

PINE RIDGE PLANTATION

Community Development District

September 20, 2022

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

September 14, 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, September 20, 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. Discussion of RFP for Landscape Maintenance Services
- IV. Series 2020 Project:
 - A. Update Regarding Series 2020 Project
 - B. Ratification of Pay Requisitions
 - C. Change Orders
- V. Open Items
 - A. Sign at Entryway
 - B. Slide Tower
 - C. Irrigation Map
- VI. Staff Reports
 - A. Attorney
 - B. District Manager

- C. Engineer
- D. Amenity & Operations Manager
 - 1. Report
 - 2. Landscape Quality Inspection Report

VII. Other Business

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the August 2, 2022 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending August 31, 2022
- C. Assessment Receipts Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – 11/15/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

SIXTH ORDER OF BUSINESS

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: September 20, 2022
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- All of the green plastic areas at the playground have been painted to provide a fresh look
- All cabinets in the clubhouse kitchen, bathrooms and activity side have been stained to match the cabinets that were previously freshened up in the poolside restrooms
- Pine straw was installed on September 1st
- Three (3) dead trees that were previously discussed were removed on September 1st by Treeco
- Several trees had to be removed due to storm damage

Landscaping & Lakes:

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

Amenity Manager:

- Total number of rentals for July and August = 23
- Total number of rentals tentatively scheduled for September and October = 12

- A new table umbrella was purchased to replace one that was broken during a storm
- Stargazing event with the Northeast Florida Astronomical Society was held on September 3rd. Next date is scheduled for November 5th
- Community yard sale is being held on September 24th and 25th from 8 a.m. to 1 p.m. both days
- Community Halloween event will be held at the amenity center on October 29th. Haunted house theme will feature the Killer Klowns from Outer Space
- Twisted Philly Steaks will be at the amenity center on September 15th and again on December 1st from 5 to 8 p.m.
- Frozen Sweets truck was at the amenity center on September 3rd from 2 to 5:30 p.m.
- Frozen Scoops will be at the amenity center on September 25th from 12 to 3 p.m. and again on October 8th from 5 to 8 p.m.
- A Real Taste of Georgia is scheduled to be at the amenity center on October 6th and 20th and again on November 16th from 5 to 8 p.m.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, August 2, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

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

Also, present were:

Marilee Giles	District Manager
Wes Haber	District Counsel
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 6:00 p.m. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Giles noted that copies of the agenda were provided for the public. She asked for any public comments on agenda items. One member of the audience made a comment on the budget increases and notifications. He also commented on the trees along the parkway. There was

discussion of the types of trees that do well in the area and taking soil samples to determine what will grow well.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Ms. Giles stated the notice of the public hearing was published.

**Agenda items on Hoffman Constriction and Item IX and X were moved to the beginning of the meeting*

- **Construction Project Update from Hoffman Commercial Construction**

Ms. Cranford asked for updates. Mr. Hoffman commented on safety and clean ups. Ms. Cranford noted the fence had blown over and discussion ensued on options for corrections. He added comments on the Splash pads, pool contractor, plumbing, transformer, electrical work updates, tennis court updates, and the parking lot project. Other comments were made on landscaping, irrigation, damage control, and security. Mr. Soriano commented on fence replacement. There were comments on costs of the projects.

FOURTH ORDER OF BUSINESS

Open Items

A. Transfer of Taking Permit

Ms. Cranford stated there were 45 tortoises that needed re-locating. She summarized the transfer of a total of 45 and noted there were 10 adult female, 1 adult male, 18 sub adult and 15 juvenile and 1 small one. She noted they had all been re-united, and photos were taken. Ms. Cranford clarified the total cost for this Taking Permit was cost was \$13,500. Ms. Giles asked for Board permission to remove this from the Open Items.

B. Sign at Entryway

Ms. Cranford noted there were no updates on the entryway sign.

C. Slide Tower

Ms. Cranford stated there were no new updates on the slide tower. She had reached out for another contract from Mr. Hoffman but has no costs. She will continue to follow-up and reach out to other vendors.

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.

FIFTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2021 Audit Report**

Ms. Giles reviewed the audit report that was required annually for all Districts. The financial report was provided by Berger, Toombs, Elam, Gaines and Frank ending in September 2021. She pointed out several items in the report concluding there were no findings or recommendations, and this is a clean audit with complete compliance.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, the Fiscal Year 2021 Audit Report, was accepted.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-05, Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget**

Ms. Giles noted this resolution resets the public hearing date from what was noticed originally for July 19th. She added there was an error and that is why there was a change. The newspaper agreed to pay for the publishing and offered future discounts.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, the Resolution 2022-05, Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget, was approved.

SEVENTH ORDER OF BUSINESS**Fiscal Year 2023 Budget Matters****A. Overview of Budget**

Ms. Giles provided an overview of the FY 2023 budget. She noted the Board had approved the proposed budget at the last meeting. She stated the proposed budget is an increase for assessments by \$17/month due to rising cost and inflation. She added last year assessments were \$777 and the proposed is \$984 with an increase of \$207. She noted the District had not raised assessments since 2015. She was asked to explain the increase. She noted that the O&M is for pool, landscaping and amenities and noted this fluctuates every year. She explained the debt services as a different payment for homeowners. Further discussion was held on the

amortization schedule being like the homeowners financing schedules, mortgages and financing of bonds and interest rates. Ms. Giles gave contact information for residents to contact her office for further information. It was noted that residents had received notices for the increase.

B. Public Hearing to Consider the Adoption of the Fiscal Year 2023 Budget

Ms. Giles noted the public hearing was an opportunity for the residents to be heard. She described the process for the public hearing and the Board's decision to adopt or make changes. She then asked for a motion to open the hearing.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, Opening the Public Hearing, was approved.

Ms. Giles asked for any further questions on the budget. She covered the budget page by page. She noted the expenditures column line by line and the increase in each line item for the proposed budget. There was a total increase of \$4000 for Administrative costs. She explained the amenity center had a significant increase of about \$35,000 with insurance increases. Discussion ensued on specifics of insurance costs. Ms. Giles further discussed rules, breaking rules and Board's right to suspend residents from amenity center. A question was asked on ball courts and the installation costs, electrical cost in the budget. Further discussion was held on how funds are carried over and reserves. Ms. Giles gave information on Clay County website for further information. She discussed further changes in budget line items to include ground maintenance with an increase of \$24,000, the capital reserve increase based on the reserve study. She explained the capital reserve study process. Questions were asked about the roads and construction. A resident asked about the financial status of the District. Ms. Giles replied this District was in great shape, was well organized, and had a great Board and residents.

Ms. Giles asked for a motion to close the public hearing at this time.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Closing the Public Hearing, was approved.

C. Consideration of Resolution 2022-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023

Ms. Giles asked for any guidance from the Board and asked for a motion.

On MOTION by Mr. Ritchie, seconded by Mr. Lewis, with all in favor, the Resolution 2022-06 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023, was approved.

D. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

Mr. Haber reviewed the assessment at approximately a \$200 increase on an annual basis.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, the Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-08,
Designating Registered Agent**

Mr. Haber noted this is a formality the registered agent will be Wes Haber with Kutak Rock at the address at 107 West College Avenue, Tallahassee, FL 32301.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Resolution 2022-08 Designating the Registered Agent as Wes Haber with Kutak Rock at 107 West College Avenue, Tallahassee, FL 32301, was approved.

NINTH ORDER OF BUSINESS

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

Ms. Giles noted these were signed by the Chair after the last meeting and need ratified by the Board. The Board had some discussion on lights on the courts.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Change Order Proposals with Hoffman Commercial Construction, LLC (#2-#4 & #6), were ratified.

TENTH ORDER OF BUSINESS

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

Ms. Giles noted Change Order #5 on the fence. She added that Change Order #9 and #10 are provided to the Board as paper copies. She asked that the Board ratify each individually.

The Board discussed the options on the fence and decided on Option 4 with spear tops. They discussed which option would bring them up to code and provide security.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Change Order #5 with Option #4 with Spears for \$52,968, was ratified.

Ms. Giles stated this Change Order #9 is on the drawings.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, Change Order #9, was ratified.

Ms. Giles stated this Change Order #10 this is the 2 additional concrete projects.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Change Order #10 for \$4959, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisitions (27-31)

Ms. Giles stated that requisitions 27-31 needed ratification by the Board. The requisitions have an attached invoice.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Requisitions 27-31, were ratified.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted there was nothing further to report.

B. District Manager – Discussion of Fiscal Year 2023 Meeting Schedule

Ms. Giles noted the meeting schedule is suggested as the current schedule. She clarified the next meeting is September 20th. The Fiscal Year 2023 schedule starts in October.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, Fiscal Year 2023 Meeting Schedule, was approved.

C. Engineer – Work Authorization No. 23 for Master Infrastructure Improvements for Amenity Center Enhancements

Ms. Giles noted this work authorization related to the construction project.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, Work Authorization #23 for Master Infrastructure Improvements for Amenity Center Enhancements, was approved.

D. Amenity & Operations Manager

1. Report

Ms. Cranford updated the Board on the completed items and the community events. This report is attached to the agenda package for details.

2. Down to Earth Proposals for Tree Trimming

Ms. Cranford updated the Board on the proposals for tree removal and trimming. It was noted there were 5 trees that needed attention and reviewed the specific locations and issues with each. After discussion the Board decided this was within Ms. Cransford's threshold of spending. The Board did ask a question on the locations.

3. Keatings Communications Proposals

Ms. Cranford updated the Board on the proposals from Keatings Communication for installation of cameras. She reviewed the specifics of each camera and other proposals as well. Discussion ensued on upgrades that would be provided every 5 years. Ms. Giles noted the terms of Annual payments on cloud-based service is \$3,240. Mr. Soriano explained the annual payment. The total cost was questioned, and the Board asked that Ms. Cranford explore the proposal quote further. Ms. Cranford noted \$9,625 for items as a part of the quote. Overall, there was confusion of the proposals and a total of \$29,685.73 that was unclear. After discussion there was some concerns about the total costs and breakdowns of the billing and wanted Mr. Lewis to work with staff to determine actual total costs.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, the Proposals from Keatings Communication and A Not To Exceed Amount of \$16,000 and Authorize Supervisor Lewis to Work With Staff, was approved in substantial form.

