

PINE RIDGE PLANTATION
Community Development District

July 18, 2023

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

July 11, 2023

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, July 18, 2023 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(Regarding Agenda Items Listed Below)*
- III. Open Items
 - A. Slide Tower
- IV. Series 2020 Project:
 - A. Update Regarding Series 2020 Project
 - B. Ratification of Pay Requisitions (59)
- V. Public Hearing on Revised Amenity Suspension and Termination Rules, Resolution 2023-06
- VI. Fiscal Year 2024 Budget
 - A. Overview of Budget
 - B. Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget
 - C. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024
 - D. Consideration of Resolution 2023-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

VII. Staff Reports

- A. Attorney
- B. District Manager – Discussion of Fiscal Year 2024 Meeting Schedule
- C. Engineer
- D. Amenity & Operations Manager
 - 1. Report
 - 2. Landscape Quality Inspection Report

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the May 16, 2023 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2023
- C. Assessment Receipts Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – 09/19/23 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

FOURTH ORDER OF BUSINESS

B.

FORM OF REQUISITION FOR SERIES 2020 PROJECT

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

(A) Requisition Number: 59

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

(C) Amount Payable: \$ 432.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): Pine Ridge CDD-Master Infrastructure Improvements (Amenity Center Enhancement) Pool Addition - Invoice 208094

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

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

OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set

forth above, which has not been released or will not be released simultaneously with the payment hereof.

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


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

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer
May 16, 2023



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

May 05, 2023
 Project No: 21234.00000
 Invoice No: 0208094

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

Professional Services rendered through April 29, 2023

Task Lump Sum Services

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

Task	06	Expenses	Current	Prior	To-Date
Total Billings			0.00	1,939.30	1,939.30
Contract Limit					5,000.00
Remaining					3,060.70
Total this Task					0.00

Task	07	Additional Services	Total this Task
			0.00

Task	08	Contract Administration
------	----	-------------------------

Professional Personnel

		Hours	Rate	Amount	
CEI Project Manager					
Donchez, James	4/15/2023	.50	175.00	87.50	
Donchez, James	4/22/2023	.50	175.00	87.50	
CEI Sr. Inspector					
Rodgers, Larry	4/15/2023	1.00	155.00	155.00	
Senior Engineer					
Keller, Lyndsay	12/3/2022	.25	205.00	51.25	
Keller, Lyndsay	4/22/2023	.25	205.00	51.25	
Totals		2.50		432.50	
Total Labor					432.50
			Total this Task		\$432.50
			Invoice Total this Period		<u>\$432.50</u>

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-642-9445
CA 00002584 LC 0000318

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED SUSPENSION AND TERMINATION RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pine Ridge Plantation Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, “Recreational Facilities”); and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) desires to adopt revised rules relating to the suspension and/or termination of patrons’ rights to utilize the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the revised *Suspension and Termination of Access Rule* (“Suspension and Termination Rules”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Suspension and Termination Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of July, 2023.

ATTEST:

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Suspension and Termination of Access Rule

Exhibit A

Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: July 18, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 18, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Pine Ridge Plantation Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center, Amenity Facility, and other District Property (together, the “Amenities”).

2. General Rule. All persons using or entering the Amenities are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

3. Access Cards. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Access Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate access to the Amenities of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies and Procedures);
- g. Treating the District’s staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for

- whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, [Patrons, or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenities access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and

location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid

to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SIXTH ORDER OF BUSINESS

A.

***Approved Budget
Fiscal Year 2024***



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

July 18, 2023



Pine Ridge Plantation Community Development District

TABLE OF CONTENTS

<i>Summary Revenues and Expenditures</i>	<i>Page 1-2</i>
<i>Narrative - Administrative and Maintenance</i>	<i>Page 3-10</i>
<i>2020 A1 and A2 Debt Service Fund</i>	<i>Page 11-13</i>
<i>Capital Reserve</i>	<i>Page 14</i>

Pine Ridge Plantation

Community Development District

General Fund

Description	Adopted Budget FY2023	Actual As of 6/30/2023	Projected Next 3 Months	Projected Thru 9/30/23	Approved Budget FY2024
Revenues					
Assessments	\$681,433	\$682,864	\$0	\$682,864	\$750,976
Misc. Income/Facility Rental	\$3,000	\$6,925	\$2,525	\$9,450	\$3,000
Interest Earned	\$600	\$18,033	\$2,325	\$20,358	\$12,500
Total Revenues	\$685,033	\$707,822	\$4,850	\$712,672	\$766,476

Expenditures

Administrative

Supervisors Fees	\$9,600	\$5,800	\$2,000	\$7,800	\$8,000
FICA	\$734	\$444	\$153	\$597	\$612
Engineering	\$7,000	\$0	\$1,520	\$1,520	\$3,000
Attorney	\$20,000	\$7,271	\$6,000	\$13,271	\$20,000
Annual Audit	\$3,175	\$0	\$3,175	\$3,175	\$3,175
Assessment Roll	\$5,260	\$5,260	\$0	\$5,260	\$5,576
Arbitrage	\$1,200	\$600	\$0	\$600	\$600
Trustee	\$6,000	\$4,041	\$0	\$4,041	\$4,100
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$5,250
Management Fees	\$48,830	\$36,623	\$12,208	\$48,830	\$51,760
Information Technology	\$1,400	\$1,050	\$350	\$1,400	\$1,600
Telephone	\$500	\$159	\$191	\$350	\$500
Postage	\$1,000	\$588	\$377	\$965	\$1,000
Printing & Binding	\$1,200	\$1,042	\$602	\$1,644	\$1,500
Insurance	\$9,948	\$8,911	\$0	\$8,911	\$9,803
Legal Advertising	\$2,500	\$303	\$0	\$303	\$2,500
Other Current Charges	\$600	\$397	\$50	\$447	\$600
Website Maintenance	\$1,200	\$900	\$300	\$1,200	\$1,200
Office Supplies	\$300	\$11	\$30	\$41	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$125,622	\$77,323	\$28,206	\$105,529	\$121,250

Amenity Center

Insurance	\$12,310	\$14,398	\$0	\$14,398	\$24,161
General Facility Maintenance	\$17,000	\$7,306	\$9,884	\$17,190	\$18,700
Repairs & Replacements	\$25,000	\$13,475	\$11,525	\$25,000	\$27,500
Recreational Passes	\$500	\$0	\$500	\$500	\$500
Postage	\$100	\$0	\$0	\$0	\$0
Printing & Email Marketing	\$125	\$0	\$0	\$0	\$0
Office Supplies	\$700	\$205	\$295	\$500	\$500
Other Current Charges	\$250	\$0	\$0	\$0	\$0
Permit Fees	\$250	\$775	\$0	\$775	\$780
Contingency	\$5,000	\$459	\$0	\$459	\$1,000
Special Events	\$15,000	\$15,179	\$0	\$15,179	\$15,000
Refuse Service	\$9,600	\$7,774	\$2,568	\$10,342	\$10,787
Security	\$12,500	\$11,286	\$3,144	\$14,430	\$18,646
Gate Monitor	\$6,146	\$0	\$0	\$0	\$0

Pine Ridge Plantation

Community Development District

General Fund

Description	Adopted Budget FY2023	Actual YTD As of 6/30/2023	Projected Next 3 Months	Projected Thru 9/30/23	Approved Budget FY2024
<u>Utilities</u>					
Water & Sewer	\$4,500	\$3,447	\$1,050	\$4,497	\$5,400
Electric	\$23,000	\$15,332	\$5,070	\$20,402	\$25,000
Cable/Phone/Internet	\$4,200	\$3,424	\$1,161	\$4,585	\$5,111
<u>Management Contracts</u>					
Amenity Management	\$61,859	\$46,394	\$15,465	\$61,859	\$67,426
Facility Assistant	\$19,489	\$1,905	\$17,584	\$19,489	\$19,489
Field Management Services	\$24,179	\$18,134	\$6,045	\$24,179	\$25,630
Lifeguards	\$19,080	\$1,749	\$17,331	\$19,080	\$19,080
Pool Maintenance	\$13,500	\$10,125	\$3,375	\$13,500	\$14,310
Pool Chemicals	\$16,159	\$12,656	\$4,517	\$17,173	\$21,683
Janitorial Service	\$8,777	\$6,583	\$2,194	\$8,777	\$9,304
Janitorial Supplies	\$4,000	\$2,175	\$1,613	\$3,788	\$5,000
Holiday Decorations	\$0	\$72	\$0	\$72	\$0
Amenity Center Expenses	\$303,225	\$192,854	\$103,321	\$296,175	\$335,007
<u>Grounds Maintenance</u>					
Landscape Maintenance	\$126,000	\$95,510	\$34,987	\$130,497	\$154,236
Lake Maintenance	\$12,930	\$7,650	\$2,550	\$10,200	\$14,830
Electric	\$2,500	\$1,330	\$450	\$1,780	\$2,500
Water	\$26,000	\$10,934	\$4,800	\$15,734	\$26,000
Repairs and Maintenance	\$20,000	\$9,009	\$10,991	\$20,000	\$22,000
Irrigation Repairs	\$3,500	\$3,144	\$0	\$3,144	\$4,000
Contingencies	\$4,451	\$0	\$2,226	\$2,226	\$4,451
Grounds Maintenance Expenses	\$195,381	\$127,577	\$56,004	\$183,581	\$228,017
Capital Reserve	\$60,805	\$60,805	\$0	\$60,805	\$82,202
Total Expenses	\$685,033	\$458,559	\$187,531	\$646,090	\$766,476
EXCESS REVENUES/(EXPENSES)	\$0	\$249,263	(\$182,681)	\$66,582	\$0

	<u>FY2023</u>	<u>FY2024</u>	<u>\$ Increase</u>
Units	737	737	
Gross Assess per Unit	\$984	\$1,084	\$100
Net Assess per Unit	\$925	\$1,019	
Total Gross Assessment	\$724,930	\$798,912	<u>% Increase</u>
Less: Discounts & Collections (6%)	(\$43,496)	(\$50,971)	10%
Total Net Assessment **	<u>\$681,433</u>	<u>\$750,976</u>	

*Pine Ridge Plantation
Community Development District
General Fund Budget*

REVENUES:

Assessments

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

Misc. Income/Facility Rental Fees

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

Interest Earned

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

EXPENDITURES:

Administrative:

Supervisor Fees/FICA

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 8 annual meetings. The FICA represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

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

Attorney

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

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm, Berger, Toombs, Elam, Gaines & Frank.

Assessment Roll

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

Pine Ridge Plantation Community Development District General Fund Budget

Arbitrage

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

Trustee

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

Dissemination Agent

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Services as part of agreement with Governmental Management Services, LLC.

Telephone

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

Postage

This item includes overnight deliveries, correspondence, and mailed checks to vendors.

Printing & Binding

Printing of checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc.

Pine Ridge Plantation Community Development District General Fund Budget

Other Current Charges

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

Website Maintenance

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

Office Supplies

This item includes the cost of miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center

Insurance

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

General Facility Maintenance

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

Repairs and Replacements

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

Recreation Passes

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

Postage

This item includes mailing of newsletter to residents.

Printing & Email Marketing

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

Pine Ridge Plantation Community Development District General Fund Budget

Office Supplies

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

Other Current Charges

Any unanticipated costs to the amenity center

Permit Fees

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

Contingency

This item includes a contingency for any unanticipated and unscheduled cost to the District, postage for mailing of newsletter to residents, and costs of publishing newsletter and other mailings/emails associated with the amenity center.

Amenity Management

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

Vendor	Monthly	Annual
Riverside Management Services	\$5,619	\$67,426

Facility Assistant

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

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

Special Events

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

Utilities:

Water

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

Account #	Service Address	Monthly	Annual
257235	4200 Pine Ridge Pkwy Amenity	\$409	\$4,908
	Contingency	\$41	\$492
		\$450	\$5,400

Pine Ridge Plantation Community Development District General Fund Budget

Electric

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

Account #	Service Address	Monthly	Annual
7808611	4200 Pine Ridge/Amenity	\$1,600	\$19,200
	Contingency	\$483	\$5,800
		\$2,083	\$25,000

Cable/Phone/Internet

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

Management Contracts

Field Management Services

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

Vendor	Monthly	Annual
Riverside Management Services	\$2,136	\$25,630

Lifeguards

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

Pool Maintenance

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

Vendor	Monthly	Annual
Riverside Management Services	\$1,193	\$14,310

Pool Chemicals

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

Vendor	Monthly	Annual
Poolsure	\$1,506	\$18,069
Contingency	\$301	\$3,614
	\$1,807	\$21,683

Pine Ridge Plantation Community Development District General Fund Budget

Janitorial Service

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

Vendor	Monthly	Annual
Riverside Management Services	\$775	\$9,304

Janitorial Supplies

All supplies needed for janitorial services.

Refuse Service

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

Security/Monitoring

The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District. Also contracted with SafeTouch for security monitoring alarm, Keatings Communications for annual monitoring for security cameras and annual cloud storage, and Pye-Barker Fire and Safety for annual fire monitoring.

Vendor	Monthly	Annual
Clay County Sheriffs Officers	\$960	\$11,520
Safetouch	\$88	\$1,057
Keatings Communications		\$2,970
Keatings Communications		\$1,190
Pye-Barker Annual Monitoring		\$900
Contingency	\$84	\$1,009
	\$1,132	\$18,646

Gate Monitor

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

Vendor	Monthly	Annual
Riverside Management Services	\$512	\$6,146

Grounds Maintenance:

Landscape Maintenance

The District has contracted with Brightview Landscape Services Inc to provide landscaping services to all the common areas within the District.

