartridges - Black, Cyan, Magenta and Yellow	60.94	M.C.
	4/20/22	Toilet Seat Covers 20 packs of 250	68.03	M.C.
	4/21/22	Stainless Steel Sheet Metal Screws	1.47	B.M.
	4/21/22	Husky Ratchet 1/4" Roundhead	13.77	B.M.
	4/21/22	Toilet Paper 18 rolls (2)	59.75	F.S.
	4/21/22	Airwick Refills 5pk (2)	27.07	F.S.
	4/25/22	PSX 700 1 Gallon Paint RAL6018	212.75	T.J.
	4/25/22	PSX 700 1 Gallon Paint RAL2000	244.66	T.J.
	4/27/22	42 Gallon Trash Bags 50ct	33.89	F.S.
	4/29/22	A&H Baking Soda 12lbs (8)	91.82	B.M.
	5/4/22	Gym Wipes 4 rolls of 800 wipes	109.40	M.C.
	5/5/22	Wooster Pelican Pail	12.05	B.M.
	5/5/22	Pelican Liner 3pk	5.49	B.M.
	5/5/22	Short Brush (4)	23.35	B.M.
TOTAL			<u>\$2,422.32</u>	