4. Convergent Technologies Proposal for Ball Court Access Control

Ms. Cranford updated the Board on the proposal from Covergint for work to provide and install access control on 2 gate entrances to the new basketball court and the tennis/picketball courts. The scope of work was discussed for a total of \$9,916. Ms. Cranford noted the timeline at about 20-24 weeks. Ms. Giles recommended approval in substantial form and Mr. Lewis to work with staff.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, the Proposal from Convergent Technologies with a Not To Exceed of \$10,000 and to Authorize Supervisor Lewis to Work with Staff, was approved in substantial form.

5. Landscape Quality Inspection Report

Mr. Soriano updated the Board on the landscape report. He noted there were 3 items for review to include a Control box structure for utilities and he has a quote for \$6500 that has been received with certifying utilities was for \$4,500. He has not received a signed agreement back as of now. He asked for either approval with a Not To Exceed amount or waiting until next month for ratification. The Board agreed to proceed with a not to exceed amount of \$4,500

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, the Proposal for Certifying Utility Services with a Not To Exceed of \$4,500 and to Authorize Supervisor Lewis to Work with Staff, was approved in substantial form.

Mr. Soriano noted the light installation with Clay Electric had issues with power. He added they repaired, but there are still issues they will repair and replace as needed. The Board need no action.

Mr. Soriano commented on the irrigation map. He reviewed the meeting discussions from November 2019 and noted the specific issues and irrigation repairs and landscape scope. He added the agreement he received does not match needs. He noted the Board needs to adjust and finalize the scope and agreement contract. He added they are in a contract until March of 2023 with a 16% down payment and no signed contract. He stated the new contract and another 10% on October 1st. The schedule of 4 times/year versus 6 times/year was discussed. The Board would need to determine what is best.

He added a concern with the contract on tree trimming is now at 14 feet over the roadways. Discussion ensued on sidewalks at the length of trimming there, HOA, homeowners & CDD responsibilities. Palm pruning was discussed, and the needs are not correct in the agreement. Further discussion ensued on other concerns that are not being covered in the current contract, the RFP, and the scope of services that were outlined. The change of scope was discussed as well as the price increase of 26%. The Board commented they should not move forward and that no price increase should be adjusted until after March of 2023 and the change of scope is updated or completed. The Board commented a new bid threshold is \$195,000.

Board discussion continued on the current agreement to pay the increase of 16% as of January 1st and the concerns with scope of services and a revised RFP contract to meet the needs. It was agreed there needs to be an understanding of the terms of the agreement. Board member asked the representative how the company would respond to this issue. The Board stated the RFP stands and if the company cannot fulfill, they will come back and address the issue of the contract. The company will continue with the current work.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Haber noted a letter was received on July 22nd from the Clay County Utility Authority seeking approximately \$20,000 for connection and associated fees for splash pad. He noted after discussion with a Clay County Authority Representative this price was the going rate. He added this was a one-time fee. Discussion ensued on the rates and signed agreement. Mr. Haber recommended the Board approve in substantial form and authorize the Chair to work with staff to finalize the amount in a not to exceed amount of \$20,550.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Agreement with Clay County Utility Authority with a Not To Exceed Amount of \$20,550 and Authorize the Chair to work with Staff, was approved in substantial form.

Ms. Cranford updated the Board on the colors of the basketball court and asked for input. Mr. Mosley discussed with the Board the different color options, the wear and tear on the court, and the colors that would hold up best. After discussion the Board decided to have the company send digital versions for Board viewing and then seek community input. No decision was made.

**Supervisor Ritchie left the meeting at 8:56.*

FOURTEENTH ORDER OF BUSINESS Public Comments/Supervisor's Requests

Public Comments:

There were no member of the public present.

Supervisor Requests:

- Supervisor commented on internal mechanism dated 5.7.2020. He added it's been 2 years since first check was sent and stated they should have known about the issue with the RFP. Continued discussion was on the stance of the company.
- Supervisor noted their agreement does give them the right to terminate with 90-day notice. They are not bound until March 2023. It was also noted the District could terminate for cause immediately with the District could terminate in 30 days.
- Supervisor noted it could have been faced over 2 years ago. Legal steps were discussed. Discussion continued on the contract and the RFP.
- It was noted the timing on their response was a concern.
- Ms. Giles noted the options were to send a letter and hold funds if something was not being performed correctly.
- Supervisor asked about paying or withholding funds for services not received. The binding agreement is what is signed by the parties. Risks were discussed with further Board action. Timeline was also discussed for further action and issuing a new contract to the company.
- Ms. Giles noted they could hold a special meeting to make new decisions for either termination or suspension of services. An email could be sent to request a new scope from the company. They could also give 30-day termination. All options were discussed.
- A decision was made to send an email that gives a 2-week response for suspension date to Down To Earth.

FIFTEENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the April 18, 2022 Workshop and the May 17, 2022 Meeting

Ms. Giles presented the meeting minutes for the April 18, 2022 workshop meeting and the May 17, 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 June 30, 2022

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

C. Assessment Receipts Schedule

Ms. Giles noted the receipt schedule was collected at 100%.

D. Approval of Check Register

Ms. Giles presented the check register totaling \$93,613.02.

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

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – 9/20/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for September 20, 2022 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center. She noted she has requested to add Construction Project Updates on every meeting agenda.

SEVENTEENTH 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
August 31, 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	\$139,726	\$59,601	---	---	\$199,327
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$115,100	---	\$115,100
Revenue A	---	---	\$162,380	---	\$162,380
Prepayment	---	---	---	---	\$0
Construction	---	---	---	\$1,046,044	\$1,046,044
State Board	\$268,145	\$201,873	---	---	\$470,018
US Bank Custody	\$481,352	---	---	---	\$481,352
Prepaid Expnses	---	---	---	---	\$0
Due from Capital	---	---	---	---	\$0
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PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/22	ACTUAL THRU 08/31/22	VARIANCE
REVENUES:				
Assessments - Tax Collector	\$538,283	\$538,283	\$539,572	\$1,288
Misc./Facility Rental Income	\$3,000	\$2,750	\$9,984	\$7,234
Interest Income	\$600	\$550	\$2,000	\$1,450
TOTAL REVENUES	\$541,883	\$541,583	\$551,555	\$9,972
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees/FICA Taxes	\$10,334	\$9,473	\$8,397	\$1,077
Engineering	\$7,000	\$6,417	\$1,519	\$4,898
Attorney	\$20,000	\$16,667	\$5,901	\$10,765
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	\$4,583	\$4,583	(\$0)
Management Fees	\$46,505	\$42,630	\$42,630	(\$0)
Computer Time	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$350	\$321	\$331	(\$11)
Postage	\$1,000	\$917	\$990	(\$73)
Printing & Binding	\$1,200	\$1,100	\$1,983	(\$883)
Insurance	\$8,810	\$8,810	\$8,290	\$520
Legal Advertising	\$2,500	\$2,292	\$509	\$1,783
Other Current Charges	\$600	\$550	\$307	\$244
Website Domain	\$1,200	\$1,100	\$1,100	\$0
Office Supplies	\$300	\$275	\$18	\$257
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$121,734	\$110,009	\$91,509	\$18,501
GROUPS MAINTENANCE:				
Landscape Maintenance	\$100,000	\$91,667	\$88,175	\$3,492
Lake Maintenance	\$9,300	\$8,525	\$10,147	(\$1,622)
Electric	\$2,500	\$2,292	\$1,525	\$767
Water	\$35,000	\$32,083	\$17,304	\$14,779
Repairs And Maintenance	\$20,000	\$18,333	\$11,605	\$6,728
Irrigation Repairs	\$0	\$0	\$2,491	(\$2,491)
Contingencies	\$4,451	\$4,080	\$0	\$4,080
GROUPS MAINTENANCE EXPENDITURES	\$171,251	\$156,980	\$131,247	\$25,734

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/22	ACTUAL THRU 08/31/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>AMENITY CENTER</u>				
Insurance	\$10,902	\$10,902	\$10,258	\$644
General Facility Maintenance	\$15,000	\$13,750	\$13,335	\$415
Repairs & Replacements	\$15,000	\$13,750	\$13,684	\$66
Recreational Passes	\$500	\$458	\$0	\$458
Postage	\$100	\$92	\$0	\$92
Printing & Email Marketing	\$125	\$115	\$0	\$115
Office Supplies	\$700	\$642	\$395	\$246
Other Current Charges	\$250	\$229	\$0	\$229
Permit Fees	\$250	\$250	\$250	\$0
Contingency	\$5,000	\$4,583	\$459	\$4,124
Special Events	\$12,000	\$13,255	\$13,255	\$0
Refuse Service	\$7,200	\$6,600	\$8,012	(\$1,412)
Security	\$10,000	\$9,167	\$8,521	\$646
Gate Monitor	\$6,146	\$5,634	\$0	\$5,634
<u>Utilities</u>				
Water & Sewer	\$4,500	\$4,125	\$3,520	\$605
Electric	\$23,000	\$21,083	\$15,728	\$5,355
Cable/Phone/Internet	\$3,720	\$3,410	\$3,601	(\$191)
<u>Management Contracts</u>				
Amenity Management	\$57,277	\$52,504	\$52,504	\$0
Facility Assistant	\$19,489	\$17,865	\$7,063	\$10,802
Field Management Services	\$22,388	\$20,522	\$20,522	(\$0)
Lifeguards	\$17,790	\$12,922	\$12,922	\$0
Pool Maintenance	\$12,500	\$11,458	\$11,458	(\$0)
Pool Chemicals	\$12,306	\$11,281	\$12,396	(\$1,115)
Janitorial	\$8,127	\$7,450	\$7,450	\$0
Janitorial Supplies	\$3,200	\$2,933	\$3,348	(\$414)
Holiday Decorations	\$0	\$0	\$263	(\$263)
AMENITY CENTER EXPENDITURES	\$267,470	\$244,980	\$218,944	\$26,036
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Capital Projects - Transfer Out	\$24,614	\$24,614	\$24,614	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$24,614	\$24,614	\$24,614	\$0
TOTAL EXPENDITURES	\$585,070	\$536,583	\$466,313	\$70,270
EXCESS REVENUES (EXPENDITURES)	(\$43,187)		\$85,242	
FUND BALANCE - Beginning	\$43,187		\$791,199	
FUND BALANCE - Ending	\$0		\$876,442	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2022