Vendor	Monthly	Annual
Brightview Landscape Svcs Inc	\$11,662	\$154,236

Pine Ridge Plantation Community Development District General Fund Budget

Lake Maintenance

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

Vendor	Monthly	Annual
The Lake Doctors	\$850	\$10,200
Fish Stocking		\$1,900
RMS	\$200	\$2,400
Contingency	\$28	\$330
	\$1,078	\$14,830

Electric

The District currently has the following accounts with Clay Electric.

Account #	Service Address	Monthly	Average
8824799	4201-1 Pine Ridge Pkwy #1 Irrig Clock	\$30	\$360
8824808	1217-1 Camp Ridge Land	\$30	\$360
7371685	4392-1 Pine Ridge Park - Irrigation	\$30	\$360
8824805	1452-2 Tynes Blvd - Entrance	\$39	\$468
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	\$40	\$480
	Contingency	\$35	\$472
		\$204	\$2,500

Water

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

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

Repair & Maintenance

Regular maintenance and replacement.

Contingencies

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

*Pine Ridge Plantation
Community Development District
General Fund Budget*

Capital Reserve

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

Pine Ridge Plantation

Community Development District

Debt Service Fund
Series 2006 A/2020A1 and A2

Description	Adopted Budget FY2023	Actual As of 6/30/2023	Projected Next 3 Months	Projected Thru 9/30/23	Approved Budget FY2024
Revenues					
Assessments - Tax Roll	\$926,572	\$928,546	\$0	\$928,546	\$926,572
Interest Income	\$250	\$22,838	\$5,209	\$28,047	\$14,023
Fund Balance	\$161,970	\$163,496	\$0	\$163,496	\$181,040
Total Revenues	\$1,088,792	\$1,114,879	\$5,209	\$1,120,088	\$1,121,635
Expenditures					
Series 2020A1					
Interest 11/1	\$106,824	\$106,824	\$0	\$106,824	\$99,524
Interest 51	\$106,824	\$106,824	\$0	\$106,824	\$99,524
Principal 5/1	\$480,000	\$480,000	\$0	\$480,000	\$500,000
Prepayment 5/1	\$0	\$10,000	\$0	\$10,000	\$0
Series 2020A2					
Interest 11/1	\$45,200	\$45,200	\$0	\$45,200	\$43,181
Interest 51	\$45,200	\$45,200	\$0	\$45,200	\$43,181
Principal 5/1	\$140,000	\$140,000	\$0	\$140,000	\$140,000
Prepayment 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenses	\$924,049	\$939,049	\$0	\$939,049	\$925,411
EXCESS REVENUES / (EXPENDITURES)	\$164,743	\$175,831	\$5,209	\$181,040	\$196,224

A1 Interest Expense - 11/1/24	\$92,024
A2 Interest Expense - 11/1/24	\$41,256
	<u>\$133,281</u>

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

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

Series 2020 A-1 Capital Improvement Revenue Refunding Bond Combined

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/23	\$ 8,120,000.00			\$ 99,524.38	\$ 99,524.38
5/1/24	\$ 8,120,000.00		\$ 500,000.00	\$ 99,524.38	
11/1/24	\$ 7,620,000.00			\$ 92,024.38	\$ 691,548.76
5/1/25	\$ 7,620,000.00		\$ 510,000.00	\$ 92,024.38	
11/1/25	\$ 7,110,000.00			\$ 86,924.38	\$ 688,948.76
5/1/26	\$ 7,110,000.00		\$ 520,000.00	\$ 86,924.38	
11/1/26	\$ 6,590,000.00			\$ 81,724.38	\$ 688,648.76
5/1/27	\$ 6,590,000.00		\$ 530,000.00	\$ 81,724.38	
11/1/27	\$ 6,060,000.00			\$ 76,424.38	\$ 688,148.76
5/1/28	\$ 6,060,000.00		\$ 545,000.00	\$ 76,424.38	
11/1/28	\$ 5,515,000.00			\$ 70,974.38	\$ 692,398.76
5/1/29	\$ 5,515,000.00		\$ 555,000.00	\$ 70,974.38	
11/1/29	\$ 4,960,000.00			\$ 65,424.38	\$ 691,398.76
5/1/30	\$ 4,960,000.00		\$ 565,000.00	\$ 65,424.38	
11/1/30	\$ 4,395,000.00			\$ 59,421.25	\$ 689,845.63
5/1/31	\$ 4,395,000.00		\$ 580,000.00	\$ 59,421.25	
11/1/31	\$ 3,815,000.00			\$ 51,808.75	\$ 691,230.00
5/1/32	\$ 3,815,000.00		\$ 595,000.00	\$ 51,808.75	
11/1/32	\$ 3,220,000.00			\$ 43,999.38	\$ 690,808.13
5/1/33	\$ 3,220,000.00		\$ 610,000.00	\$ 43,999.38	
11/1/33	\$ 2,610,000.00			\$ 35,993.13	\$ 689,992.51
5/1/34	\$ 2,610,000.00		\$ 625,000.00	\$ 35,993.13	
11/1/34	\$ 1,985,000.00			\$ 27,790.00	\$ 688,783.13
5/1/35	\$ 1,985,000.00		\$ 645,000.00	\$ 27,790.00	
11/1/35	\$ 1,340,000.00			\$ 18,760.00	\$ 691,550.00
5/1/36	\$ 1,340,000.00		\$ 660,000.00	\$ 18,760.00	
11/1/36	\$ 680,000.00			\$ 9,520.00	\$ 688,280.00
5/1/37	\$ 680,000.00		\$ 680,000.00	\$ 9,520.00	
					\$ 689,520.00
			\$ 8,120,000.00	\$ 1,640,626.34	\$ 9,760,626.34

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/23	\$ 2,475,000.00			\$ 43,181.25	\$ 43,181.25
5/1/24	\$ 2,475,000.00		\$ 140,000.00	\$ 43,181.25	
11/1/24	\$ 2,335,000.00			\$ 41,256.25	\$ 224,437.50
5/1/25	\$ 2,335,000.00		\$ 145,000.00	\$ 41,256.25	
11/1/25	\$ 2,190,000.00			\$ 39,262.50	\$ 225,518.75
5/1/26	\$ 2,190,000.00		\$ 150,000.00	\$ 39,262.50	
11/1/26	\$ 2,040,000.00			\$ 36,787.50	\$ 226,050.00
5/1/27	\$ 2,040,000.00		\$ 155,000.00	\$ 36,787.50	
11/1/27	\$ 1,885,000.00			\$ 34,230.00	\$ 226,017.50
5/1/28	\$ 1,885,000.00		\$ 160,000.00	\$ 34,230.00	
11/1/28	\$ 1,725,000.00			\$ 31,590.00	\$ 225,820.00
5/1/29	\$ 1,725,000.00		\$ 165,000.00	\$ 31,590.00	
11/1/29	\$ 1,560,000.00			\$ 28,867.50	\$ 225,457.50
5/1/30	\$ 1,560,000.00		\$ 170,000.00	\$ 28,867.50	
11/1/30	\$ 1,390,000.00			\$ 26,062.50	\$ 224,930.00
5/1/31	\$ 1,390,000.00		\$ 175,000.00	\$ 26,062.50	
11/1/31	\$ 1,215,000.00			\$ 22,781.25	\$ 223,843.75
5/1/32	\$ 1,215,000.00		\$ 185,000.00	\$ 22,781.25	
11/1/32	\$ 1,030,000.00			\$ 19,312.50	\$ 227,093.75
5/1/33	\$ 1,030,000.00		\$ 190,000.00	\$ 19,312.50	
11/1/33	\$ 840,000.00			\$ 15,750.00	\$ 225,062.50
5/1/34	\$ 840,000.00		\$ 200,000.00	\$ 15,750.00	
11/1/34	\$ 640,000.00			\$ 12,000.00	\$ 227,750.00
5/1/35	\$ 640,000.00		\$ 205,000.00	\$ 12,000.00	
11/1/35	\$ 435,000.00			\$ 8,156.25	\$ 225,156.25
5/1/36	\$ 435,000.00		\$ 215,000.00	\$ 8,156.25	
11/1/36	\$ 220,000.00			\$ 4,125.00	\$ 227,281.25
5/1/37	\$ 220,000.00		\$ 220,000.00	\$ 4,125.00	
					\$ 224,125.00
			\$ 2,475,000.00	\$ 726,725.00	\$ 3,201,725.00

Pine Ridge Plantation

Community Development District

Capital Reserve

Description	Adopted Budget FY2023	Actual YTD As of 6/30/2023	Projected Next 3 Months	Projected Thru 9/30/23	Approved Budget FY2024
Revenues					
Capital Reserve - Transfer In	\$60,805	\$60,805	\$0	\$60,805	\$82,202
Interest	\$500	\$4,931	\$1,080	\$6,011	\$3,200
Carry Forward Surplus	\$273,556	\$261,908	\$0	\$261,908	\$115,252
Total Revenues	\$334,861	\$327,645	\$1,080	\$328,725	\$200,654
Expenditures					
Other Current	\$0	\$30	\$0	\$30	\$100
Capital Outlay*	\$30,000	\$44,507	\$2,309	\$46,816	\$0
Culture/Recreation	\$30,000	\$0	\$0	\$0	\$0
Repair and Maintenance**	\$0	\$31,224	\$40,376	\$71,600	\$54,148
Total Expenses	\$60,000	\$75,761	\$42,685	\$118,446	\$54,248
Other Sources and (Uses)					
Interfund Transfer In/(Out)	\$0	(\$95,027)	\$0	(\$95,027)	\$0
Total Other Financial Sources/(Uses)	\$0	(\$95,027)	\$0	(\$95,027)	\$0
EXCESS REVENUES / (EXPENDITURES)	\$274,861	\$156,856	(\$41,605)	\$115,252	\$146,406

*\$46,816 Landscape sod and hydro seed for new areas and related Professional invoices.

**\$53,200 Slide Tower Repairs and Fence Relocation Project

C.

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Pine Ridge Plantation Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Pine Ridge Plantation Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 18th DAY OF JULY, 2023.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

D.

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 18th day of July, 2023.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

B.

NOTICE OF MEETINGS
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year **2024** at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at **6:00** p.m. on the third Tuesday of each month listed as follows:

November 21, 2023
January 16, 2024
March 19, 2024
May 21, 2024
July 23, 2024 (4th Tuesday)
September 17, 2024

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: July 18, 2023
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- Brightview installed sod around the backside of the courts on 5/26/23
- Freedom Pest Control completed annual facility termite inspection on June 15th
- Brightview completed first application of hydro seeding on the field
- Solenoid valve was replaced in the fitness center drinking fountain. Fountain had quit working

Landscaping & Lakes:

- BrightView 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 May and June = 26
- Total number of rentals tentatively scheduled for July and August = 17
- Aura reading event that was booked for July 8th, had to be postponed until September 9th
- Frozen Sweets Treat truck was at the amenity center on June 4th from 1 to 5 p.m. as well as June 25th and July 4th

- Hibashi Party was at the amenity center on June 14th from 5 to 8 p.m.
- Brochachos Fusion Tacos was at the amenity center on June 22nd from 5 to 8 p.m.
- Che'lus Island BBQ was at the amenity center on July 5th from 5 to 8 p.m. and is scheduled to return again on July 13th
- After numerous work order requests, the missing street sign at the intersection of Pine Ridge Pkwy and Wetland Ridge Circle has finally been replaced
- A new work order has been submitted to Clay County Public Works for a missing stop sign at the intersection of Highland Glen and Persimmon Dr
- HOA continues to hold their monthly meeting at the clubhouse the second Thursday of every month

2.

Quality Site Assessment

Prepared for: Pine Ridge Plantation

General Information

DATE: Wednesday, Jul 05, 2023

NEXT QSA DATE: Monday, Oct 02, 2023

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Royce Peaden

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



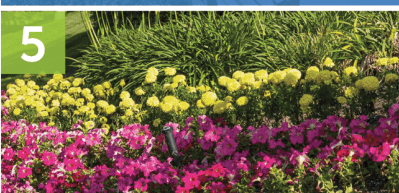
Green Turf

4



Crisp Edges

5



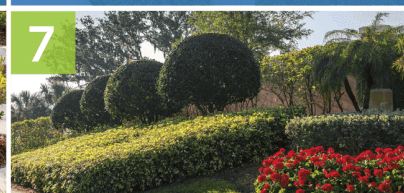
Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



1 Palms throughout site are scheduled to be pruned in July.

2 Beds along Tynes are clean and weed free

3 Maintenance crew should prune along white fence for clearance from vines/weeds.

4 Maintenance crew should remove two dead/declining Windmill palms to right of clubhouse

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



5 Clean turf and plant lines.

6 Spring annuals are still showing decent color. Summer annuals will be installed in late July.

7 Seeded soccer field is showing promising germination rates.

8 Maintenance crew should remove suckers from Crape Myrtles throughout site

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



- 9** Turf is showing good color and vigor throughout site.
- 10** Lakes are being mowed and string trimmed on rotation throughout property.
- 11** Playground mulch is at a good depth and holding color well.

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, May 16, 2023 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
Nelson Nazario	Supervisor
Jack Montoya	Supervisor
Jerry Ritchie	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Maria Cranford	Amenity Manager
Jay Soriano	GMS
Rodney Hicks	Brightview

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 (*Regarding Agenda Items Listed Below*)

Ms. Giles noted that copies of the agenda were on the table if anyone wished to follow along and invited any member of the public to speak on agenda matters. There were no public comments.

THIRD ORDER OF BUSINESS

Series 2020 Project:

A. Update Regarding Series 2020 Project

Mr. Soriano provided updates for the 2020 project to include updates on cameras, fencing, safety concerns, public access, timelines, materials, installation, liability, and warranty items.

B. Ratification of Pay Requisitions (55-58)

Ms. Giles reviewed the pay requisition 55-58. She noted these were for Brightview, Hoffman Construction, and others are anticipated. She added these items will be paid out of the capital reserve fund. She stated the construction fund has \$656.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Pay Requisitions 55-58, were ratified.

FOURTH ORDER OF BUSINESS

Open Items

A. Sign at Entryway

The Board decided to remove this item from the agenda.

B. Slide Tower

Mr. Soriano provided updates on the slide tower to include the agreement and timelines. He described the specifics of the installation process.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from Brightview
for Sod and Seeding**

Mr. Soriano reviewed the proposal from Brightview for sodding and seeding. The total was a not to exceed of \$5,6234.80. He noted the project has been started to include irrigation and referred to timelines. Signage was discussed. It was asked about the number of application and what was budgeted. Mr. Soriano replied we have budgeted for 4 applications and hoping that 2 will work.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from Riverside Management Services for Fiscal Year 2024 Services**

Mr. Soriano stated this proposal included the typical letter for plans of an increase of hourly employees, staffing and vendors. He discussed this is the busy time of year and an assistant has been added. Ms. Cranford reviewed the specifics to included amenity manager, facility assistant, field management, pool maintenance, janitorial services, lifeguard services and gate monitor. Mr. Soriano noted there would not be a charge if the services were not used.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, the Proposal From Riverside Management Services for Fiscal Year 2024 Services, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption**

Mr. Haber stated the resolution is the first step in the process of adopting a budget. It approves a proposed budget to start October 1, 2024. This proposed budget will be sent to the Clay County offices and a public hearing will need to be held to formally adopt the budget in final form. The Board asked Mr. Haber what Clay County did with the budget. He replied this step is statutory requirement to present to Clay County, but they do nothing.

Ms. Giles presented the proposed budget to include the general fund which is the operating budget called the O&M, the debt service fund shows the debt with interest and principal payments for 2020 bonds, and the capital reserve fund. She reminded Board members the capital reserve study is used for planning contribution to the budget. Board members can adjust this when needed.

She noted there is a proposed 8% increase for the homeowners. This will be \$77 per year or \$6.00 a month. She added the District has not raised assessments until 2023. She reviewed the line items specifics for consideration. The Board added comments on inflation and the last study was at 3%. Ms. Giles added the Board can put more into the capital reserve fund if needed and the study can be updated for about \$2000 with the old company. She recommended approval of the proposed budget with the 8% and could be lowered at the adoption but not raised. She added the mailed notices with go out with the increase and the GMS office is prepared to address

questions and concerns from homeowners. She reviewed line item increases in insurance and liability.

Other discussion included increases in security, landscaping, and possibilities of raising to \$100 per household. The proposal was to increase the total assessment to \$100, with the \$77 going to the general fund and the \$23 going towards the capital reserve fund.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2024 Including a \$77 Per Year Increase for the General Fund and a \$23 Per Year Assessment for the Capital Fund, and Setting the Public Hearing for July 18, 2023, was approved.

Mr. Haber added the resolution needed approving as well and the public hearing. Ms. Giles noted the public hearing date would be July 18, 2023.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Setting a Hearing on Revised Amenity Suspension and Termination Rules

Ms. Giles stated the public hearing for this item could also be July 18, 2023. Mr. Haber presented the resolution on revised amenity suspension and termination rules. He asked that the public hearing be approved. He added this is not addressed on a regular basis for this District. He explained situations of violations and giving staff permission to address these violations. He added comments on suspensions and due process for appeal. He recommended the Board review the policies and be prepared to address concerns and questions at the hearing.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, Resolution 2024-04, Setting a Hearing on Revised Amenity Suspension and Termination Rules for July 18, 2023, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Resolution Regarding Records Retention Policies

Mr. Haber presented the resolution on records and retention policies. He referred to the memorandum from his office which explains transitory and electronic records. He added this will update the options for destroying records. He explained both Option 1 and Option 2. The

Board selected Option 2. This option addresses retention of electronic records in lieu of paper copies and guidance regarding deletion of transitory records.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Resolution 2023-05, Regarding Records Retention Policies Option 2, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber updated the Board on the legislation approving and mandating four hours of ethics training for all Supervisors to begin January 1, 2024. He added his office is reviewing the options for this training.

B. District Manager – Report on the Number of Registered Voters (1, 511)

Ms. Giles noted the number of eligible registered voters residing in the District as of April 15, 2023 was 1,511.

C. Engineer

There was no Engineer update.

D. Amenity & Operations Manager

1. Report

Ms. Cranford reviewed the Amenity report. She included rentals, events, tabletop replacement, AED machine, and other repairs and materials for security cameras.

Mr. Soriano provided comments on Operation updates and personnel staffing, contractors for pool maintenance, and other issues.

2. Landscape Quality Inspection Report

Mr. Hicks reviewed the Landscaping Report and provided updates on irrigation, lake maintenance, spraying for weeds, playground updates, and proposals or various landscaping needs.

ELEVENTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Ms. Giles asked for public comments.

A resident commented on cutting trees, limbs, grass cutting and irrigation issues.

Another resident asked how to find a schedule for weeding, and grass cutting. It was noted this was now twice a month for ponds. Discussion ensued on how the cutting was occurring and other concerns. Ms. Giles asked Mr. Soriano for a schedule and a process for residents to go to the website for requests.

Another resident commented on issues with trash. She asked about collaboration with HOA and a volunteer day. Ms. Cranford explained a new process for cleanup.

Continued resident concerns on sheriff's office and off duty officers in the area, EPA concerns, construction debris, and janitorial issues, and pollution issues.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 15, 2023 Continued Meeting and March 21, 2023 Meeting

Ms. Giles stated the minutes of the February 15, 2023 Continued meeting and the March 21, 2023 Regular meeting were in the packet for Board review. The Board had no changes to the minutes.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, the Continued Minutes of the February 15, 2023 Meeting and the March 21, 2023 Meeting, were approved.

B. Balance Sheet and Income Statement of Revenues & Expenditures for the Period Ending April 30, 2023

Ms. Giles stated these ended April 30, 2023.

C. Assessment Receipts Schedule

Ms. Giles stated that they were 98% collected.

D. Approval of Check Register

Ms. Giles stated she reviewed the check register. This is for the months of March and April for a total of \$597,797.43. She explained that in the month of March the total was \$556,407 and this is from 2 transfers to the State Board of Administrative Account for \$450,000 and for \$60,805 for the capital reserve. She noted the purpose of the SBA account is a local surplus funds for trust to help maximize the earnings with competitive returns. She added it usually pays 4%

interest. She added that April is the normal \$33,554.42 and utilities were \$7,835.14. The total check register is \$597,797.43.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, the Check Register for \$597,797.43, was approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – 7/18/23 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for July 18, 2023 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center. She asked that the Board reach out to staff if there were questions about the budget before the meeting.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

Pine Ridge Plantation

Community Development District

Unaudited Financial Reporting
June 30, 2023

Meeting Date
July 18, 2023



Table of Contents

I. Financial Statements - Unaudited Financial Reporting

II. Special Assessments Report

III. Check Registers Summary -5/1/2023 -6/30/2023

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2023

	General	Capital Reserve	Debt Service	Capital Projects	Totals Governmental Funds
ASSETS:					
CASH	\$873,463	\$92,813	---	---	\$966,276
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$114,609	---	\$114,609
Revenue A	---	---	\$175,831	---	\$175,831
Prepayment	---	---	---	---	\$0
Construction	---	---	---	\$225	\$225
State Board	\$133,147	\$64,043	---	---	\$197,190
US Bank Custody	\$68,205	---	---	---	\$68,205
Prepaid Expnses	---	---	---	---	\$0
Due from Other	---	---	---	---	\$0
TOTAL ASSETS	\$1,074,815	\$156,856	\$464,032	\$225	\$1,695,930
LIABILITIES:					
ACCOUNTS PAYABLE	\$0	---	---	---	\$0
ACCRUED EXPENSES	\$2,550	---	---	---	\$2,550
RETAINAGE PAYABLE	---	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	---	\$0
TOTAL LIABILITIES	\$2,550	\$0	\$0	\$0	\$2,550
FUND BALANCES:					
NONSPENDABLE	\$0	---	---	---	\$0
ASSIGNED	\$43,187	---	---	---	\$43,187
UNASSIGNED	\$1,029,078	---	---	---	\$1,029,078
RESTRICTED FOR DEBT SERVICE	---	---	\$464,032	---	\$464,032
RESTRICTED FOR CAPITAL PROJECTS	---	\$156,856	---	\$225	\$157,082
TOTAL FUND BALANCES	\$1,072,265	\$156,856	\$464,032	\$225	\$1,693,380
TOTAL LIABILITIES & FUND EQUITY	\$1,074,815	\$156,856	\$464,032	\$225	\$1,695,930

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended June 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 06/30/23	THRU 06/30/23	VARIANCE

REVENUES:

Assessments - Tax Collector	\$681,433	\$681,433	\$682,864	\$1,431
Misc./Facility Rental Income	\$3,000	\$2,250	\$6,925	\$4,675
Interest Income	\$600	\$450	\$18,033	\$17,583

TOTAL REVENUES	\$685,033	\$684,133	\$707,822	\$23,689
-----------------------	------------------	------------------	------------------	-----------------

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees	\$9,600	\$7,200	\$5,800	\$1,400
FICA Taxes	\$734	\$551	\$444	\$107
Engineering	\$7,000	\$5,250	\$0	\$5,250
Attorney	\$20,000	\$11,667	\$7,271	\$4,396
Annual Audit	\$3,175	\$0	\$0	\$0
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$1,200	\$600	\$600	\$0
Trustee	\$6,000	\$4,041	\$4,041	\$0
Dissemination	\$5,000	\$3,750	\$3,750	(\$0)
Management Fees	\$48,830	\$36,623	\$36,623	(\$0)
Info Technology	\$1,400	\$1,050	\$1,050	(\$0)
Telephone	\$500	\$375	\$159	\$216
Postage	\$1,000	\$750	\$588	\$162
Printing & Binding	\$1,200	\$900	\$1,042	(\$142)
Insurance	\$9,948	\$8,911	\$8,911	\$0
Legal Advertising	\$2,500	\$1,875	\$303	\$1,572
Other Current Charges	\$600	\$450	\$397	\$53
Website Domain	\$1,200	\$900	\$900	\$0
Office Supplies	\$300	\$225	\$11	\$214
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES	\$125,622	\$90,552	\$77,323	\$13,228
------------------------------------	------------------	-----------------	-----------------	-----------------

GROUNDS MAINTENANCE:

Landscape Maintenance	\$126,000	\$94,500	\$95,510	(\$1,010)
Lake Maintenance	\$12,930	\$9,698	\$7,650	\$2,048
Electric	\$2,500	\$1,875	\$1,330	\$545
Water	\$26,000	\$19,500	\$10,934	\$8,566
Repairs And Maintenance	\$20,000	\$15,000	\$9,009	\$5,991
Irrigation Repairs	\$3,500	\$2,625	\$3,144	(\$519)
Contingencies	\$4,451	\$3,338	\$0	\$3,338

GROUNDS MAINTENANCE EXPENDITURES	\$195,381	\$146,536	\$127,577	\$18,958
---	------------------	------------------	------------------	-----------------

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended June 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 06/30/23	THRU 06/30/23	VARIANCE
EXPENDITURES:				
<u>AMENITY CENTER</u>				
Insurance	\$12,310	\$12,310	\$14,398	(\$2,088)
General Facility Maintenance	\$17,000	\$12,750	\$7,306	\$5,444
Repairs & Replacements	\$25,000	\$18,750	\$13,475	\$5,275
Recreational Passes	\$500	\$375	\$0	\$375
Postage	\$100	\$75	\$0	\$75
Printing & Email Marketing	\$125	\$94	\$0	\$94
Office Supplies	\$700	\$525	\$205	\$320
Other Current Charges	\$250	\$188	\$0	\$188
Permit Fees	\$250	\$250	\$775	(\$525)
Contingency	\$5,000	\$3,750	\$459	\$3,291
Special Events	\$15,000	\$15,000	\$15,179	(\$179)
Refuse Service	\$9,600	\$7,200	\$7,774	(\$574)
Security	\$12,500	\$9,375	\$11,286	(\$1,911)
Gate Monitor	\$6,146	\$4,610	\$0	\$4,610
<u>Utilities</u>				
Water & Sewer	\$4,500	\$3,375	\$3,447	(\$72)
Electric	\$23,000	\$17,250	\$15,332	\$1,918
Cable/Phone/Internet	\$4,200	\$3,150	\$3,424	(\$274)
<u>Management Contracts</u>				
Amenity Management	\$61,859	\$46,394	\$46,394	\$0
Facility Assistant	\$19,489	\$14,617	\$1,905	\$12,712
Field Management Services	\$24,179	\$18,134	\$18,134	\$0
Lifeguards	\$19,080	\$1,749	\$1,749	\$0
Pool Maintenance	\$13,500	\$10,125	\$10,125	\$0
Pool Chemicals	\$16,159	\$12,119	\$12,656	(\$537)
Janitorial	\$8,777	\$6,583	\$6,583	\$0
Janitorial Supplies	\$4,000	\$3,000	\$2,175	\$825
Holiday Decorations	\$0	\$0	\$72	(\$72)
AMENITY CENTER EXPENDITURES	\$303,225	\$221,748	\$192,854	\$28,894
<u>OTHER FINANCIAL SOURCES AND USES</u>				
Capital Reserve - Transfer Out	\$60,805	\$60,805	\$60,805	\$0
TOTAL OTHER FINANCIAL SOURCES AND USES	\$60,805	\$60,805	\$60,805	\$0
TOTAL EXPENDITURES	\$685,033	\$519,640	\$458,559	\$61,081
EXCESS REVENUES (EXPENDITURES)	\$0		\$249,263	
FUND BALANCE - Beginning	\$43,187		\$823,003	
FUND BALANCE - Ending	\$43,187		\$1,072,265	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2023

	ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>REVENUES:</u>														
Assessments - Tax Collector	\$681,433	\$0	\$24,848	\$625,271	\$6,322	\$10,136	\$1,923	\$8,386	\$0	\$5,978	\$0	\$0	\$0	\$682,864
Interest Income	\$600	\$2,184	\$2,207	\$2,334	\$3,042	\$3,439	\$2,502	\$786	\$765	\$776	\$0	\$0	\$0	\$18,033
Misc./Facility Rental Income	\$3,000	\$600	\$0	\$0	\$850	\$850	\$1,225	\$0	\$3,400	\$0	\$0	\$0	\$0	\$6,925
TOTAL REVENUES	\$685,033	\$2,784	\$27,055	\$627,605	\$10,214	\$14,424	\$5,650	\$9,172	\$4,165	\$6,754	\$0 0		\$0	\$707,822
<u>EXPENDITURES:</u>														
<u>ADMINISTRATIVE:</u>														
Supervisors Fees	\$9,600	\$1,000	\$1,000	\$0	\$1,000	\$800	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$5,800
FICA Taxes	\$734	\$77	\$77	\$0	\$77	\$61	\$77		\$77	\$0	\$0	\$0	\$0	\$444
Engineering	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$1,200	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$5,000	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$3,750
Assessment Roll	\$5,260	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Attorney	\$20,000	\$1,273	\$1,196	\$0	\$1,686	\$1,119	\$894	\$1,103	\$0	\$0	\$0	\$0	\$0	\$7,271
Annual Audit	\$3,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$6,000	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Management Fees	\$48,830	\$4,069	\$4,069	\$4,069	\$4,069	\$4,069	\$4,069	\$4,069	\$4,069	\$4,069	\$0	\$0	\$0	\$36,623
Info Technology	\$1,400	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$1,050
Telephone	\$500	\$0	\$52	\$27	\$55	\$0	\$0	\$0	\$26	\$0	\$0	\$0	\$0	\$159
Postage	\$1,000	\$10	\$61	\$12	\$17	\$15	\$7	\$94	\$4	\$369	\$0	\$0	\$0	\$588
Printing & Binding	\$1,200	\$78	\$44	\$39	\$71	\$58	\$42	\$56	\$7	\$647	\$0	\$0	\$0	\$1,042
Insurance	\$9,948	\$8,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,911
Legal Advertising	\$2,500	\$261	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303
Other Current Charges	\$600	\$15	\$35	\$15	\$45	\$15	\$15	\$242	\$15	\$0	\$0	\$0	\$0	\$397
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
Office Supplies	\$300	\$0	\$1	\$1	\$1	\$1	\$0	\$1	\$0	\$8	\$0	\$0	\$0	\$11
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE EXPENDITURES	\$125,622	\$26,402	\$7,208	\$4,796	\$7,654	\$6,771	\$6,736	\$6,198	\$5,831	\$5,727	\$0	0	\$0	\$77,323
<u>GROUNDS MAINTENANCE:</u>														
Landscape Maintenance	\$126,000	\$0	\$11,662	\$11,662	\$11,662	\$11,662	\$13,874	\$11,662	\$11,662	\$11,662	\$0	\$0	\$0	\$95,510
Lake Maintenance	\$12,930	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$7,650
Electric	\$2,500	\$158	\$161	\$160	\$160	\$161	\$129	\$135	\$133	\$133	\$0	\$0	\$0	\$1,330
Water	\$26,000	\$1,010	\$995	\$1,052	\$1,354	\$1,064	\$1,127	\$1,147	\$1,271	\$1,913	\$0	\$0	\$0	\$10,934
Repairs And Maintenance	\$20,000	\$0	\$0	\$0	\$5,172	\$1,267	\$0	\$1,745	\$600	\$225	\$0	\$0	\$0	\$9,009
Irrigation Repairs	\$3,500	\$0	\$3,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,144
Contingencies	\$4,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$195,381	\$2,018	\$16,813	\$13,724	\$19,198	\$15,004	\$15,981	\$15,539	\$14,517	\$14,783	\$0	0	\$0	\$127,577

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2023

	ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>AMENITY CENTER</u>														
Insurance	\$12,310	\$11,588	\$0	\$0	\$0	\$2,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,398
General Facility Maintenance	\$17,000	\$1,807	\$2,193	\$2,288	\$474	\$0	\$0	\$114	\$429	\$0	\$0	\$0	\$0	\$7,306
Repairs & Replacements	\$25,000	\$0	\$1,539	\$1,326	\$2,476	\$4,675	\$0	\$1,155	\$2,304	\$0	\$0	\$0	\$0	\$13,475
Recreational Passes	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Email Marketing	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$700	\$0	\$0	\$0	\$0	\$143	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$205
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	\$175	\$0	\$600	\$0	\$0	\$0	\$0	\$775
Contingency	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$459	\$0	\$0	\$0	\$0	\$459
Special Events	\$15,000	\$2,892	\$2,495	\$2,230	\$0	\$0	\$5,363	\$0	\$0	\$2,200	\$0	\$0	\$0	\$15,179
Refuse Service	\$9,600	\$778	\$778	\$778	\$856	\$856	\$856	\$856	\$1,158	\$856	\$0	\$0	\$0	\$7,774
Security	\$12,500	\$791	\$1,582	\$1,709	\$924	\$4,018	\$424	\$666	\$418	\$754	\$0	\$0	\$0	\$11,286
Gate Monitor	\$6,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Utilities</u>														
Water & Sewer	\$4,500	\$319	\$314	\$644	\$349	\$363	\$370	\$425	\$335	\$328	\$0	\$0	\$0	\$3,447
Electric	\$23,000	\$1,872	\$1,773	\$1,601	\$1,833	\$1,843	\$1,585	\$1,395	\$1,575	\$1,855	\$0	\$0	\$0	\$15,332
Cable/Phone/Internet	\$4,200	\$368	\$368	\$368	\$387	\$387	\$387	\$387	\$387	\$385	\$0	\$0	\$0	\$3,424
<u>Management Contracts</u>														
Amenity Management	\$61,859	\$5,155	\$5,155	\$5,155	\$5,155	\$5,155	\$5,155	\$5,155	\$5,155	\$5,155	\$0	\$0	\$0	\$46,394
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$298	\$303	\$1,305	\$0	\$0	\$0	\$0	\$1,905
Field Management Services	\$24,179	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$0	\$0	\$0	\$18,134
Lifeguards	\$19,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,749	\$0	\$0	\$0	\$0	\$1,749
Pool Maintenance	\$13,500	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$0	\$0	\$0	\$10,125
Pool Chemicals	\$16,159	\$1,207	\$1,207	\$1,207	\$1,506	\$1,506	\$1,506	\$1,506	\$1,506	\$1,506	\$0	\$0	\$0	\$12,656
Janitorial	\$8,777	\$731	\$731	\$731	\$731	\$731	\$731	\$731	\$731	\$731	\$0	\$0	\$0	\$6,583
Janitorial Supplies	\$4,000	\$170	\$198	\$101	\$291	\$392	\$0	\$622	\$401	\$0	\$0	\$0	\$0	\$2,175
Holiday Decorations	\$0	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72
AMENITY CENTER EXPENDITURES	\$303,225	\$30,820	\$21,545	\$21,278	\$18,122	\$26,019	\$20,052	\$16,456	\$21,652	\$16,910	\$0	0	\$0	\$192,854
<u>OTHER SOURCES USES:</u>														
Capital Reserve - Transfer Out	\$60,805	\$0	\$0	\$0	\$0	\$0	\$60,805	\$0	\$0	\$0	\$0	\$0	\$0	\$60,805
OTHER SOURCES/(USES)	\$60,805	\$0	\$0	\$0	\$0	\$0	\$60,805	\$0	\$0	\$0	\$0	\$0	\$0	\$60,805
TOTAL EXPENDITURES	\$685,033	\$59,240	\$45,566	\$39,799	\$44,974	\$47,795	\$103,573	\$38,193	\$42,000	\$37,420	\$0	\$0	\$0	\$458,559
EXCESS REVENUES (EXPENDITURES)	\$0	(\$56,456)	(\$18,511)	\$587,806	(\$34,760)	(\$33,370)	(\$97,923)	(\$29,021)	(\$37,835)	(\$30,666)	\$0	\$0	\$0	\$249,263

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended June 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 06/30/23	THRU 06/30/23	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$60,805	\$60,805	\$60,805	\$0
Interest	\$500	\$375	\$4,931	\$4,556
TOTAL REVENUES	\$61,305	\$61,180	\$65,736	\$4,556
EXPENDITURES:				
Other Current	\$0	\$0	\$30	(\$30)
Capital Outlay	\$30,000	\$22,500	\$44,507	(\$22,007)
Culture/Recreation	\$30,000	\$22,500	\$0	\$22,500
Repair and Maintenance	\$0	\$0	\$31,224	(\$31,224)
TOTAL EXPENDITURES	\$60,000	\$45,000	\$75,761	(\$30,761)
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$95,027)	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	(\$95,027)	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,305		(\$105,052)	
FUND BALANCE - Beginning	\$273,556		\$261,908	
FUND BALANCE - Ending	\$274,861		\$156,856	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND 2020 A1 and A2

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended June 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 06/30/23	THRU 06/30/23	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$926,572	\$928,546	\$1,974
Interest Income	\$250	\$188	\$22,838	\$22,650
TOTAL REVENUES	\$926,822	\$926,759	\$951,384	\$24,624
EXPENDITURES:				
DS 2020A1				
Interest Expense - 11/1	\$106,824	\$106,824	\$106,824	\$0
Interest Expense - 5/1	\$106,824	\$106,824	\$106,824	\$0
Principal Expense - 5/1	\$480,000	\$480,000	\$480,000	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$10,000	(\$10,000)
DS 2020A2				
Interest Expense - 11/1	\$45,200	\$45,200	\$45,200	\$0
Interest Expense - 5/1	\$45,200	\$45,200	\$45,200	\$0
Principal Expense - 5/1	\$140,000	\$140,000	\$140,000	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$924,049	\$924,049	\$939,049	(\$15,000)
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,773		\$12,335	
FUND BALANCE - Beginning	\$161,970		\$451,698	
FUND BALANCE - Ending	\$164,743		\$464,032	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND 2020

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended June 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 06/30/23	THRU 06/30/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$8,810	\$8,810
TOTAL REVENUES	\$0	\$0	\$8,810	\$8,810
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$886,986	(\$886,986)
TOTAL EXPENDITURES	\$0	\$0	\$886,986	(\$886,986)
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$95,027	\$95,027
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$95,027	\$95,027
EXCESS REVENUES (EXPENDITURES)	\$0		(\$783,150)	
FUND BALANCE - Beginning	\$0		\$783,375	
FUND BALANCE - Ending	\$0		\$225	

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:	\$173,100
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)
Less: May 1, 2023 (Mandatory)	(\$480,000)
Less: May 1, 2023 (Prepayment)	(\$10,000)

Current Bonds Outstanding:	\$8,120,000
----------------------------	--------------------

*Assured Guaranty Municipal Corp Surety Bond \$173,592.51

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:	\$113,875
Reserve Fund Balance:	\$114,609

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)
Less: May 1, 2023 (Mandatory)	(\$140,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)

Current Bonds Outstanding:	\$2,475,000
----------------------------	--------------------

C.

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023 SUMMARY OF ASSESSMENTS**

ASSESSED	# UNITS ASSESSED	SERIES 2020A DEBT ASSESSED	FY23 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	737	926,571.52	681,411.48	1,607,983.00
TOTAL ASSESSED NET	737	926,571.52	681,411.48	1,607,983.00

RECEIVED	BALANCE DUE	SERIES 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	(3,426.56)	928,546.03	682,863.53	1,611,409.56
TOTAL RECEIPTS	(3,426.56)	928,546.03	682,863.53	1,611,409.56

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2020 DEBT RECEIVED	O&M RECEIVED	TOTAL
1	11/9/2022	1,202.48	884.31	2,086.79
2	11/16/2022	6,033.00	4,436.73	10,469.73
3	11/30/2022	26,552.98	19,527.37	46,080.35
4	12/12/2022	798,921.58	587,536.23	1,386,457.81
5	12/19/2022	51,310.91	37,734.64	89,045.55
6	1/11/2023	8,596.67	6,322.09	14,918.76
7	2/7/2023	13,782.09	10,135.51	23,917.60
8	3/7/2023	2,614.93	1,923.05	4,537.98
9	4/7/2023	11,402.67	8,385.65	19,788.32
10	5/8/2023	-	-	-
11	6/8/2023	1,294.58	952.05	2,246.63
TAX CERTIFICATES	6/21/2023	6,834.14	5,025.90	11,860.04
		-	-	
		-	-	
TOTAL FY23 TAX ROLL RECEIPTS		928,546.03	682,863.53	1,611,409.56

% TAX ROLL COLLECTED	100.21%	100.21%	100.21%
TOTAL COLLECTED	100.21%	100.21%	100.21%

D.

Community Development District

5/1/2023 - 6/30/2023

*Fedex invoices available upon request.

*Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE	....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/09/23	00073	4/12/23	458	202304	320	53800	46000			*	1,072.21		
			GROUND RPR & MAINTENANCE										
		4/12/23	458	202304	330	57200	46201			*	262.12		
			JANITORIAL SUPPLIES										
		4/12/23	458	202304	330	57200	51000			*	61.78		
			OFFICE SUPPLIES										
		4/12/23	458	202304	330	57200	46100			*	609.71		
			AMENITY RPR \$ REPLACEMENT										
		4/30/23	461	202304	330	57200	34110			*	303.00		
			APR FACILITY ASSISTANT										
		5/01/23	459	202305	330	57200	46200			*	731.42		
			MAY JANITORIAL SERVICES										
		5/01/23	459	202305	330	57200	46400			*	1,125.00		
			MAY POOL MAINTENANCE										
		5/01/23	459	202305	330	57200	34000			*	2,014.92		
			MAY CONTRACT ADMIN										
		5/01/23	459	202305	330	57200	34100			*	5,154.92		
			MAY FACILITY MANAGEMENT										
									RIVERSIDE MANAGEMENT SERVICES INC			11,335.08	003190
5/09/23	00197	4/05/23	74018674	202304	330	57200	46100			*	81.84		
			LANDSCAPE SUPPLIES										
									SCP DISTRIBUTORS LLC			81.84	003191
5/09/23	00196	5/01/23	748640	202305	330	57200	46100			*	1,527.84		
			TABLE TOP 48R AC H										
									TROPITONE FURNITURE CO INC			1,527.84	003192
5/09/23	00152	4/12/23	61717583	202304	330	57200	46000			*	114.00		
			PEST CONTROL QURTLY SRVCS										
									TURNER PEST CONTROL,LLC			114.00	003193
5/26/23	00107	5/09/23	SSI11104	202304	330	57200	34500			*	45.00		
			APR EMPLOY ADMIN FEE										
		5/09/23	SSI11104	202304	330	57200	34500			*	35.00		
			APR EMPLOY SCHEDULING										
									CLAY COUNTY SHERIFF'S OFFICE			80.00	003194
5/26/23	00039	5/15/23	29796	202305	330	57200	46100			*	343.00		
			RPR FITNESS EQUIP										
		5/15/23	29813	202305	330	57200	46100			*	192.05		
			RPR FITNESS EQUIP										
									FITNESS PRO			535.05	003195
5/26/23	00025	5/16/23	10-BID-6	202305	330	57200	54000			*	300.00		
			10-60-00146						POOL PERMIT				

PRP --PINERIDGE-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		5/16/23	10-BID-6 202305 330-57200-54000 10-60-2422566 ACTIVITY		*	300.00	
				FLORIDA DEPARTMENT OF HEALTH IN			600.00 003196
5/26/23	00073	5/11/23	462 202304 320-53800-46000 GROUNDS RPR & MAINT		*	672.72	
		5/11/23	462 202304 330-57200-46201 JANITORIAL SUPPLIES		*	360.18	
		5/11/23	462 202304 330-57200-46100 AMENITY RPR & RPLCMNTS		*	278.58	
				RIVERSIDE MANAGEMENT SERVICES INC			1,311.48 003197
5/26/23	00192	5/19/23	9178 202305 320-53800-46000 TREE REMOVAL		*	600.00	
				OUTSET CAPITAL PARTNERS DBA TREECO			600.00 003198
6/05/23	00183	6/01/23	8429179 202306 320-53800-46200 JUN LANDSCAPE MAINTENANCE		*	11,662.29	
				BRIGHTVIEW LANDSCAPE SERVICES, INC			11,662.29 003199
6/05/23	00185	5/31/23	3225964 202304 310-51300-31500 APR GENERAL COUNSEL		*	1,103.00	
				KUTAK ROCK LLP			1,103.00 003200
6/05/23	00176	5/31/23	05312023 202305 330-57200-34500 SECURITY 5/13 & 5/27		*	336.00	
				MICHAEL C LAYNE			336.00 003201
6/05/23	00054	6/01/23	13129561 202306 330-57200-46500 JUN POOL CHEMICALS		*	1,505.74	
				POOLSURE			1,505.74 003202
6/16/23	00038	6/12/23	92092 202306 320-53800-46000 BACKFLOW TEST		*	225.00	
				BOB'S BACKFLOW & PLUMBING CO. INC.			225.00 003203
6/16/23	00003	6/01/23	242 202306 310-51300-31300 JUN DISSEM AGENT SRVCS		*	416.67	
		6/01/23	242 202306 310-51300-49100 JUN WEBSITE ADMIN		*	100.00	
		6/01/23	242 202306 310-51300-35100 JUN INFO TECH		*	116.67	
		6/01/23	242 202306 310-51300-34000 JUN MANAGEMENT FEES		*	4,069.17	
		6/01/23	242 202306 310-51300-51000 OFFICE SUPPLIES		*	7.57	

PRP --PINERIDGE-- BPEREGRINO

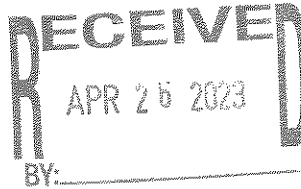
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/23 242	202306 310-51300-42000		*	16.14	
		POSTAGE					
		6/01/23 242	202306 310-51300-42500		*	176.10	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES							4,902.32 003204
6/16/23 00073		5/31/23 464	202305 330-57200-34110		*	1,304.75	
		MAY FACILITY ASSISTANT					
		5/31/23 465	202305 330-57200-34200		*	1,749.18	
		MAY LIFEGUARDS					
		6/01/23 463	202306 330-57200-46200		*	731.42	
		JUN JANITORIAL SRVCS					
		6/01/23 463	202306 330-57200-46400		*	1,125.00	
		JUN POOL MAINT SRVCS					
		6/01/23 463	202306 330-57200-34000		*	2,014.92	
		JUN CONTRACT ADMIN					
		6/01/23 463	202306 330-57200-34100		*	5,154.92	
		JUN FACILITY MANAGEMENT					
RIVERSIDE MANAGEMENT SERVICES INC							12,080.19 003205
6/29/23 00198		6/26/23 06262023	202306 300-36900-10100		*	75.00	
		RENTAL REFUND					
BRENDA SMITH							75.00 003206
6/29/23 00199		6/27/23 79379570	202306 330-57200-60100		*	2,200.00	
		AURA PARTY 7/8/23 BOOKING					
INTUIT MINDS LLC							2,200.00 003207
6/29/23 00176		6/27/23 JUNE2023	202306 330-57200-34500		*	672.00	
		SECURITY 5/25-6/24/23					
MICHAEL C LAYNE							672.00 003208
6/29/23 00073		6/20/23 466	202305 330-57200-46000		*	429.41	
		GEN FACILITY MAINT					
		6/20/23 466	202305 330-57200-46201		*	400.75	
		JANITORIAL SUPPLIES					
		6/20/23 466	202305 330-57200-46100		*	241.06	
		AMENITY RPR & RPLCMNTS					
RIVERSIDE MANAGEMENT SERVICES INC							1,071.22 003209
TOTAL FOR BANK A						72,167.10	
TOTAL FOR REGISTER						72,167.10	

BrightView

Landscape Services

INVOICE

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092



Customer #: 24488830
Invoice #: 8384977
Invoice Date: 5/1/2023
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For May <i>landscape maintenance</i> <i>1.320.53800.46200</i> <i>[Signature] 4/26/23</i>	11,662.29
Total invoice amount		11,662.29
Tax amount		
Balance due		11,662.29

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 24488830
Invoice #: 8384977
Invoice Date: 5/1/2023

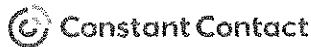
Amount Due: \$11,662.29

Thank you for allowing us to serve you

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

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

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



[Print](#)

Pre-payment Deposit Invoice

Pine Ridge Plantation
Attn: Maria Cranford
4200 pine ridge plantation parkway
middleburg, FL US 32068
9042918878
Invoice Number: KSM57FTAB10823
Invoice Date: Tue Apr 18 11:53:04 EDT 2023
User Name: prplantation
Terms: Due upon receipt
Next Billing Date: May 18, 2023



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

1,330.572.490

AMOUNT DUE: \$459.00

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

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

Note:

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

Billing questions? Contact Support

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

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



Detach and return this portion

Invoice Number: KSM57FTAB10823

Invoice Date: Tue Apr 18 11:53:04 EDT 2023

User Name: prplantation

Terms: Due upon receipt

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

Payment Plan: Prepay for 15% Off

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

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

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/10/2023	4

Bill To
Pine Ridge Plantation CDD C/O GMS

RECEIVED
APR 11 2023
BY: _____

Terms	Due Date
Net 30	5/10/2023

Description	Amount
Amortization Schedule Series 2020A-1 5-1-23 Prepay \$10,000	100.00
Amortization Schedule Series 2020A-2 5-1-23 Prepay \$5,000	100.00
<div>1,310,513.490</div>	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

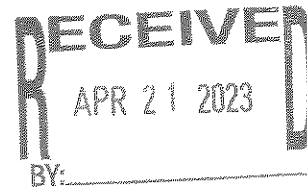


1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

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

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

29614	04/13/2023	\$185.22	04/28/2023	Net 15
PM	SERVICE REQUEST 36450 - APRIL PREVENTATIVE MAINTENANCE Apr 11, 2023: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. THIS ONE IS ON SR35748 Awaiting PARTS Paramount biceps/triceps machine model FS56 s/n FS560809034 preacher pad has cracked upholstery. This is a health risk for bacterial infection due to scratching. Color grey. Photos attached 2. Spirit tread s/n 5858151706002036 plastic cover on top of mast is broken and has sharp edges same issue bacteria build up. Same machine main console has overlay torn around speed up buttons if they are like the old true machines this needs to be replaced before it breaks. Photos attached 3. Spirit elliptical s/n 7950152012001716 right side rollers and roller pan need to be replaced. Photos attached 4. Spirit elliptical s/n 7950152012001714 right side rollers and roller pan need to be replaced. Photos attached			
			1	180.00 180.00
Processing Fee	Processing Fee		180	0.029 5.22
BALANCE DUE				\$185.22



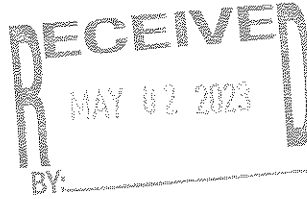
Amenity Repairs & Replacements
 1.330.57200.46100
 [Signature] 4/21/23

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

Invoice

Invoice #: 241
Invoice Date: 5/1/23
Due Date: 5/1/23
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
Dissemination Agent Services - May 2023	1,310.513.313	416.67	416.67
Website Administration - May 2023	491	100.00	100.00
Information Technology - May 2023	351	116.67	116.67
Management Fees - May 2023	340	4,069.17	4,069.17
Office Supplies	510	0.18	0.18
Postage	420	3.60	3.60
Copies	425	7.20	7.20
Telephone	410	25.81	25.81
Total			\$4,739.30
Payments/Credits			\$0.00
Balance Due			\$4,739.30

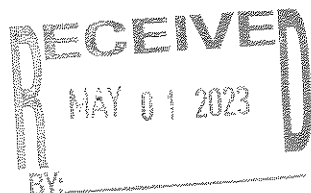
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

Reference: Invoice No. 3211044

Client Matter No. 16423-1

Notification Email: eftgroup@kutakrock.com

1,310,513.315

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

Invoice No. 3211044
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

03/01/23	W. Haber	0.60	156.00	Review correspondence regarding payments to DTE; prepare release and confer with Soriano
03/04/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/16/23	K. Jusevitch	0.20	25.00	Prepare record retention resolution package and correspond with district manager
03/21/23	W. Haber	1.70	442.00	Prepare for and participate in Board meeting
03/22/23	W. Haber	0.30	78.00	Confer with Giles regarding meeting follow up and various agreements
TOTAL HOURS		3.30		

KUTAK ROCK LLP

Pine Ridge CDD

April 28, 2023

Client Matter No. 16423-1

Invoice No. 3211044

Page 2

TOTAL FOR SERVICES RENDERED	\$893.50
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$893.50</u>
--------------------------	-----------------

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
APRIL 2023

Security/Monitoring
1. 330.57200.34500
W 5/2/23

RECEIVED
MAY 03 2023
BY: _____

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
04/01/23	(Split hours due to working the county fair every day this weekend also) Checked amenity center, neighborhood patrol, nobody was out moving round, checked amenity center, neighborhood patrol.	0015/0215	2.0	\$42.00	\$84.00
04/01/23	(Split from last night) Amenity center check, neighborhood patrol, 1 citizen contact at Tropical Pine, amenity center check, Neighborhood patrol, not much activity tonight.	2245/0045	2.0	\$42.00	\$84.00
04/14/23	Checked the pool. There were about 20 people in the pool and on the pool deck. 2 in the fitness center. No issues observed. Neighborhood patrol. Amenity center checked. 3 people using the fitness center. 1 person found on the pool deck at 2230 hours but not in the pool. She was asked to leave. Neighborhood patrol. Amenity center checked.	1945/2345	4.0	\$42.00	\$168.00
04/29/23	Checked amenity center, neighborhood patrol, 1 citizen contact, amenity center check, neighborhood patrol, amenity center checked.	2030/0030	4.0	\$42.00	\$168.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i> Total			12.0	\$42.00	\$504.00

Make all checks payable to Michael Layne

Thank you for your business!