REVENUES:

ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Assessments - Tax Collector	\$538,283	\$0	\$24,855	\$496,735	\$5,622	\$2,182	\$3,954	\$1,982	\$807	\$3,435	\$0	\$0	\$539,572
Interest Income	\$600	\$38	\$40	\$48	\$47	\$46	\$94	\$139	\$266	\$352	\$412	\$517	\$2,000
Misc./Facility Rental Income	\$3,000	\$1,264	\$600	\$375	\$375	\$825	\$750	\$1,050	\$1,500	\$1,220	\$1,350	\$675	\$9,984
TOTAL REVENUES	\$541,883	\$1,303	\$25,495	\$497,159	\$6,044	\$3,053	\$4,797	\$3,171	\$2,573	\$5,007	\$1,762	\$1,192	\$551,555

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees/FICA Taxes	\$10,334	\$1,077	\$1,077	\$1,077	\$1,077	\$0	\$1,077	\$1,077	\$861	\$0	\$1,077	\$0	\$0	\$8,397
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	\$417	\$417	\$0	\$4,583
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	\$320	\$872	\$0	\$0	\$5,901
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	\$3,875	\$3,875	\$0	\$42,630
Computer Time	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$350	\$2	\$0	\$70	\$33	\$53	\$58	\$25	\$50	\$0	\$40	\$0	\$0	\$331
Postage	\$1,000	\$3	\$8	\$26	\$14	\$19	\$7	\$10	\$10	\$399	\$432	\$62	\$0	\$990
Printing & Binding	\$1,200	\$7	\$5	\$163	\$36	\$73	\$7	\$62	\$8	\$644	\$974	\$5	\$0	\$1,983
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	\$0	\$0	\$0	\$0	\$509
Other Current Charges	\$600	\$0	\$25	\$28	\$0	\$0	\$15	\$200	\$0	\$24	\$15	\$0	\$0	\$307
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Office Supplies	\$300	\$0	\$0	\$6	\$1	\$1	\$6	\$1	\$1	\$0	\$1	\$0	\$0	\$18
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	\$9,055	\$7,903	\$4,560	\$0	\$91,509

GROUNDS MAINTENANCE:

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$8,306	\$8,306	\$8,306	\$8,306	\$8,556	\$8,306	\$8,306	\$8,306	\$0	\$88,175
Lake Maintenance	\$9,300	\$770	\$991	\$850	\$968	\$1,065	\$1,078	\$1,025	\$850	\$850	\$850	\$850	\$0	\$10,147
Electric	\$2,500	\$135	\$134	\$138	\$157	\$157	\$125	\$126	\$125	\$126	\$149	\$153	\$0	\$1,525
Water	\$35,000	\$1,439	\$2,108	\$2,084	\$1,469	\$1,605	\$1,524	\$1,489	\$1,454	\$1,368	\$1,510	\$1,254	\$0	\$17,304
Repairs And Maintenance	\$20,000	\$0	\$723	\$2,030	\$715	\$739	\$1,268	\$2,046	\$1,581	\$1,581	\$922	\$0	\$0	\$11,605
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	\$12,566	\$12,230	\$11,736	\$10,563	\$0	\$131,247

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	\$1,647	\$1,675	\$0	\$0	\$13,335
Repairs & Replacements	\$15,000	\$1,951	\$3,364	\$4,518	\$1,575	\$0	\$0	\$247	\$812	\$1,067	\$150	\$0	\$0	\$13,684
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	\$381	\$1,069	\$0	\$13,255
Refuse Service	\$7,200	\$595	\$595	\$595	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$778	\$0	\$8,012
Security	\$10,000	\$753	\$448	\$568	\$688	\$1,045	\$457	\$285	\$1,228	\$1,045	\$1,155	\$848	\$0	\$8,521
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	\$320	\$314	\$0	\$3,520
Electric	\$23,000	\$1,455	\$1,235	\$1,288	\$1,180	\$1,559	\$1,151	\$1,182	\$1,243	\$1,650	\$2,005	\$1,780	\$0	\$15,728
Cable/Phone/Internet	\$3,720	\$306	\$306	\$306	\$325	\$324	\$326	\$324	\$324	\$324	\$368	\$368	\$0	\$3,601
<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	\$4,773	\$4,773	\$0	\$52,504
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$800	\$325	\$1,750	\$1,400	\$1,575	\$1,213	\$0	\$7,063
Field Management Services	\$22,388	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	\$0	\$20,522
Lifeguards	\$17,790	\$0	\$0	\$0	\$0	\$0	\$597	\$0	\$2,296	\$3,540	\$4,220	\$2,269	\$0	\$12,922
Pool Maintenance	\$12,500	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$11,458
Pool Chemicals	\$12,306	\$1,026	\$1,026	\$1,122	\$1,122	\$1,112	\$1,122	\$1,122	\$1,122	\$1,207	\$1,207	\$1,207	\$0	\$12,396
Janitorial	\$8,127	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$677	\$0	\$7,450
Janitorial Supplies	\$3,200	\$117	\$163	\$144	\$249	\$357	\$698	\$814	\$137	\$416	\$251	\$0	\$0	\$3,348
Holiday Decorations	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
<u>AMENITY CENTER EXPENDITURES</u>														
	\$267,024	\$31,785	\$16,393	\$21,262	\$14,829	\$16,378	\$17,321	\$19,262	\$18,960	\$22,106	\$22,444	\$18,204	\$0	\$218,944
<u>TOTAL EXPENDITURES</u>														
	\$560,010	\$65,662	\$34,088	\$42,308	\$33,593	\$33,059	\$36,429	\$39,067	\$38,691	\$43,391	\$42,083	\$33,326	\$0	\$441,699
<u>OTHER SOURCES/(USES):</u>														
Capital Projects - Transfer Out	\$24,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,614	\$0	\$0	\$24,614
<u>EXCESS REVENUES (EXPENDITURES)</u>														
	(\$42,741)	(\$64,360)	(\$8,593)	\$454,850	(\$27,549)	(\$30,006)	(\$31,632)	(\$35,897)	(\$36,118)	(\$38,384)	(\$15,707)	(\$32,134)	\$0	\$85,242

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/22	ACTUAL THRU 08/31/22	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$24,614	\$24,614	\$24,614	\$0
Interest	\$250	\$229	\$1,274	\$1,045
TOTAL REVENUES	\$24,864	\$24,843	\$25,888	\$1,045
EXPENDITURES:				
Capital Outlay	\$20,000	\$18,333	\$34,172	(\$15,838)
Culture/Recreation	\$20,000	\$18,333	\$32,237	(\$13,904)
Repair and Maintenance	\$0	\$0	\$4,500	(\$4,500)
TOTAL EXPENDITURES	\$40,000	\$36,667	\$70,909	(\$34,242)
EXCESS REVENUES (EXPENDITURES)	(\$15,136)		(\$45,021)	
FUND BALANCE - Beginning	\$341,577		\$306,495	
FUND BALANCE - Ending	<u>\$326,441</u>		<u>\$261,475</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 August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/22	ACTUAL THRU 08/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Roll	\$926,572	\$926,572	\$928,789	\$2,218
Interest Income	\$50	\$46	\$697	\$651
<i>TOTAL REVENUES</i>	<u>\$926,622</u>	<u>\$926,618</u>	<u>\$929,486</u>	<u>\$2,868</u>
<u>EXPENDITURES:</u>				
<u>DS 2020A1</u>				
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)
<u>DS 2020A2</u>				
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)
<i>TOTAL EXPENDITURES</i>	<u>\$927,298</u>	<u>\$927,298</u>	<u>\$942,298</u>	<u>(\$15,000)</u>
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<i>TOTAL OTHER FINANCIAL SOURCES/(USES)</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<i>EXCESS REVENUES (EXPENDITURES)</i>	<u>(\$676)</u>		<u>(\$12,812)</u>	
FUND BALANCE - Beginning	\$175,191		\$463,884	
FUND BALANCE - Ending	<u><u>\$174,515</u></u>		<u><u>\$451,072</u></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 August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/22	ACTUAL THRU 08/31/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,340	\$2,340
TOTAL REVENUES	\$0	\$0	\$2,340	\$2,340
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$808,559	(\$808,559)
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$808,559	(\$808,559)
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		(\$806,219)	
FUND BALANCE - Beginning	\$0		\$1,852,263	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,046,044</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.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

7/1/2022 - 8/31/2022

Date	Check Numbers	Amount
<u>General Fund</u>		
7/1/22 - 7/30/22	3045-3056	\$ 26,068.33
8/1/22 - 8/31/22	3057-3072	\$ 40,332.38
		<hr/>
		\$ 66,400.71
<u>Capital Reserves Fund</u>		
8/1/22 - 8/31/22	46-47	\$ 12,158.40
		<hr/>
		\$ 12,158.40
<u>Utilities and Autopayments</u>		
July 15, 2022	Waste Management	\$ 778.27
July 18, 2022	SafeTouch	\$ 88.05
July 25, 2022	Comcast	\$ 368.23
August 1, 2022	Clay County Utilities	\$ 2,154.00
August 2, 2022	Clay Electric	\$ 1,829.91
August 16, 2022	Waste Management	\$ 778.27
August 16, 2022	SafeTouch	\$ 88.05
August 25, 2022	Comcast	\$ 368.27
August 26, 2022	Clay County Utilities	\$ 1,567.70
August 30, 2022	Clay Electric	\$ 1,933.00
		<hr/>
TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 9,953.75
		<hr/>
		\$ 88,512.86

*Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/08/22	00046	6/27/22 359054	202206 310-51300-32200	AUDIT FYE 9/30/21	*	3,175.00	
				BERGER TOOMBS ELAM GAINES&FRANK			3,175.00 003045
7/08/22	00069	6/16/22 2022-226	202206 310-51300-48000	PUB HEARING ADOPT BUDGET	*	51.00	
		6/16/22 2022-226	202206 310-51300-48000	PUB HEARING ADOPT BUDGET	V	51.00-	
				OSTEEN MEDIA GROUP - CLAY TODAY			.00 003046
7/08/22	00003	7/01/22 230	202207 310-51300-34000	JUL MANAGEMENT FEES	*	3,875.42	
		7/01/22 230	202207 310-51300-49100	JUL WEBSITE ADMIN	*	100.00	
		7/01/22 230	202207 310-51300-35100	JUL INFORMATION TECH	*	100.00	
		7/01/22 230	202207 310-51300-31300	JUL DISSEM AGENT SERVICES	*	416.67	
		7/01/22 230	202207 310-51300-51000	OFFICE SUPPLIES	*	.90	
		7/01/22 230	202207 310-51300-42000	POSTAGE	*	26.85	
		7/01/22 230	202207 310-51300-42500	COPIES	*	466.65	
		7/01/22 230	202207 310-51300-41000	TELEPHONE	*	40.15	
				GOVERNMENTAL MANAGEMENT SERVICES			5,026.64 003047
7/08/22	00159	7/07/22 07072022	202207 330-57200-60100	7/30/22 EVENT	*	300.00	
				NORTH EAST FLORIDA ASTRONOMICAL			300.00 003048
7/08/22	00054	7/01/22 13129560	202207 330-57200-46500	JUL POOL CHEMICALS	*	1,207.22	
				POOLSURE			1,207.22 003049
7/11/22	00067	7/08/22 144276	202207 310-51300-42500	FY23 INCRS ASMT MAILEDNTC	*	507.58	
		7/08/22 144276	202207 310-51300-42000	FY23 INCRS ASMT POSTAGE	*	405.35	
				ADVANCED DIRECT MARKING SERVICES			912.93 003050
7/14/22	00188	7/08/22 07082022	202207 300-36900-10100	RENTAL DEPOSIT REFUND	*	75.00	
				ABEL T HERRERA RAMIREZ			75.00 003051
				PRP --PINERIDGE-- BPEREGRINO			

PRP --PINERIDGE-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/22	00106	7/17/22 07172022	202207 330-57200-34500		*	76.00	
		6/11/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	76.00	
		6/12/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	114.00	
		6/17/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	114.00	
		6/18/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	114.00	
		6/24/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	114.00	
		6/26/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	152.00	
		7/09/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	114.00	
		7/16/22 SECURITY					
		7/17/22 07172022	202207 330-57200-34500		*	38.00	
		7/17/22 SECURITY					
MATTHEW EDMONSON						912.00	003064
8/12/22	00176	7/13/22 06042022	202206 330-57200-34500		*	152.00	
		06/04/22 SECURITY					
		7/13/22 06042022	202206 330-57200-34500		*	152.00	
		06/05/22 SECURITY					
		7/13/22 06042022	202206 330-57200-34500		*	152.00	
		06/10/22 SECURITY					
MICHAEL C LAYNE						456.00	003065
8/12/22	00054	8/01/22 13129560	202208 330-57200-46500		*	1,207.22	
		AUG POOL CHEMICALS					
POOLSURE						1,207.22	003066
8/12/22	00073	7/19/22 426	202206 320-53800-46000		*	1,580.75	
		JUN GROUND MAINTENANCE					
		7/19/22 426	202206 330-57200-46000		*	1,422.38	
		JUN GEN FACILITY MAINT					
		7/19/22 426	202206 330-57200-46201		*	416.32	
		JANITORIAL SUPPLIES					
		8/01/22 425	202208 330-57200-46200		*	677.25	
		AUG JANITORIAL SERVICES					
		8/01/22 425	202208 330-57200-46400		*	1,041.67	
		AUG POOL MAINTENANCE SRVS					
		8/01/22 425	202208 330-57200-34000		*	1,865.67	
		AUG CONTRACT ADMIN					
		8/01/22 425	202208 330-57200-34100		*	4,773.08	
		AUG FACILITY MANAGEMENT					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/02/22 427	202207 330-57200-60100		*	80.82	
			STARGAZING EVENT 7/30/22				
		8/04/22 428	202207 330-57200-34110		*	1,575.00	
			FAC ASSISTAT THRU JULY 22				
		8/04/22 429	202207 330-57200-34200		*	4,220.39	
			JUL LIFEGUARD SERVICES				
		8/09/22 430	202208 330-57200-60100		*	386.14	
			CORNHOLE TOURNAMENT 8/13				
		8/09/22 431	202208 330-57200-60100		*	382.93	
			CORNHOLE TOURNAMENT 8/27				
				RIVERSIDE MANAGEMENT SERVICES INC			18,422.40 003067
8/22/22 00176		7/31/22 072022	202208 330-57200-34500		*	152.00	
			7/3 SECURITY				
		7/31/22 072022	202208 330-57200-34500		*	152.00	
			7/8 SECURITY				
		7/31/22 072022	202208 330-57200-34500		*	152.00	
			7/15 SECURITY				
		7/31/22 072022	202208 330-57200-34500		*	152.00	
			7/23 SECURITY				
		7/31/22 072022	202208 330-57200-34500		*	152.00	
			7/31 SECURITY				
				MICHAEL C LAYNE			760.00 003068
8/22/22 00076		8/18/22 19904B	202208 320-53800-46400		*	850.00	
			AUG LAKE MAINTENANCE				
				THE LAKE DOCTORS INC			850.00 003069
8/23/22 00073		8/17/22 432	202207 330-57200-46000		*	1,260.89	
			JUL FAC MAINTENANCE				
		8/17/22 432	202207 320-53800-46000		*	921.59	
			JUL REPAIRS&MAINT-GROUND				
		8/17/22 432	202207 330-57200-46201		*	251.41	
			JUL JANITORIAL SUPPLIES				
				RIVERSIDE MANAGEMENT SERVICES INC			2,433.89 003070
8/29/22 00159		8/23/22 08232022	202208 330-57200-60100		*	300.00	
			9/3/22 STARGAZING EVENT				
				NORTH EAST FLORIDA ASTRONOMICAL			300.00 003071
8/29/22 00152		7/28/22 18215435	202207 330-57200-46000		*	103.64	
			QTRLY PEST CONTROL SRV				
				TURNER PEST CONTROL,LLC			103.64 003072
				TOTAL FOR BANK A		66,400.71	
				PRP --PINERIDGE-- BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						66,400.71	



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

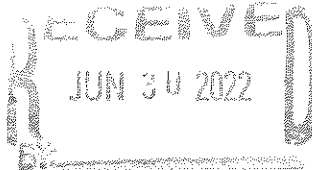
772/461-6120 // 461-1155
FAX: 772/468-9278

*PINE RIDGE PLANTATION CDD
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092*

Invoice No. 359054
Date 06/27/2022
Client No. 19560

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,175.00



1,310,513.322
46A

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 230**Invoice Date:** 7/1/22**Due Date:** 7/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022		3,875.42	3,875.42
Website Administration - July 2022		100.00	100.00
Information Technology - July 2022		100.00	100.00
Dissemination Agent Services - July 2022		416.67	416.67
Office Supplies		0.90	0.90
Postage		26.85	26.85
Copies		466.65	466.65
Telephone		40.15	40.15
Total			\$5,026.64
Payments/Credits			\$0.00
Balance Due			\$5,026.64

PINE RIDGE PLANTATION - GF

7/08/2022

VENDOR NUMBER/NAME:

159 NORTH EAST FLORIDA ASTRONOMICA

CHECK #: 003048

INV DATE INV#

AMOUNT DISCOUNT

NET

20220707 07072022

300.00

300.00 7/30/22 EVENT

TOTAL

7/8
Mail
Pmt to
PRP Amenity Ctr.

PINE RIDGE PLANTATION - GF

7/08/2022

VENDOR NUMBER/NAME:

159 NORTH

CHECK #: 003048

INV DATE INV#

AMOUNT D

20220707 07072022

300.00

EVENT

TOTAL

\$300.00

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

003048

PINE RIDGE PLANTATION CDD
GENERAL FUND

SUNTRUST BANK
NORTH FLORIDA

63-215/631

475 WEST TOWN PLACE STE 114
ST AUGUSTINE, FL 32092
(904) 940-5850

DATE

AMOUNT

7/08/2022

\$300.00*

THREE HUNDRED DOLLARS & 00 CENTS

PAY

TO THE
ORDER
OF:

NORTH EAST FLORIDA ASTRONOMICAL
SOCIETY
P.O. BOX 5432
JACKSONVILLE FL 32247-5432

AUTHORIZED SIGNATURE

⑈003048⑈ ⑆063102152⑆1000043468411⑈

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: NEFAS event check
Date: July 7, 2022 at 11:54 AM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Pine Ridge Plantation prmgr@riversidemgtsvc.com

Margaret,

Please see attached for processing. Flag to send check to the amenity center below Maria signature line 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

Begin forwarded message:

From: Pine Ridge Plantation <prmgr@riversidemgtsvc.com>
Subject: NEFAS event check
Date: July 7, 2022 at 11:47:30 AM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>

Good afternoon!!

I will be having the Northeast Florida Astronomical Society back out to Pine Ridge on July 30th. As you may recall, they do not do invoicing as payments are considered donations. I will need the event check sent directly to the Pine Ridge amenity center (4200 Pine Ridge Parkway) in the amount of \$300

Please let me know if you have any questions and I hope you're having a great week

Maria Cranford

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

Note:

Mail NEFAS
check to
PRP Amenity Ctr
attn: Maria
address below
Maria's signature
line

159A

1.330.572.60100

7/30 event



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

Invoice

Date 7/1/2022

Invoice # 131295607699

Terms	Net 20
Due Date	7/21/2022
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

Signature 6-22-2022

POOL CHEMICALS

001 330.57200.46500

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

54A

Remittance Slip

Customer
13GMS100
Invoice #
131295607699

Amount Due \$1,207.22

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295607699

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 #
7/8/2022	144276

BILL TO

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

SERVICE DESCRIPTION	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	0.55	405.35
<div>67A FY23 1CRS ASMT Mailed NTC $1.310.513.425 = \\$507.58$ FY 23 1CRS ASMT Postage $1.310.513.420 = \\$405.35$</div>			
Subtotal			\$912.93
Sales Tax (7.5%)			\$0.00
Total			\$912.93

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: rental refund
Date: July 8, 2022 at 12:23 PM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Pine Ridge Plantation prmgr@riversidemgtsvc.com

BP

PRP

Margaret,

Please see below rental refund request for \$75.00 to Abel T Herrera Ramirez.

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

Begin forwarded message:

From: Pine Ridge Plantation <prmgr@riversidemgtsvc.com>
Subject: rental refund
Date: July 8, 2022 at 11:49:15 AM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>

Good afternoon Bernadette,

I need to have a rental refund issued for a former resident. They had booked their rental back in April for a date in August but they have moved out of the community so using the space is no longer an option for them. It would be check #1177 from Abel T Herrera Ramirez, it was in my deposit summary from 4/28/22

Check will go to:
1768 Village Lane
Jacksonville, FL 32221

Thank you and have a great weekend!

Maria Cranford

--

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

188A

1:300.369.00.10100

Beacon Electrical Contractors, Inc.

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

INVOICE # 220109

Date: 1-18-2022

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 for:

- Trouble shoot site poles down pathway , determined incorrect wiring.
- Repaired in ground junction box and corrected wiring connections.

TOTAL INVOICE AMOUNT

\$ 723.00

Tanner C. Jones 7-13-2022

REPAIRS/MAINTENANCE - GROUNDS

001.320.53800.46000

1891A

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.



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

(904) 284-7575

Invoice Number: SSI10678
Invoice Date: 7/12/2022

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 7/27/2022
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 7/12/2022
Our Order No
SalesPerson

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

1.330.572.345

107A

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

Subtotal: 45.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 45.00

INVOICE

CLIENT NAME

PINE RIDGE

CLIENT NUMBER

CLIENT ADDRESS

INVOICE NUMBER

INVOICE DATE

7/12/2022

EVENT	DATE	DESCRIPTION	PERSONNEL START and STOP TIMES	HOURS or QUANTITY	RATE	TOTAL
1	06/10/22 0000 - 06/10/22 0000	PINE RIDGE	Michael Layne 06/10/22 1845 - 06/10/22 2245	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
INVOICE TOTAL:				(hrs) 4		\$152.00

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: JUNE 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
06/04/2022	Worked a little later tonight. No activity at pool when I got here. Patrolled neighborhood and new construction at the back. Checked pool area and weight room. Neighborhood patrol. Checked amenity center area.	2300/0300	4.0	38.00	152.00
06/05/2022	Checked amenity center. Birthday party in progress. Several people in the pool. Neighborhood patrol. Citizen contact at Pine Ridge and Caribbean Pine. Pool empty by 2040 hours. Checked amenity center. Neighborhood patrol. Checked amenity center.	1930/2330	4.0	38.00	152.00
6/10/2022	Checked amenity center. Busy pool day. Neighborhood patrol. Citizen contact at Caribbean Pine. Citizen contact on Oak Moss Loop. Amenity center checked. Citizen contact at amenity center. Neighborhood patrol. Several kids and an adult went into pool area and I caught them in the pool at 920 p.m. Asked them to leave the pool area. Neighborhood patrol. Checked amenity center.	1845/2245	4.0	38.00	152.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		12.00	38.00	456.00

Make all checks payable to Michael Layne

Thank you for your business!

Michael C. Layne 7-13-2022 176A

SECURITY / MONITORING

001. 330. 57200. 34500

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

Invoice

Invoice #: 423
Invoice Date: 6/30/2022
Due Date: 6/30/2022
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 June 2022 1.330.57200.34110 73A	56	25.00	1,400.00
<i>Jerry Lambert</i> 7-7-22			

Total	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
56	Facility Assistant	\$ 25.00	\$ 1,400.00

Covers Period: June 2022

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,400.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/4/22	7	R.W.	Completed daily checklist, returned calls and emails
6/5/22	7	R.W.	Completed daily checklist, returned calls and emails
6/11/22	7	R.W.	Completed daily checklist, returned calls and emails
6/12/22	7	R.W.	Completed daily checklist, returned calls and emails
6/18/22	7	R.W.	Completed daily checklist, returned calls and emails
6/19/22	7	R.W.	Completed daily checklist, returned calls and emails
6/25/22	7	R.W.	Completed daily checklist, returned calls and emails
6/26/22	7	R.W.	Completed daily checklist, returned calls and emails

56


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

Invoice

Invoice #: 424
Invoice Date: 6/30/2022
Due Date: 6/30/2022
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 June 2022 330.572.3420	205.21	17.25	3,539.87
 7-7-22			

Total	\$3,539.87
Payments/Credits	\$0.00
Balance Due	\$3,539.87

PINE RIDGE CDD

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
205.21	Lifeguards	\$ 17.25	\$ 3,539.87

Covers June 2022

GL # 330.572.3420

TOTAL DUE:

\$ 3,539.87

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR JUNE 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/22	3.2	C.H.	Lifeguard
6/2/22	3.2	A.B.	Lifeguard
6/2/22	3.73	P.R.	Lifeguard
6/3/22	4.13	C.H.	Lifeguard
6/3/22	4.07	A.B.	Lifeguard
6/4/22	5.5	C.H.	Lifeguard
6/4/22	5.42	A.B.	Lifeguard
6/5/22	5.6	C.H.	Lifeguard
6/5/22	5.57	A.B.	Lifeguard
6/5/22	5.62	P.R.	Lifeguard
6/9/22	4.27	C.H.	Lifeguard
6/9/22	4.18	A.B.	Lifeguard
6/9/22	4.02	P.R.	Lifeguard
6/10/22	4.28	C.H.	Lifeguard
6/10/22	4.18	A.B.	Lifeguard
6/11/22	5.22	C.H.	Lifeguard
6/11/22	5.15	A.B.	Lifeguard
6/12/22	5.12	C.H.	Lifeguard
6/12/22	5.13	A.B.	Lifeguard
6/16/22	4.25	C.H.	Lifeguard
6/16/22	4.25	A.B.	Lifeguard
6/16/22	4.22	J.G.	Lifeguard
6/17/22	4.17	J.G.	Lifeguard
6/17/22	4.23	M.U.	Lifeguard
6/18/22	5.73	R.G.	Lifeguard
6/18/22	5.7	J.G.	Lifeguard
6/18/22	5.62	M.U.	Lifeguard
6/19/22	5.78	J.C.D.G.	Lifeguard
6/19/22	5.6	M.U.	Lifeguard
6/19/22	5.73	J.G.	Lifeguard
6/19/22	5.67	R.G.	Lifeguard
6/23/22	4.13	P.R.	Lifeguard
6/24/22	4.07	C.H.	Lifeguard
6/24/22	3.98	A.B.	Lifeguard
6/24/22	4.07	J.G.	Lifeguard
6/25/22	5.6	C.H.	Lifeguard
6/25/22	5.5	A.B.	Lifeguard
6/25/22	5.6	J.G.	Lifeguard
6/26/22	5.55	C.H.	Lifeguard
6/26/22	5.52	A.B.	Lifeguard
6/30/22	4.25	C.H.	Lifeguard
6/30/22	4.18	A.B.	Lifeguard
6/30/22	4.22	P.R.	Lifeguard

GRAND TOTAL 205.21


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

Invoice

Invoice #: 421
Invoice Date: 7/1/2022
Due Date: 7/1/2022
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 - July 2022			677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - July 2022			1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - July 2022			1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - July 2022			4,773.08	4,773.08
 7-7-22				

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



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
 PH: (904) 431-3914

INVOICE

Invoice #	670385
Account #	719342
Invoice Date	7/1/2022
Due Date	7/11/2022
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>Turned C. Jones 7-13-2022</i> <i>JULY LAKE MAINTENANCE</i> <i>001. 320. 53800. 46400</i> <i>76A</i>	850.00
OUTSTANDING BALANCE	\$850.00	
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 #	670385
Account #	719342
Date	7/1/2022

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
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	Check box if same as above
Signature	_____



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043
(904) 284-7575

Invoice Number: SSI10715
Invoice Date: 8/4/2022

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

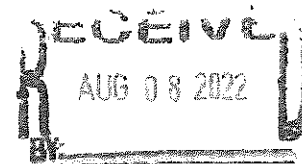
To: PINE RIDGE PLANTATION CDD
475 W. TOWN PLACE SUITE 114
ST AUGUSTINE, FL 32258
BENADETLE PEREGRINO

Due Date 8/19/2022
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 8/4/2022
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JULY 2022		16	16	5.00	80.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

1.330.572.345
107A



Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 155.00

Subtotal: 155.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 155.00

INVOICE

CLIENT NAME

PINE RIDGE

CLIENT NUMBER

CLIENT ADDRESS

INVOICE NUMBER

INVOICE DATE

8/4/2022

EVENT	DATE	DESCRIPTION	PERSONNEL START and STOP TIMES	HOURS or QUANTITY	RATE	TOTAL
1	07/03/22 0000 - 07/03/22 0000	PINE RIDGE	Michael Layne 07/03/22 2000 - 07/04/22 0000	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
2	07/09/22 0000 - 07/09/22 0000	PINE RIDGE	Michael Layne 07/08/22 1700 - 07/08/22 2100	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
3	07/15/22 0000 - 07/15/22 0000	PINE RIDGE	Michael Layne 07/15/22 1830 - 07/15/22 2230	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
4	07/23/22 0000 - 07/23/22 0000	PINE RIDGE	Michael Layne 07/23/22 1830 - 07/23/22 2230	4 (hrs) 4	\$38.00	\$152.00 \$152.00
EVENT TOTAL:						
INVOICE TOTAL:				(hrs) 16		\$608.00

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



June 2022
INV129452

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

Project/Job	Invoice Date	Due Date	Terms	PO #
Dead Tree(s) Removal & Disposal - Estimate 33080	6/30/2022	7/30/2022	Net 30	

Item	Qty	Rate	Amount
Scope of Work Remove 1 dead tree in front of amenity center. Remove 1 dead Elm on Camper Ridge Bring back for disposal			

Dead Tree(s) Removal & Disposal	1	\$250.00	\$250.00
---------------------------------	---	----------	----------

Revised C. Jones 7-13-2022
LANDSCAPE MAINTENANCE 891A
001.320.53800.46200

Subtotal	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

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



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



July 2022
INV129938

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	7/1/2022	7/31/2022	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.