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

Invoice

Date 5/1/2023

Invoice # 131295614270

Terms	Net 20
Due Date	5/21/2023
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	1,446.69
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<div>RECEIVED APR 21 2023 BY: _____ Pool Chemicals 1.330. 57200. 46500 4/21/23</div>				

Subtotal 1,505.74
Shipping Cost (FEDEX GROUND) 0.00
Total 1,505.74
Amount Due \$1,505.74

Remittance Slip

Customer
13GMS100
Invoice #
131295614270

Amount Due \$1,505.74

Amount Paid _____

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



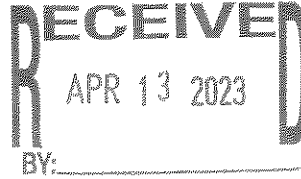
131295614270


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

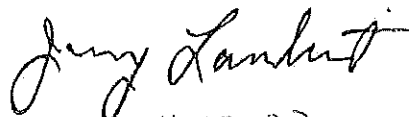
Invoice

Invoice #: 458
Invoice Date: 4/12/2023
Due Date: 4/12/2023
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 Maintenance March 1 - March 31, 2023		1,072.26	1,072.26
Maintenance Supplies		933.56	933.56
• Ground Repairs: maintenance \$1,072.26 1.326.53800.46000			
• Janitorial Supplies - \$262.12 1.330.57200.46201			
• Office Supplies - \$61.78 1.330.57200.51000			
• Amenity Repairs & Replacements \$609.70 1.330.57200.46100			
 4/13/23			


4-13-23

Total	\$2,005.82
Payments/Credits	\$0.00
Balance Due	\$2,005.82

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/23	3	M.B.	Epoxy and sand hole in filter tank, troubleshoot pool chlorine dosing pump
3/2/23	1	M.B.	Repair shower head
3/2/23	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
3/7/23	2	M.B.	Worked on sand filter for pools
3/7/23	3.5	F.S.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
3/9/23	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
3/16/23	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
3/23/23	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
3/28/23	1	M.B.	Repair sanitary napkin dispenser in women's restroom
3/28/23	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
3/30/23	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
TOTAL	<u>28.5</u>		
MILES	<u>168</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 4/05/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR PINE RIDGE				
	3/7/23	Gym Wipes 3200 wipes	125.47	F.S.
	3/8/23	Safety Latch	12.57	J.S.
	3/10/23	18" Nylon Brush	42.86	M.C.
	3/10/23	Pro Leaf Net	60.00	M.C.
	3/10/23	Telescoping Pole	77.14	M.C.
	3/16/23	Lysol (2)	28.93	F.S.
	3/16/23	GermX	20.68	F.S.
	3/16/23	Disposable Gloves 100pk	17.23	F.S.
	3/16/23	Mop Head (2)	34.43	F.S.
	3/16/23	Microfiber Towels 24pk	14.93	F.S.
	3/16/23	Toilet Paper 12 rolls	22.98	F.S.
	3/16/23	13 Gallon Trash Bags 110ct	27.57	F.S.
	3/16/23	42 Gallon Trash Bags 50ct	34.47	F.S.
	3/30/23	Toilet Paper 12 rolls	25.05	F.S.
	3/31/23	Printer Ink	61.78	M.C.
	3/31/23	Toilet Paper	35.85	M.C.
	4/4/23	Shower Head and Handle	48.28	M.C.
	4/4/23	Gym Wipe Wall Mount Dispenser	54.13	M.C.
	4/6/23	Dog Waste Roll Bags 10 rolls of 200 (2)	189.24	F.S.
		TOTAL	\$933.56	

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

Invoice

Invoice #: 461
Invoice Date: 4/30/2023
Due Date: 4/30/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through April 2023 1,330.57200, 34110	12.12	25.00	303.00
<div>RECEIVED MAY 03 2023 BY: _____</div> <div><i>Jerry Lambert</i> 5-3-23</div>			

Total \$303.00

Payments/Credits \$0.00

Balance Due \$303.00

PINE RIDGE CDD
FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
12.12	Facility Assistant	\$ 25.00	\$ 303.00

Covers Period: April 2023

GL # 1.330.57200.34110

TOTAL DUE:

\$ 303.00

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF APRIL 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/29/23	5.85	R.W.	Completed daily checklist, returned calls and emails
4/30/23	6.27	R.W.	Completed daily checklist, returned calls and emails
	<u>12.12</u>		

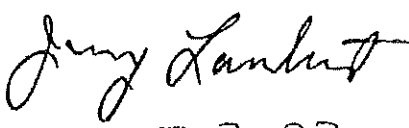
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 459
Invoice Date: 5/1/2023
Due Date: 5/1/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.46200- Janitorial Services - May 2023		731.42	731.42
1.330.57200.46400- Pool Maintenance Services - May 2023		1,125.00	1,125.00
1.330.57200.34000- Contract Administration - May 2023		2,014.92	2,014.92
1.330.57200.34100- Facility Management - Pine Ridge Plantation - May 2023		5,154.92	5,154.92
<div><div>RECEIVED</div><div>MAY 03 2023</div><div>BY: _____</div></div> <div> 5-3-23</div>			

Total \$9,026.26

Payments/Credits \$0.00

Balance Due \$9,026.26



194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927
Phone 804-739-3511
Fax 904-908-6983

INVOICE

EMERGENCY RESPONSE #

1-800-424-9300



INVOICE #	74018674
ORDER #	74089821
DATE	04/05/23
PAGE	1 of 1

BILL TO

277681
PINE RIDGE PLANTATION CDD
475 W TOWN PL
SAINT AUGUSTINE, FL 32092-3648

SHIP TO

74-JACKSONVILLE-SCP DIST.
2900 DAWN RD
JACKSONVILLE, FL 32207-7904

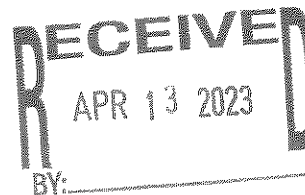
CUSTOMER P/O NUMBER 04/05	SHIP VIA PRIORITY PICK	WRITTEN BY DOUGLAS BUSHONG(74)	ORDER DATE 04/05/23
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 05/05/23
JOB / SHIP-TO NAME PINE RIDGE PLANTATION	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-239-5309

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	RAI-40-2102		R111646 #718 18" SS BRISTLE	EA	1	1	1	0	38.00	38.00
			STRAIGHT ALUM ALGAE BRUSH	F-04-B						
2	SMR-40-4002		PA-500 PIRANHA PRO	EA	1	1	1	0	43.84	43.84
			LEAF RAKE W/ REGULAR BAG	F-11-A						

Amenity Repairs & Replacements

1.330.57206.46100

W 4/13/23



PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
81.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.84

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: DOUGLAS BUSHONG(74)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277681 Cust Name: PINE RIDGE PLANTATION CDD
Inv#: 74018674 Invoice Date: 04/05/23 Invoice Amount: \$81.84

WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Remit To:
SCP DISTRIBUTORS LLC
DEPT 0594
PO BOX 850001
ORLANDO, FL 32885-0594

TROPITONE

5 Marconi
Irvine, CA 92618

Pro Forma Invoice

Invoice # 748640

Invoice Date 01-MAY-23

Payment Terms PAY IN ADVANCE

Current P.O. No. PINE RIDGE PLANTATION

Page Number 1(1)

Please remit to:

32992 COLLECTION CENTER DR
CHICAGO, IL 60693-0329 - OR -
(949) 951-2010
(949) 583-9601 (CREDIT DEPT FAX#)

Remit via ACH

Bank of America
Tropitone Furniture Company, Inc.
Account Number 008188066481
ABA No. 071000039 (For ACH Only)

Bill to:

77330
PINE RIDGE PLANTATION COMM DEVELOPMENT DISTRICT
ATTN: ACCOUNTS PAYABLE

5385 N NOB HILL RD
SUNRISE, FL 33351
UNITED STATES

PINE RIDGE PLANTATION
ATTN: MARIA CRANFORD
CBD 24HRS: 904-572-8107
4200 PINE RIDGE PKWY
MIDDLEBURG, FL 32068
UNITED STATES

Remarks/Instructions:

Customer No.	Order No.	Order Type	Sales Rep			P.O. Number			Payment Terms			Plant
77330	748640	CPT	WEINER, LARRY			PINE RIDGE PLANTATION			PAY IN ADVANCE			11.1
F.O.B.	Freight Terms					Ship Via				Bill of Lading		
ORIGIN	ADD					OLD DOMINION						
Item No.	Description		Finish	Strap	Fabric	Qty Ordered	Qty B.O.	Qty Shipped	U/M	List Price	Net Unit Price	Extended Total
1	T0348AU	TB TOP 48R AC II				6	6	6	EA	342.00	236.87	1,421.22
990	FREIGHT	FREIGHT CHARGE				1	1	1	EA	.00	106.62	106.62

Amenity Repairs : Replacements
1.330.57200.46100
ME 5/3/23

RECEIVED
MAY 03 2023
BY: _____

"All applicable Sales tax will be calculated at the time of shipment and added to your invoice."

A service charge of 2% per month (24% annually) will be added to any invoice after the maturity date.
Applicable sales taxes will be added for non-resale orders, as defined by the ship-to destination.

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

Sub Total	1,527.84
Freight	.00
Sales Tax	106.59
Payment Applied	.00

***** THANK YOU FOR DOING BUSINESS WITH TROPITONE *****

Total Amt. Due (USD)

1,634.43



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-275-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 617175830
DATE: 4/12/2023
ORDER: 617175830

Bill To: [347869]
Pineridge Plantation
Amanda Rentsch
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

Work Location: [347869] 904-291-8878
Pineridge Plantation
Amanda Rentsch
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

Work Date	Time	Target Pest	Technician	Time In
4/12/2023	12:46 PM	GHP		12:46 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	4/12/2023		01:00 PM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$114.00
General Facility Maintenance 1.330.57200.46000 W [Signature] 4/13/23		
SUBTOTAL		\$114.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$114.00
AMOUNT DUE		\$114.00
RECEIVED APR 13 2023 BY: _____		
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 (6% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Please pay this invoice to the company or its authorized agent. Payment by check or money order is acceptable. Payment by credit card is not acceptable.

PLEASE PAY FROM THIS INVOICE



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

(904) 284-7575

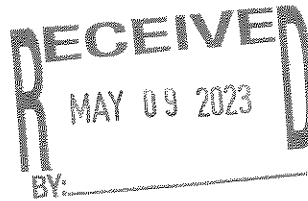
Invoice Number: SSI11104
Invoice Date: 5/9/2023

Page: 1

Attn: Fiscal - Accounts Receivable

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

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



Due Date 5/24/2023
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 5/9/2023
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-APRIL 2023		9	9	5.00	45.00
Fees-2nd Employment Scheduling		1	1	35.00	35.00

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 80.00

Subtotal: 80.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 80.00

CLIENT NAME**INVOICE NUMBER**

PINE RIDGE

CLIENT NUMBER**INVOICE DATE**

05/05/2023

CLIENT ADDRESS

,

EVENT	DATE	DESCRIPTION	PERSONNEL	HOURS or QUANTITY	RATE	TOTAL
1	04/14/23 1945 - 04/14/23 2345	PINE RIDGE	Michael Layne 04/14/23 1945 - 04/14/23 2345	4.00	\$ 42.00	\$ 168.00
<hr/>						
EVENT TOTAL:				(hrs) 4.00		\$ 168.00
2	04/29/23 2000 - 04/30/23 0100	PINE RIDGE	Michael Layne 04/29/23 2000 -	5.00	\$ 42.00	\$ 210.00

04/30/23

0100

EVENT		
TOTAL:	(hrs) 5.00	\$ 210.00

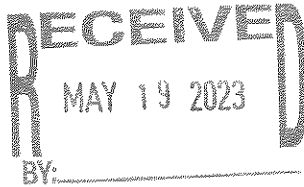
INVOICE		
TOTAL:	(hrs) 9.00	\$ 378.00

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

Invoice



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



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

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

29796 05/15/2023 \$343.00 05/30/2023 Net 15

SERVICE REQUEST 36609 - REPAIRS IDENTIFIED DURING APRIL PM				
2b. Shipping/ Handling	Apr 12, 2023: Shipping and Handling Estimate: Spirit Fitness Parts Order# 732754-1	1	25.00	25.00
2a. Parts	Apr 12, 2023: Parts for Repair: 3. SF Aluminum Wheel Track Order# 732458-1 Warranty - 3. Spirit elliptical s/n 7950152012001716 right side rollers and roller pan need to be replaced. Photos attached 4. Spirit elliptical s/n 7950152012001714 right side rollers and roller pan need to be replaced. Photos attached	2	0.00	0.00
2a. Parts	Apr 12, 2023: Parts for Repair: 2. SF Console Top Cover Assy RP020465BA-MZ - 2. Spirit tread s/n 5858151706002036 plastic cover on top of mast is broken and has sharp edges same issue bacteria build up. Same machine main console has overlay torn around speed up buttons if they are like the old true machines this needs to be replaced before it breaks.	1	78.33	78.33
1. CS	May 2, 2023: Labor, Commercial: install parts and test for proper function. Estimate 2 hours. - 1. Installed right side ramps and wheels on both Spirit ellipticals. Both units test correct. 2. Installed front side plastic display housing on a Spirit treadmill, unit will need speed and elevation thumb switches as they are not functional. Unit will also need left and right rear roller covers as they are cracked. Service Request Details/Notes: 2. Spirit tread s/n 5858151706002036 plastic cover on top of mast is broken and has sharp edges same issue bacteria build up. Same machine main console has overlay torn around speed up buttons if they are like the old true machines this needs to be replaced before it breaks. Photos attached 3. Spirit elliptical s/n 7950152012001716 right side rollers and roller pan need to be replaced. Photos attached 4. Spirit elliptical s/n 7950152012001714 right side rollers and roller pan need to be replaced. Photos attached	2	115.00	230.00
Processing Fee	Processing Fee	333.33	0.029	9.67

Amenity Repairs & Replacements
 1.330.57200.46100
 [Signature] 5/19/23

BALANCE DUE

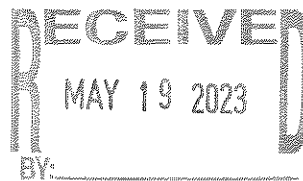
\$343.00

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

Invoice



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



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

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

29813	05/15/2023	\$192.05	05/30/2023	Net 15
SERVICE REQUEST 35748 - REPAIR IDENTIFIED DURING JANUARY PM				
2b. Shipping/ Handling	Jan 9, 2023: Shipping and Handling Estimate: FCP Paramount Parts Invoice Number: 10043755	1	25.00	25.00
2a. Parts	Jan 9, 2023: Parts for Repair: FCP Elbow Cover - Staple-on PART # PARA199C - Slate (517701) or Gunmetal (OLY235) * leaning to gunmetal - Paramount FS-56 biceps/triceps curl - elbow pad starting to have small tears.	1	46.64	46.64
1. CS	May 2, 2023: Commercial Labor: Install Parts and test for proper function. - Installed wear cover over pad with damaged upholstery. Elbow pad will be needed. Wear cover can be transferred to new pad when installed. Service Request Details/Notes: Paramount FS-56 biceps/triceps curl - elbow pad starting to have small tears. (Picture attached	1	115.00	115.00
Processing Fee	Processing Fee	186.64	0.029	5.41
BALANCE DUE				\$192.05

Amenity Repairs & Replacements
 1.330.57200.46100
 W 5/19/23



Florida Department of Health
in Clay County
Notification of Fees Due



10-BID-6548459

Permit Number

10-60-2422566

For: Swimming Pools - Water Activity

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$300.00

Previous Balance: \$0.00

Total Amount Due: \$300.00

Payment Due Date: 06/30/2023 or Upon Receipt

Mail To: Pine Ridge Plantation CDD
4200 Pine Ridge Parkway
Middleburg, FL 32068

Please verify all information below and make changes as necessary or follow the directions below for online permits.