Handwritten signature 7-13-2022 89A

LANDSCAPE MAINTENANCE

001. 320. 53800. 46200

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

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	PAID/IN
27913	07/12/2022	\$150.00	07/27/2022	Net 15	

PM

Jul 1, 2022: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. Spirit XT685 treadmill sn 6858151706003026 has broken top console plastic and user right rear roller safety cover. Also motor is making jet engine whirring noise. Very loud. Indicating bearings going bad. User left incline handle bar switch is inoperative. Recommend replacing.
2. Spirit XE795 elliptical sn 7950152012001714 has damaged right wheel track. Recommend to protect the wheels.
3. Ditto elliptical next to it sn 7950152012001716.
4. Spirit CR800 recumbent bike sn 8001451908004009 missing seat bottom bolts. Recommend replacing all with lock title

1

150.00

150.00

SERVICE REQUEST 34187 - JULY FITNESS CENTER
PREVENTATIVE MAINTENANCE

BALANCE DUE

\$150.00

Tracy 7-28-22

REPAIRS/REPLACEMENTS - AMENITY

39A

001.336.57200.46100

**FREEDOM
PEST CONTROL**
904-272-BUGS (2847)

INFO@FREEDOMPESTCONTROLFL.COM

3600 Peoria Rd. Suite 103
Orange Park, FL 32065



INVOICE: 1094351
DATE: 7/11/2022
ORDER: 1094351

[100526]

Pine Ridge Plantation Amenity Cntr
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

[100526]

904-291-8878

Pine Ridge Plantation Amenity Cntr
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

7/11/2022

11:58 AM

2ROSS

Ross Ebey

DUE UPON RECEIPT

7/11/2022

TC-10RP

Termite Renewal

\$310.00

SUBTOTAL	\$310.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$310.00

AMOUNT DUE \$310.00

51A
1.330.592.460

Payment due upon receipt. A \$10 late fee will be assessed on any payment received beyond 15 days.

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

Invoice #: 231

Invoice Date: 8/1/22

Due Date: 8/1/22

Case:

P.O. Number:

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

3A

Description	Hours/Qty	Rate	Amount
Management Fees - August 2022 1.310.573.340		3,875.42	3,875.42
Website Administration - August 2022 1.310.573.491		100.00	100.00
Information Technology - August 2022 1.310.573.357		100.00	100.00
Dissemination Agent Services - August 2022 1.310.573.313		416.67	416.67
Office Supplies 1.310.573.510		0.27	0.27
Postage 420		62.46	62.46
Copies 425		5.40	5.40
Total			\$4,560.22
Payments/Credits			\$0.00
Balance Due			\$4,560.22

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3083128

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. 3083128

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

06/09/22	K. Jusevitch	0.20	25.00	Prepare registered agent resolution; correspond with district manager
06/21/22	W. Haber	0.30	78.00	Review and respond to correspondence regarding UCC lien claim
06/23/22	W. Haber	0.80	208.00	Review audit and confer with Peregrino regarding same
TOTAL HOURS		1.30		

✓

KUTAK ROCK LLP

Pine Ridge CDD

July 31, 2022

Client Matter No. 16423-1

Invoice No. 3083128

Page 2

TOTAL FOR SERVICES RENDERED

\$311.00

DISBURSEMENTS

Travel Expenses

9.42

TOTAL DISBURSEMENTS

9.42

TOTAL CURRENT AMOUNT DUE

\$320.42

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: 05/31/2022

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

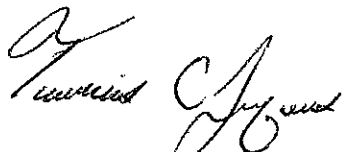
FOR:
prmqr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03-25-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2200	3	\$38.00	\$114.00
	Made contact with 4 citizens at pool				
	Patrolled Neighborhood				
03-26-2022	Neighborhood Pool and Clubhouse patrol and security	1930-2030	1	\$38.00	\$38.00
	Patrolled Neighborhood				
04-23-2022	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$38.00	\$152.00
	Made contact with 8 citizens at pool				
	Patrolled Neighborhood				
04-29-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2	\$38.00	\$76.00
	Made contact with 3 citizens at pool				
	Patrolled Neighborhood				
04-30-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2	\$38.00	\$76.00
	Made contact with 2 citizens at pool				
	Patrolled Neighborhood				
05-06-2022	Neighborhood Pool and Clubhouse patrol and security	1830-2230	4	\$38.00	\$152.00
	Made contact with 6 citizens at pool				
	Patrolled Neighborhood				
05-20-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2	\$38.00	\$76.00
	Made contact with 4 citizens at pool				
	Patrolled Neighborhood				
05-29-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2	\$38.00	\$76.00
	Made contact with 7 citizens at pool				
	Patrolled Neighborhood				

05-30-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2100	2	\$38.00	\$76.00
	Made contact with 5 citizens at pool				
	Patrolled Neighborhood				
DEPUTY SIGNATURE:	TOTAL				\$836.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

 7-28-22
 SECURITY/MONITORING 106 A
 001. 330. 57200. 34500

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: 07/17/2022

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
06-11-2022	Neighborhood Pool and Clubhouse patrol and security	2000-2200	2	\$38.00	\$76.00
	Made contact with 3 citizens at pool				
	Patrolled Neighborhood				
06-12-2022	Neighborhood Pool and Clubhouse patrol and security	2030-2230	2	\$38.00	\$76.00
	Patrolled Neighborhood				
06-17-2022	Neighborhood Pool and Clubhouse patrol and security	1930-2230	3	\$38.00	\$114.00
	Made contact with 5 citizens at pool				
	Patrolled Neighborhood				
06-18-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2200	3	\$38.00	\$114.00
	Made contact with 2 citizens at pool				
	Patrolled Neighborhood				
06-24-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2200	3	\$38.00	\$114.00
	Made contact with 2 citizens at pool				
	Patrolled Neighborhood				
06-26-2022	Neighborhood Pool and Clubhouse patrol and security	1930-2230	3	\$38.00	\$114.00
	Made contact with 6 citizens at pool				
	Patrolled Neighborhood				
07-09-2022	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$38.00	\$152.00
	Made contact with 7 citizens at pool				
	Patrolled Neighborhood				
07-16-2022	Neighborhood Pool and Clubhouse patrol and security	2100-0000	3	\$38.00	\$114.00
	Made contact with 7 citizens at pool				
	Patrolled Neighborhood				

07-17-2022	Neighborhood Pool and Clubhouse patrol and security	1845-1945	1	\$38.00	\$38.00
	Made contact with 2 citizens at pool				
	Patrolled Neighborhood				
DEPUTY SIGNATURE:	TOTAL				\$912.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

Thomas E. Jones 7-28-22

SECURITY/MONITORING.

001.330.57200.34500

106A

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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: JUNE 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
06/04/2022	Worked a little later tonight. No activity at pool when I got here. Patrolled neighborhood and new construction at the back. Checked pool area and weight room. Neighborhood patrol. Checked amenity center area.	2300/0300	4.0	38.00	152.00
06/05/2022	Checked amenity center. Birthday party in progress. Several people in the pool. Neighborhood patrol. Citizen contact at Pine Ridge and Caribbean Pine. Pool empty by 2040 hours. Checked amenity center. Neighborhood patrol. Checked amenity center.	1930/2330	4.0	38.00	152.00
6/10/2022	Checked amenity center. Busy pool day. Neighborhood patrol. Citizen contact at Caribbean Pine. Citizen contact on Oak Moss Loop. Amenity center checked. Citizen contact at amenity center. Neighborhood patrol. Several kids and an adult went into pool area and I caught them in the pool at 920 p.m. Asked them to leave the pool area. Neighborhood patrol. Checked amenity center.	1845/2245	4.0	38.00	152.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		12.00	38.00	456.00

Make all checks payable to Michael Layne

Thank you for your business!

Michael C. Layne 7-13-2022 176A

SECURITY / MONITORING

001. 330. 57200. 34500



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

Invoice

Date 8/1/2022
Invoice # 131295608431

Terms	Net 20
Due Date	8/21/2022
PO #	

Bill To GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092	Ship To GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068
--	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-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

Travis G. Gandy 7-28-22

POOL CHEMICALS

54A

001-330.57200.46500

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

Remittance Slip

Customer
13GMS100
Invoice #
131295608431

Amount Due \$1,207.22

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608431

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

Invoice

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

Invoice #: 426
Invoice Date: 7/19/2022
Due Date: 7/19/2022
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2022		2,176.25	2,176.25
Maintenance Supplies		1,243.20	1,243.20
<i>Thomas C. August 7-27-22</i>			
• REPAIRS/MAINTENANCE - GROUNDS - \$1,580.75 OO#. 320.53800.46000			
• GENERAL FACILITY MAINT. - \$1,422.38 OO1. 330.57200.46000			
• JANITORIAL SUPPLIES - \$416.32 OO1. 330.57200.46201			
73A			
Total			\$3,419.45
Payments/Credits			\$0.00
Balance Due			\$3,419.45

*CERSON
7/27/22*

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/22	5.5	B.M.	Picked up supplies, touch up paint in social room, painted inside of door frames, painted doors of closet insides, removed debris around pool deck, light inspection around amenity center and walkway
6/2/22	3	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
6/7/22	0.5	B.M.	Reset motor on pool that tripped, tested chemicals and adjusted chemical controller
6/9/22	8	B.M.	Repaired sign on pool deck, touch up painted playground equipment, picnic tables and benches, touch up painted main entry gate, painted interior and touched up exterior trim on closet doors, painted interior of closet doors, touch up on fronts of all doors in amenity, painted bike rack, removed old yellowed toilet seat, installed new toilet seat, picked up supplies
6/14/22	3	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
6/14/22	3	S.A.	Picked up supplies, skim and clean gutters on pool, removed debris around community
6/16/22	3	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
6/16/22	6	S.A.	Diagnose flickering lights in men's bathroom, picked up supplies, installed light switches
6/21/22	3	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
6/23/22	7.5	B.M.	Light inspection on amenity center and entries, park and playground inspection, painted all posts around splash ground, prepped for paint, inspected property for maintenance items
6/23/22	3	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
6/25/22	1	B.M.	Called out for malfunction controller, checked chemicals, scooped debris, adjusted chemical level to correct level
6/28/22	0.5	B.M.	Checked chemicals on pool, scooped debris in pool
6/28/22	3	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
6/30/22	6	B.M.	Removed broken swing, removed graffiti, tightened all knobs on cabinets in amenity center, painted shower post, painted pool pole holder posts, painted sign post
6/30/22	3	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 59

MILES 250

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	6/3/22	Muriatic Acid (4)	82.71	B.M.
	6/3/22	Pool Test Kit	19.53	B.M.
	6/7/22	Airwick 2pk (2)	13.73	B.M.
	6/7/22	42 Gallon Trash Bags 50ct (2)	68.93	B.M.
	6/8/22	Moth Balls (2)	26.84	F.S.
	6/9/22	Behr Deckover 1 Gallon	49.43	B.M.
	6/9/22	Roller Covers 6pk	11.89	B.M.
	6/9/22	Black Spray Paint	5.73	B.M.
	6/9/22	2" Paint Brush (4)	23.35	B.M.
	6/9/22	Wasp & Hornet Twin Pack (2)	16.03	B.M.
	6/9/22	Toilet Seat	31.03	B.M.
	6/10/22	Multifold Towels 16pk (2)	74.04	F.S.
	6/10/22	Toilet Paper	34.78	M.C.
	6/10/22	Paper Towels	34.78	M.C.
	6/10/22	Soft Soap Refill (2)	12.72	M.C.
	6/10/22	Gallon Hand Sanitizer Refill	14.94	M.C.
	6/14/22	2 Gallons Muriatic Acid (2)	44.46	S.A.
	6/14/22	5 Way Pool Test Kit	20.99	S.A.
	6/16/22	White Motion Switch (2)	52.56	S.A.
	6/16/22	White Wall Plate (2)	1.86	S.A.
	6/16/22	White Dimmer Switch (2)	95.61	S.A.
	6/24/22	GFCI Outlet	22.15	B.M.
	6/24/22	Wall Plate	0.93	B.M.
	6/29/22	Toilet Paper 12 rolls (5)	114.89	F.S.
	6/29/22	Nitrile Gloves 100ct	20.67	F.S.
	6/30/22	Pool Ladder Eschutcheon Plates 4pk	25.63	M.C.
	6/30/22	Large Outdoor Clock (3)	251.82	M.C.
	6/30/22	Swing Seat (2)	57.48	M.C.
	6/30/22	Short Cut Brush (2)	13.73	B.M.
TOTAL			<u>\$1,243.20</u>	

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

Invoice

Invoice #: 425
Invoice Date: 8/1/2022
Due Date: 8/1/2022

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 - August 2022		677.25	677.25
1.330.57200.46400 - Pool Maintenance Services - August 2022		1,041.67	1,041.67
1.330.57200.34000 - Contract Administration - August 2022		1,865.67	1,865.67
1.330.57200.34100 - Facility Management - Pine Ridge Plantation - August 2022		4,773.08	4,773.08
<div>73A</div> <div><i>Jerry Lambert</i></div> <div>8-1-22</div>			
Total			\$8,357.67
Payments/Credits			\$0.00
Balance Due			\$8,357.67

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

Invoice

Invoice #: 427
Invoice Date: 8/2/2022
Due Date: 8/2/2022
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Stargazing Event - 7/30/2022 1.330.572.601 73A 1.330.572.601		80.82	80.82

Total \$80.82

Payments/Credits \$0.00

Balance Due \$80.82

8/3/22
CSA

Pine Ridge Plantation

Stargazing

7/30/22

GL#33-572-601

	Actual
Total Expenses	\$380.82
District Checks	\$300.00
TOTAL EXPENSES DUE	\$80.82

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

Entertainment/Arts & Crafts (Gifts/supplies, etc.)	Actual
Totals	\$0.00

Food/Beverages/Supplies	Actual
Moon pies, star crunches, galaxy brownies	\$80.82
Totals	\$80.82

DISTRICT CHECK	AMOUNT
Payable To: YES NO	
NEFAS	\$300.00
Totals	\$300.00

8/1/22
CJH

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

Invoice #: 428
Invoice Date: 8/4/2022
Due Date: 8/4/2022
Case:
P.O. Number:

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

[illegible]

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
63	Facility Assistant	\$ 25.00	\$ 1,575.00

Covers Period: July 2022

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,575.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/4/22	7	R.W.	Completed daily checklist, returned calls and emails
7/9/22	7	R.W.	Completed daily checklist, returned calls and emails
7/10/22	7	R.W.	Completed daily checklist, returned calls and emails
7/16/22	7	R.W.	Completed daily checklist, returned calls and emails
7/17/22	7	R.W.	Completed daily checklist, returned calls and emails
7/23/22	7	R.W.	Completed daily checklist, returned calls and emails
7/24/22	7	R.W.	Completed daily checklist, returned calls and emails
7/30/22	7	R.W.	Completed daily checklist, returned calls and emails
7/31/22	7	R.W.	Completed daily checklist, returned calls and emails
<hr/> <div>63</div> <hr/>			

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

Invoice

Invoice #: 429
Invoice Date: 8/4/2022
Due Date: 8/4/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 2022	244.66	17.25	4,220.39
1. 330.572.342 73A			
Jerry Lambert 8-5-22			

Total \$4,220.39

Payments/Credits \$0.00

Balance Due \$4,220.39

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
244.66	Lifeguards	\$ 17.25	\$ 4,220.39
	Covers July 2022		
	GL # 330.572.3420		
	TOTAL DUE:		<u>\$ 4,220.39</u>

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR JULY 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/22	4.27	C.H.	Lifeguard
7/1/22	4.15	A.B.	Lifeguard
7/1/22	4.17	P.R.	Lifeguard
7/2/22	5.12	C.H.	Lifeguard
7/2/22	5	A.B.	Lifeguard
7/2/22	5.03	P.R.	Lifeguard
7/3/22	5.6	P.R.	Lifeguard
7/3/22	5.53	M.U.	Lifeguard
7/4/22	5.45	M.U.	Lifeguard
7/4/22	4.85	B.S.	Lifeguard
7/7/22	4.28	C.H.	Lifeguard
7/7/22	4.15	A.B.	Lifeguard
7/7/22	4.15	P.R.	Lifeguard
7/8/22	3.3	C.H.	Lifeguard
7/8/22	2.95	A.B.	Lifeguard
7/8/22	2.97	P.R.	Lifeguard
7/9/22	5.63	M.U.	Lifeguard
7/9/22	5.67	P.R.	Lifeguard
7/9/22	5.5	J.C.D.G.	Lifeguard
7/10/22	5.17	M.U.	Lifeguard
7/10/22	5.5	J.G.	Lifeguard
7/10/22	5.32	R.G.	Lifeguard
7/14/22	4.22	C.H.	Lifeguard
7/14/22	4.1	A.B.	Lifeguard
7/14/22	4.2	P.R.	Lifeguard
7/14/22	4.22	M.U.	Lifeguard
7/15/22	4.17	C.H.	Lifeguard
7/15/22	3.9	A.B.	Lifeguard
7/15/22	4.18	J.G.	Lifeguard
7/15/22	4.12	P.R.	Lifeguard
7/16/22	5.22	J.G.	Lifeguard
7/16/22	5.2	R.G.	Lifeguard
7/17/22	5.45	J.G.	Lifeguard
7/17/22	5.4	R.G.	Lifeguard
7/21/22	4.1	C.H.	Lifeguard
7/21/22	4	A.B.	Lifeguard
7/22/22	3.08	C.H.	Lifeguard
7/22/22	3.33	A.B.	Lifeguard
7/22/22	3.32	P.R.	Lifeguard
7/23/22	5.75	C.H.	Lifeguard
7/23/22	3.2	A.B.	Lifeguard
7/23/22	5.3	J.G.	Lifeguard
7/23/22	5.35	R.G.	Lifeguard
7/24/22	4.52	A.B.	Lifeguard
7/24/22	5.03	P.R.	Lifeguard
7/28/22	4.1	C.H.	Lifeguard
7/28/22	3.98	J.G.	Lifeguard
7/29/22	4.07	C.H.	Lifeguard
7/29/22	4.07	J.G.	Lifeguard
7/30/22	3.33	J.G.	Lifeguard
7/30/22	3.17	R.G.	Lifeguard
7/31/22	5.65	C.H.	Lifeguard
7/31/22	5.6	J.G.	Lifeguard
7/31/22	5.57	P.R.	Lifeguard

GRAND TOTAL 244.66

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

Invoice

Invoice #: 430
Invoice Date: 8/9/2022
Due Date: 8/9/2022
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Cornhole Tournament - 8/13/2022 1. 330.572.601 73A		386.14	386.14

Total	\$386.14
Payments/Credits	\$0.00
Balance Due	\$386.14

8/9/22
CR

Cornhole Tournament

Pine Ridge Plantation

8/13/22

GL#330-572-601

Total Expenses	Actual
District Checks	\$386.14
TOTAL EXPENSES DUE	\$0.00
	\$386.14

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

Food/Beverages/Supplies	Actual
Bottled water	\$20.67
Totals	\$20.67

Entertainment/Arts & Crafts	Actual
Visa gift cards for winning teams	\$365.47
Totals	\$365.47

DISTRICT CHECK	AMOUNT
Payable To:	
Totals	\$0.00

8/16/22

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

Invoice

Invoice #: 431
Invoice Date: 8/9/2022
Due Date: 8/9/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Cornhole Tournament - 8/27/2022 1, 330.572.601 73A		382.93	382.93
Total			\$382.93
Payments/Credits			\$0.00
Balance Due			\$382.93

8/9/22
✓

Cornhole Tournament		Pine Ridge Plantation		GL#330-572-601	
				8/27/22	

Total Expenses	Actual
District Checks	\$382.93
TOTAL EXPENSES DUE	\$0.00
	\$382.93

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

Food/Beverages/Supplies	Actual
Bottled water	\$17.46
Totals	\$17.46

Entertainment/Arts & Crafts	Actual
Visa gift cards for winning teams	\$365.47
Totals	\$365.47

DISTRICT CHECK	AMOUNT
Payable To:	
Totals	\$0.00

27/22
S


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

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: JULY 2022

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

FOR:
prmqr@riversidemngtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
07-03-2022	Checked pool area. Checked the neighborhood. Several people at the pool. Checked areas of new construction. Checked the pool at dark to make sure it was empty. Some fireworks in the neighborhood but no calls to dispatch were received. Checked neighborhood and Clay Charter. Checked pool area.	2000-2400	4	38.00	152.00
07-08-2022	Checked pool area. 2 residents using the weight room. Check of new construction. Neighborhood check. Checked pool area. Started raining during the shift. Citizen contact at the pool. Checked pool area. 3 citizen contacts total.	1700-2100	4	38.00	152.00
07-15-2022	Checked amenity center. Small party with a few residents. Checked neighborhood. 2 citizen contacts in the neighborhood. Traffic stop - warning. Checked amenity center. Made sure the pool and pool deck was clear at dark. The party was just leaving. Checked neighborhood. Checked amenity center.	1830-2230	4	38.00	152.00
07-23-2022	Checked amenities and there was a couple representing a company called Juice Crew set up in the turn-around in front of the pool. Several families using the pool. Neighborhood patrol with 3 citizen contacts. Checked amenity center and the pool was empty. Citizen contact in main parking area. Neighborhood patrol. Amenity center checked.	1830-2230	4	38.00	152.00
07-31-2022	Checked amenities center and a child's birthday party was going on. Several residents in the pool. Checked the neighborhood. The port-o-let for the construction beside the park has been turned over. It is laying in the parking lot. Amenity center checked. Neighborhood patrol.	1830-2230	4	38.00	152.00
DEPUTY SIGNATURE: 	Total			38.00	\$760.00

Make all checks payable to Michael Layne

Thank you for your business!