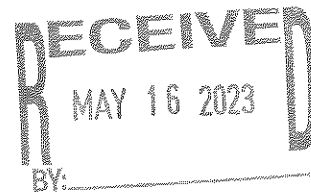
Account Information:

Name: Pine Ridge - Splash Pad
Location: 4200 Pine Ridge Parkway
Middleburg, FL 32068

Pool Volume: 2,000 gallons
Bathing Load: 30
Flow Rate: 150

Owner Information:

Name: Pine Ridge Plantation CDD
Address: 4200 Pine Ridge Parkway
(Mailing) Middleburg, FL 32068
Home Phone: (724) 986-2789 Work Phone: ()



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

Permit Number: 10-60-2422566 Bill ID: 10-BID-6548459

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

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

**Please sign, date and
return invoice with your**

Manuel
Signature

May 17, 2023
Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 67183

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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





Florida Department of Health
in Clay County
Notification of Fees Due



10-BID-6548460

Permit Number

10-60-00146

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$300.00

Previous Balance: \$0.00

Total Amount Due: \$300.00

Payment Due Date: 06/30/2023 or Upon Receipt

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

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information:

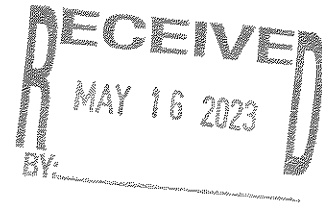
Name: Pine Ridge Plantation
Location: 4200 Pine Ridge Parkway
Middleburg, FL 32068

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

Owner Information:

Name: Pine Ridge Plantation CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092

Home Phone: (954) 721-8681 Work Phone: ()



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

Permit Number: 10-60-00146 Bill ID: 10-BID-6548460

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

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

**Please sign, date and
return invoice with your**

Mark D. L.
Signature

May 16, 2023
Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 67183

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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

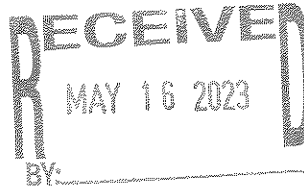



Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 462
Invoice Date: 5/11/2023
Due Date: 5/11/2023
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2023		672.72	672.72
Maintenance Supplies		638.76	638.76
• Grounds Repair : Maintenance \$ 672.72 1.320.53800.46000			
• Janitorial Supplies \$ 360.18 1.330.57200.46201			
• Amenity Repairs : Replacements \$ 278.58 1.330.57200.46100			
 5/15/23 Jerry Lambert 5-16-23			
Total			\$1,311.48
Payments/Credits			\$0.00
Balance Due			\$1,311.48

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/23	1	M.B.	Repaired pool lounge chair
4/5/23	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
4/10/23	1	M.B.	Cleaned up broken glass and ruined umbrella and disposed of both
4/11/23	4	F.S.	Removed spider webs from around building, removed debris from amenity center, common areas, pool, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/13/23	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
4/18/23	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
4/25/23	3	M.B.	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	<u>18</u>
--------------	-----------

MILES	<u>96</u>
--------------	-----------

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	3/15/23	1/2" Hose Bib Boiler Drain	10.63	J.S.
	3/15/23	Metal Double Female Adapter	3.43	J.S.
	4/7/23	Heavy Duty Combo Lock (2)	31.69	J.S.
	4/10/23	Multifold Towels 16pk (2)	87.29	F.S.
	4/12/23	Airwick 5pk	17.23	F.S.
	4/12/23	Aqua Flush Rebuild Kits (2)	55.78	M.C.
	4/17/23	AED Heartstart Battery	131.73	M.C.
	4/21/23	Toilet Paper	32.40	M.C.
	4/21/23	Clorox Toilet Bowl Cleaner 6ct	12.58	M.C.
	4/21/23	Air Wick	16.27	M.C.
	4/24/23	Gym Wipes 3200 wipes	114.34	F.S.
	4/26/23	Anchor Shackle	5.60	M.C.
	4/26/23	Double Loop Chain	12.17	M.C.
	4/26/23	Wood Filler (2)	27.55	M.C.
	4/28/23	Soft Soap 2pk Refill	16.05	M.C.
	4/28/23	Glad Force Flex Trash Bags	14.69	M.C.
	4/28/23	Sprayway Glass Cleaner 4pk	10.50	M.C.
	4/28/23	42 Gallon Trash Bags 32ct	24.71	M.C.
	4/28/23	Clorox Wipes 5pk	14.12	M.C.
		TOTAL	<u>\$638.76</u>	

Treeco
PO Box 3247
Saint Augustine, FL 32085 US
info@treecofl.com



RECEIVED
MAY 19 2023
BY: _____

INVOICE

BILL TO
Maria
Pine Ridge Plantation

INVOICE 9178
DATE 05/19/2023
TERMS Net 15
DUE DATE 06/03/2023

DATE	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
05/19/2023	Sales 4886 Creek Bluff Lane / Middleburg, Florida 32068	1	600.00	600.00

BALANCE DUE \$600.00

Grounds Repair : maintenance
1.320.53800.46000
[Signature] 5/19/23

BrightView

Landscape Services

INVOICE

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24488830
Invoice #: 8429179
Invoice Date: 6/1/2023
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For June <i>Landscape Maintenance</i> <i>1.320.53800.46200</i> <i>WE 5/26/23</i> RECEIVED MAY 26 2023 BY: _____	11,662.29
Total invoice amount		11,662.29
Tax amount		
Balance due		11,662.29

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 24488830
Invoice #: 8429179
Invoice Date: 6/1/2023

Amount Due: \$11,662.29

Thank you for allowing us to serve you

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

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

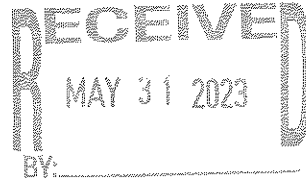
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

May 31, 2023



Reference: Invoice No. 3225964

Client Matter No. 16423-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3225964
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

04/01/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/03/23	W. Haber	0.40	104.00	Review correspondence regarding various agreements; confer with Giles and Soriano regarding same
04/04/23	W. Haber	0.40	104.00	Review and revise agreement for slide tower repair; confer with Soriano regarding same
04/04/23	K. Jusevitch	0.40	50.00	Prepare welding agreement and confer with Haber
04/14/23	W. Haber	0.20	52.00	Confer with Soriano regarding agreement for landscape installation
04/19/23	W. Haber	0.20	52.00	Confer with Soriano regarding amendment to landscape maintenance agreement
04/19/23	K. Jusevitch	0.20	25.00	Confer with Haber regarding status of updated proposals

KUTAK ROCK LLP

Pine Ridge CDD

May 31, 2023

Client Matter No. 16423-1

Invoice No. 3225964

Page 2

04/20/23	K. Jusevitch	1.20	150.00	Prepare amendment to landscaping agreement and confer with Haber
04/21/23	W. Haber	0.40	104.00	Review and revise amendment for landscape work; confer with Soriano regarding same
04/21/23	K. Jusevitch	0.20	25.00	Prepare budget approval resolution and correspond with district manager
04/24/23	W. Haber	0.20	52.00	Confer with Giles regarding suspension rules
04/24/23	K. Jusevitch	0.50	62.50	Prepare resolution and notices regarding suspension rules
04/27/23	W. Haber	0.50	130.00	Review and revise documents adopting updated suspension policies; confer with Giles regarding same

TOTAL HOURS 5.30

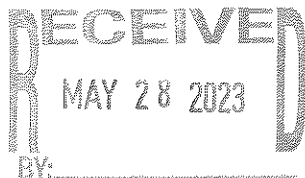
TOTAL FOR SERVICES RENDERED \$1,103.00

TOTAL CURRENT AMOUNT DUE \$1,103.00

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: MAY 2023



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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/13/2023	Checked amenity center, neighborhood patrol, checked the amenity center, provided directions to a lost motorist, neighborhood patrol, checked the amenity center, and patrolled the neighborhood.	2000/2400	4.0	\$42.00	\$168.00
05/27/2023	Checked amenity center and a party was just ending, 3 vehicles parked in the lot away from the building (nothing suspicious noted), neighborhood patrol (the pedestrian crossing sign at Pine Ridge and Creek Bluff needs attention – it is hanging upside down, amenity center check, checked a vehicle parked near new construction (belonged to the house next door), neighborhood patrol, amenity center checked, neighborhood patrol, amenity center check.	2045/0045	4.0	\$42.00	\$168.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0	\$42.00	\$336.00

Make all checks payable to Michael Layne

Thank you for your business!

Security / Monitoring

1.330.57200.34500

[Signature] 5/28/23



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

Invoice

Date 6/1/2023

Invoice # 131295614882

Terms	Net 20
Due Date	6/21/2023
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	1,446.69
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05
<div>RECEIVED MAY 24 2023 BY: _____</div>				

Subtotal 1,505.74
Shipping Cost (FEDEX GROUND) 0.00
Total 1,505.74
Amount Due \$1,505.74

Remittance Slip

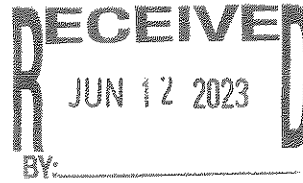
Customer
13GMS100
Invoice #
131295614882

Amount Due \$1,505.74
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295614882

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



Invoice
92092

Invoice Date
6/12/2023

Bill To
Pine Ridge Plantation CDD c/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Pine Ridge Plantation CDD 4200 Pine Ridge Parkway Middleburg, FL 32068

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244
Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	7/12/2023

Serviced	Description	Quantity	Price Each	Amount
6/9/2023	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Irrigation: 2" Febco 860 serial# H16079 - Passed Irrigation: 2" Wilkins 975XL serial# 2842607 - Failed Fire: 6" Wilkins 350ADA serial# V58978 - Passed Fire bypass: 3/4" Wilkins 950XLD serial# HC55234 - Passed Potable: 2" Wilkins 975XL serial# 2953195 - Passed Proposal will follow for repairs needed to be in compliance with water utility provider. <i>Grounds Repairs: maintenance</i> <i>1.320.53800.46000</i> <i>W 6/12/23</i>	5	45.00	225.00

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

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

Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 242**Invoice Date:** 6/1/23**Due Date:** 6/1/23**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
Dissemination Agent Services - June 2023		416.67	416.67
Website Administration -June 2023		100.00	100.00
Information Technology - June 2023		116.67	116.67
Management Fees - June 2023		4,069.17	4,069.17
Office Supplies		7.57	7.57
Postage		16.14	16.14
Copies		176.10	176.10
Total			\$4,902.32
Payments/Credits			\$0.00
Balance Due			\$4,902.32

RECEIVED
JUN 02 2023
BY: _____

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

Invoice

Invoice #: 464
Invoice Date: 5/31/2023
Due Date: 5/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through May 2023 1,330.57 @ 00.34110	52.19	25.00	1,304.75
<div>RECEIVED JUN 09 2023 BY: _____</div> <div><i>Jerry Lambert</i> 6-9-23</div>			

Total \$1,304.75

Payments/Credits \$0.00

Balance Due \$1,304.75

PINE RIDGE CDD
FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
52.19	Facility Assistant	\$ 25.00	\$ 1,304.75

Covers Period: May 2023

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,304.75

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MAY 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/6/23	7.22	R.W.	Completed daily checklist, returned calls and emails
5/7/23	7.77	R.W.	Completed daily checklist, returned calls and emails
5/13/23	6.05	R.W.	Completed daily checklist, returned calls and emails
5/14/23	5.88	R.W.	Completed daily checklist, returned calls and emails
5/20/23	6.9	R.W.	Completed daily checklist, returned calls and emails
5/21/23	6.72	R.W.	Completed daily checklist, returned calls and emails
5/27/23	5.05	R.W.	Completed daily checklist, returned calls and emails
5/29/23	6.6	R.W.	Completed daily checklist, returned calls and emails
	<u>52.19</u>		