 8-16-2022

SECURITY/MONITORING

001. 330. 57200. 34500

176 A

MAKE CHECK PAYABLE TO:



Po Box 20122
Tampa, FL 30622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

Pine Ridge Plantation CDD - Governmental
Management Services
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
719342	8/18/2022	\$850.00

The Lake Doctors
Po Box 20122
Tampa, FL 30622-0122

00000000075406001000000001990400000008500063

Please Return this portion with your payment

Invoice 19904B

PO #

Date	Description	Quantity	Amount	Tax	Total
4200 Pine Ridge Pkwy Middleburg, FL 32068					
8/4/2022	Water Management - Monthly		\$850.00	\$0.00	\$850.00

Please remit payment for this month's invoice.

Discount	\$0.00
Adjustment	\$0.00

Account# 719342

Lic#:

AMOUNT DUE

\$850.00

Handwritten signature 8-18-2022

LAKE MAINTENANCE

76R

001.320.53800.4000

Riverside Management Services, Inc
Jacksonville, FL 32257
9655 Florida Mining Blvd. W.


Invoice


Invoice #: 432
Invoice Date: 8/17/2022
Due Date: 8/17/2022
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
Facility Maintenance July 1 - July 31, 2022		1,558.11	1,558.11
Maintenance Supplies		875.78	875.78
 8-18-2022			
• GENERAL FACILITY MAINT. \$1,260.89 001. 330. 57200. 46000			
• REPAIRS + MAINT. - GROUNDS \$921.59 001. 320. 53800. 46000			
• JANITORIAL SUPPLIES \$251.41 001. 330. 57200. 46201			


8-22-22

Total	\$2,433.89
Payments/Credits	\$0.00
Balance Due	\$2,433.89

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/7/22	1	B.M.	Installed new swing on playground, removed old toilet seat, installed new toilet seat
7/7/22	3	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
7/12/22	3	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
7/14/22	7	B.M.	Removed wasp nest on entrance, repaired vacuum pump valve that was clogged, installed new covers on railings in pool, painted poles on pool deck, painted sign post, cleaned front of slide, unclogged closet sink drain, repaired table in rental area, checked property for maintenance issues, picked up supplies
7/14/22	3	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
7/19/22	3	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
7/21/22	8	B.M.	Repaired office door, dusted back of building and gym windows, removed and sprayed wasp nests on building, stained men's and women's restroom cabinets in social hall two coats, repaired pool chair back, tighten loose vent covers in on eaves under roof
7/26/22	3	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
7/28/22	8	B.M.	Repaired locking mechanism on door, painted all green on playground, tightened all toilet seats in restrooms, repaired pool chlorine equipment, lighting inspection at amenity center, signs and poles, playground inspection, applied two coats of polyurethane to cabinets in restrooms
7/28/22	3	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 42

MILES 198

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

Period Ending 08/05/22

[illegible]

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: Event check
Date: August 23, 2022 at 11:39 AM
To: Pine Ridge Plantation CDD prmgr@riversidemgtsvc.com, Margaret Bronson mbronson@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com



Thanks Maria. I will get Margaret to process this email for special event check and have her mail it to you.

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

Begin forwarded message:

From: Pine Ridge Plantation <prmgr@riversidemgtsvc.com>
Subject: Event check
Date: August 23, 2022 at 11:30:45 AM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>
Cc: Marilee Giles <mgiles@gmsnf.com>

Good morning Bernadette,

I will be doing another stargazing event at Pine Ridge on September 3rd. I will need another check for the NEFAS (Northeast Florida Astronomical Society) in the amount of \$300. Please have the check sent to me at the amenity center address listed below my signature.

Thank you and hope you're having a great week so far!

Maria Cranford

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

159A

1.330.572.60100



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: 18215435
DATE: 7/28/2022
ORDER: 18215435

[347869]

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

Web

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
7/28/2022	11:29 AM	GHP		11:29 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	7/28/2022		11:51 AM

Service	Description	Price
---------	-------------	-------

CPCQ

Commercial Pest Control - Quarterly Service

\$103.64

SUBTOTAL \$103.64
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$103.64

AMOUNT DUE \$103.64

GENERAL FACILITY MAINTENANCE

001.330.57200.46000

152A

8-24-2022

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balance 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 associated expenses in full at time of collection.

This invoice is the property of Turner Pest Control LLC. It is to be used for payment only and is not to be used for any other purpose. It is to be kept for your records.

PLEASE PAY FROM THIS INVOICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/22	00024	7/12/22 84248	202207 320-53800-60000	RPLC BACKFLOW PREVENTER	*	7,658.40	
				BOB'S BACKFLOW & PLUMBING SERVICES			7,658.40 000046
8/22/22	00025	7/18/22 07182022	202207 320-53800-61000	RPLC STORM DRAIN BOX	*	4,500.00	
				CERTIFIED UTILITY SERVICES, INC			4,500.00 000047
TOTAL FOR BANK B						12,158.40	
TOTAL FOR REGISTER						12,158.40	

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

Invoice
84248

Invoice Date
7/12/2022

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	8/11/2022

Serviced	Description	Quantity	Price Each	Amount
7/11/2022	6" Wilkins 350 ADA S#:V18579 - Fire & 3/4" Wilkins 950XL S#:3112047 - Fire Bypass Labor 3 Men to replace the existing backflow preventer, clean, flush, test, and certify. Insulate as required by the State Fire Marshall. Wilkins 6" 350ADA ASSY W/ OS&Y - New serial# HC55234 & V58978 6" Gasket/Flange Kit with Zinc Bolts and Nuts Crane Truck Rental Insulation: one layer of 3/4" Armaflex pipe and sheet insulation, painted with two coats white Armaflex finish and install aluminum jacket from ground up to 12"-14" where space allows. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - Passed	4 1 2 1 1 2	225.00 5,258.40 25.00 550.00 900.00 0.00	900.00 5,258.40 50.00 550.00 900.00 0.00
<p><i>James C. [Signature]</i> 7-13-2022 CAPITAL OUTFAY 001.310.51300.60000 <i>ch</i> 002.320.538.600 <i>Am</i> 24B</p>				

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$7,658.40
Payments/Credits	\$0.00
Balance Due	\$7,658.40

4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

FL Plumbing License
RF0053877
Fire License
20271900012010

Proposal

Date	Proposal #
------	------------

6/13/2022

19832

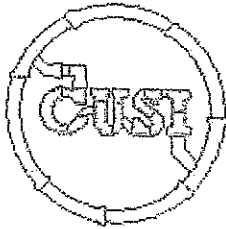
Phone # 904-268-8009 **Fax #** 904-292-4403

www.bobsbackflow.com

Name / Address		Job Location	
Pine Ridge Plantation CDD c/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092		Pine Ridge Plantation CDD 4200 Pine Ridge Parkway Middleburg, FL 32068	
Customer Phone	Customer Fax	P.O. No.	Work Order #
904-940-5850	904-940-5899		N/A
Description	Qty	Cost	Total
Bob's Backflow & Plumbing Services, Inc. proposes to replace the following backflow due to a failing annual backflow certification test.			
6" Wilkins 350 ADA S#:V18579 - Fire & 3/4" Wilkins 950XL S#:3112047 - Fire Bypass			
Labor 3 Men to replace the existing backflow preventer, clean, flush, test, and certify. Insulate as required by the State Fire Marshall.	4	225.00	900.00
Wilkins 6" 350ADA ASSY W/ OS&Y	1	5,258.40	5,258.40
6" Gasket/Flange Kit with Zinc Bolts and Nuts	2	25.00	50.00
Crane Truck Rental	1	550.00	550.00
Insulation: one layer of 3/4" Armaflex pipe and sheet insulation, painted with two coats white	1	900.00	900.00
Armaflex finish and install aluminum jacket from ground up to 12"-14" where space allows.			
Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	2	0.00	0.00
Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.			
		Total	\$7,658.40
		This Proposal may be withdrawn after (30) days if not signed and returned.	
		All work is to be done during normal business hours unless indicated or additional charges will be incurred.	
<p>Bob's Backflow & Plumbing Services, Inc. is not responsible for any work done or materials used by other contractors prior to our arrival on site. We are not responsible for any damages to buildings or their contents, fixtures, concrete or asphalt, landscaping, wires, piping, unmarked private utilities, etc. that is not directly caused by the work we have completed.</p>			

Signature if Accepted

CERTIFIED UTILITY SERVICES INC.



11783 Dunn Creek Rd.
JACKSONVILLE, FLORIDA, 32218
(904) 751-6710 OR (904) 759-2849
FAX: (904) 751-9273
CUC1224442

Job Names: Wetland Ridge Circle

General Contractor: Pine Ridge Plantation Community
Development District

DATE: 7-18-22

Attn: Jay Soriano

Mobile#904-562-0249

This quote is for repairing a storm drain box. We will have to rent a 6" 74HP Pump with hoses and strainer. Two 24" Blow up Sewer plugs and purchase four 5 gallon buckets of hydraulic cement. We think this is all we need but if anything else is needed I will let you know. Could be additional charges if so.

Thank you very much. — Roger Hinton

LABOR, EQUIPMENT, &
MATERIALS

TOTAL: \$ 4,500.00

If you have any questions please contact: Roger Hinton, cell # (904) 759-2849.

CR 25 B
R/M
Cap Outlay
2. 320,538.40000

Capital Reserve
Note: Check payment to be received from WGV.