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

Invoice

Invoice #: 465
Invoice Date: 5/31/2023
Due Date: 5/31/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through May 2023 330.572.3420	94.55	18.50	1,749.18
<div>RECEIVED JUN 09 2023 BY: _____</div> <div><i>Jerry Lambert</i> 6-9-23</div>			

Total	\$1,749.18
Payments/Credits	\$0.00
Balance Due	\$1,749.18

LIFEGUARDS

Qty./Hours	Description	Rate	Amount
94.55	Lifeguards	\$ 18.50	\$ 1,749.18
	Covers May 2023		
	GL # 330,572.3420		
	TOTAL DUE:		\$ 1,749.18

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR MAY 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/6/23	5.65	N.V.	Lifeguard
5/7/23	5.57	N.V.	Lifeguard
5/13/23	5.63	N.V.	Lifeguard
5/13/23	5.57	M.U.	Lifeguard
5/13/23	5.62	J.B.	Lifeguard
5/14/23	5.55	N.V.	Lifeguard
5/14/23	5.53	J.B.	Lifeguard
5/20/23	5.6	N.V.	Lifeguard
5/20/23	5.3	M.U.	Lifeguard
5/20/23	5.53	J.B.	Lifeguard
5/21/23	5.13	N.V.	Lifeguard
5/21/23	5.27	M.U.	Lifeguard
5/21/23	5.05	J.B.	Lifeguard
5/27/23	3.62	M.U.	Lifeguard
5/27/23	3.52	J.B.	Lifeguard
5/28/23	2.53	M.U.	Lifeguard
5/28/23	3.02	J.B.	Lifeguard
5/29/23	5.38	M.U.	Lifeguard
5/29/23	5.48	J.B.	Lifeguard
GRAND TOTAL	<u>94.55</u>		

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


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

Invoice

Invoice #: 463
Invoice Date: 6/1/2023
Due Date: 6/1/2023
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 - June 2023		731.42	731.42
1.330.57200.46400- Pool Maintenance Services - June 2023		1,125.00	1,125.00
1.330.57200.34000- Contract Administration - June 2023		2,014.92	2,014.92
1.330.57200.34100-Facility Management - Pine Ridge Plantation - June 2023		5,154.92	5,154.92
<div><div>RECEIVED</div><div>JUN 05 2023</div><div>BY: _____</div><div> 6-5-23</div></div>			
Total			\$9,026.26
Payments/Credits			\$0.00
Balance Due			\$9,026.26

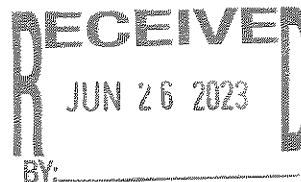
From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: rental refund
Date: June 26, 2023 at 2:31 PM
To: Todd Polvere tpolvere@gmsnf.com
Cc: Pine Ridge Plantation prmgr@riversidemgtsvc.com



Todd,

Please see attached rental revenue deposit refund. I have confirmed deposit check posted.

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: June 26, 2023 at 2:29:06 PM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>

Good afternoon Bernadette,

I need to have a rental refund issued for Brenda Smith. The check would have been in with my deposit summary for 5.15.23, check #1750, \$75

Send to:
Brenda Smith
1139 Wetland Ridge Circle
Middleburg, FL 32068

Thank you and have a great week

Maria

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

Invoice #793795701

Issue Date: Jun 27, 2023

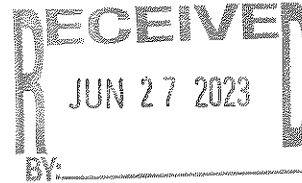
Due Date: Jun 27, 2023

Customer Info:

Maria Cranford


prmgr@riversidemgtsvc.com

Phone: 9045728107



Aura Party The Pine Ridge Plantation CDD July 8, 2023 Booking

Product or Service	Quantity	Price	Line Total
Aura Chakra Party Maximum 40 Participants	1	\$2,400.00	\$2,400.00

Special Events
1.330.57200.60100
 6/27/23

Subtotal	\$2,400.00
Discount (8.3333%)	\$200.00
Invoice Total	\$2,200.00
Amount Paid	\$0.00
Balance Due	\$2,200.00

Check Payment Instructions:

Check Payable To: Intuit Minds LLC

Mailing Address:

Intuit Minds LLC

C/O Sha Aguirre

959 Prudential Dr. Apt 6033

Jacksonville FL 32207

Event Details:

This is for a 10-participant maximum per hour and a 40-participant maximum for a 4-hour aura party on July 8, 2023. Start Time: 11 AM. If fewer than 40 people sign up, you can have more extended readings with a lower hourly participant count, add additional services, or apply participant credits toward future services.

Aura and Chakra readings are self-help and monitoring tools for experimental use only and are not intended to replace medical or psychological therapy and treatment. Intuit Minds LLC, Sha Aguirre accepts no responsibility or liability for using the device or the software program. By submitting payment and booking services, you hereby agree to irrevocably release and waive any claims you have now or hereafter and forever against Intuit Minds LLC, Sha Aguirre, its agents, owners, officers, directors, instructors, sponsors, participants, affiliates,

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: JUNE 2023

RECEIVED
JUN 27 2023
BY: _____

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
06/10/23	Checked amenities – 2 people at the fitness center, neighborhood patrol, amenity center checked, neighborhood patrol, checked amenities, neighborhood patrol. Nothing significant tonight.	1915/2315	4.0	\$42.00	\$168.00
06/17/23	Amenity center checked (1 resident using fitness center), neighborhood patrol, 2 citizen contacts with walkers in the neighborhood, Amenity center check, neighborhood patrol, amenity center check.	2130/0130	4.0	\$42.00	\$168.00
06/24/23	Amenity center check, pool and the fitness center are very busy today, neighborhood patrol, responded to a disturbance in the neighborhood with patrol, amenity center check, neighborhood patrol.	2000/2400	4.0	\$42.00	\$168.00
05/25/23	Amenity center check – a bunch of people using the pool, neighborhood patrol, amenity center check, neighborhood patrol, amenity center checked, nothing significant.	1915/2315	4.0	\$42.00	\$168.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		16.0	\$42.00	\$672.00

Make all checks payable to Michael Layne

Thank you for your business!

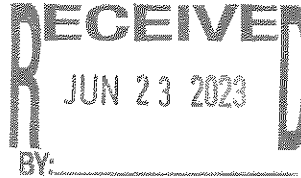
Security/Monitoring
1.330.57200.34500
[Signature] 6/27/23


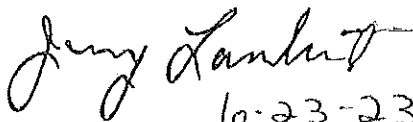
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 466
Invoice Date: 6/20/2023
Due Date: 6/20/2023
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 Maintenance May 1 - May 31, 2023		289.21	289.21
Maintenance Supplies		782.01	782.01
General Facility Maintenance \$429.41 1.330.57200.46000			
Janitorial Supplies - \$400.75 1.330.57200.46201			
Amenity Repairs & Replacements \$241.06 1.330.57200.46100			
 6/22/23			
 6-23-23			
Total			\$1,071.22
Payments/Credits			\$0.00
Balance Due			\$1,071.22

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/23	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
5/4/23	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
5/8/23	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
5/10/23	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
5/12/23	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
5/15/23	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
5/18/23	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
5/19/23	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
5/22/23	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
5/24/23	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
5/26/23	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
5/31/23	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

TOTAL 36

MILES 178

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	5/15/23	Zum Aquaflush Rebuild Kit (2)	60.93	M.C.
	5/16/23	Multifold Towels 16pk (2)	87.29	M.C.
	5/16/23	Taylor Replacement Reagent Refill Kit	25.73	M.C.
	5/16/23	Light Bulb 4pk	13.20	M.B.
	5/16/23	Alkalinity Stabilizer (2)	68.95	M.B.
	5/18/23	Toilet Paper 30pk (3)	131.03	F.S.
	5/18/23	42 Gallon Trash Bags 50ct	34.47	F.S.
	5/22/23	Elkay Solendoid Valve	141.22	M.C.
	5/25/23	Calcium/Lime Remover	30.51	J.L.
	5/25/23	2 Gallon Sprayer	22.22	J.L.
	5/25/23	Non Valve Respirator	18.52	J.L.
	6/2/23	Airwick Refills	19.06	M.C.
	6/2/23	Clorox Bags	28.90	M.C.
	6/2/23	Toilet Paper	30.51	M.C.
	6/2/23	Paper Towels (2)	69.49	M.C.
		TOTAL	<u>\$782.01</u>	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/09/23	00183	2/28/23 8315674	202302 310-51300-60000		*	8,572.85	
		REQ #58 SOD CONST AREA 5		BRIGHTVIEW LANDSCAPE SERVICES, INC			8,572.85 000050
5/09/23	00027	3/27/23 6581	202303 320-53800-61000		*	1,723.94	
		DRAIN INSTALLATION		K&K WHITE LLC DBA PINCH A PENNY 242			1,723.94 000051
5/09/23	00020	4/21/23 460	202304 320-53800-61000		*	1,100.00	
		FENCE PROJECT		RIVERSIDE MANAGEMENT SERVICES, INC			1,100.00 000052
6/16/23	00183	5/31/23 8449677	202305 320-53800-60000		*	35,934.34	
		REQ 60 LANDSCAPE ENHANCE		BRIGHTVIEW LANDSCAPE SERVICES, INC			35,934.34 000053
6/16/23	00026	6/07/23 1795	202306 320-53800-61000		*	10,000.00	
		SLIDE TOWER RPR-2ND PYMT		CARLOS L BRITO MARTINEZ DBA JCB			10,000.00 000054
TOTAL FOR BANK B						57,331.13	
TOTAL FOR REGISTER						57,331.13	

FORM OF REQUISITION FOR SERIES 2020 PROJECT

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

- (A) Requisition Number: 58
- (B) Name of Payee: Brightview Landscape Services, Inc
PO Box 740655
Atlanta, GA 30374-0655
- (C) Amount Payable: \$ 8,572.85
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable):
Pine Ridge sod for new construction (Areas 1 and 5) - Invoice 8315674
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: 22020 Project

The undersigned hereby certifies that:

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

OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

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

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

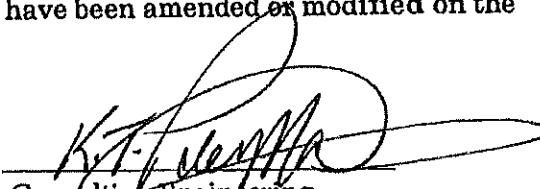
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineering

April 25, 2023



INVOICE

Sold To: 24488830
Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24488830
Invoice #: 8315674
Invoice Date: 2/28/2023
Sales Order: 8022752
Cust PO #:

Project Name: Pine Ridge: Sod for New Construction (Areas 1 and 5)
Project Description: Landscape Enhancements

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Area 5 (St Augustine Option):	1,000	EA	8572.85	8,572.85
<div>RECEIVED APR 25 2023 BY: _____</div>					
Total Invoice Amount					8,572.85
Taxable Amount					
Tax Amount					
Balance Due					8,572.85

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24488830
Invoice #: 8315674
Invoice Date: 2/28/2023

Amount Due: \$ 8,572.85

Thank you for allowing us to serve you

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

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

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



Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Maria Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To	Pine Ridge Plantation CDD
		Billing Address	475 W Town Place Ste 114 St Augustine, FL 32092

Project Name Pine Ridge: Sod for New Construction (Areas 5)
Project Description Landscape Enhancements

Scope of Work

QTY	UoM/Size	Material/Description	Total
Area 5 (St Augustine Option):			\$8,572.85
1.00	LUMP SUM	Light Grade areas. Deep Edge any Necessary hardscapes. Dispatch of Crew. Remove any debris if needed	
5,500.00	SQUARE FEET	St Augustine Sod - Installed	

For internal use only

SO# 8022752
JOB# 346100576
Service Line 130

Total Price \$8,572.85

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11630 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-0718 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquakes, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the contractually reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions as a part of the work, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, and themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign the Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filed trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Desired backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Request for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of the Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 16 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

		Property Manager	
Signature	Title		
Marie Cranford		February 22, 2023	
Printed Name	Date		
		BrighView Landscape Services, Inc. "Contractor"	
		Enhancement Manager	
Signature	Title		
James Chadwick Knight		February 22, 2023	
Printed Name	Date		
Job #:	346100578		
SO #:	8022752	Proposed Price:	\$8,572.85

**FIRST AMENDMENT TO AGREEMENT FOR LANDSCAPE & IRRIGATION SERVICES BETWEEN
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND BRIGHTVIEW
LANDSCAPE SERVICES, INC.**

This First Amendment ("First Amendment") is made and entered into this 31st day of February, 2023, by and between:

Pine Ridge Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida, and having offices at c/o District Manager, c/o GMS Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

BrightView Landscape Services, Inc., a Florida corporation, whose address is 11530 Davis Creek Court, Jacksonville, Florida 32256 (the "Contractor," and collectively with the District, the "Parties").

RECITALS

WHEREAS, on November 9, 2022, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services (the "Services Agreement"); and

WHEREAS, pursuant to Section 11 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

Whereas, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

- A. The Services Agreement is hereby amended to add the work described in the proposals attached hereto as **Composite Exhibit A** (the "Additional Work"). The District shall pay Contractor Fifty Five Thousand One Hundred Sixteen Dollars and One Cent (\$55,116.01) for the Additional Work as identified in **Composite Exhibit A** attached hereto and incorporated herein by reference. District shall pay Contractor upon completion of the Additional Work. Contractor shall invoice the District for the Additional Work upon completion of the Additional Work and acceptance by the District. The District shall provide payment within forty-five (45) days of receipt of Contractor's invoice. Such amounts include all materials and labor provided for in **Composite Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.


SECTION 3. To the extent that any terms or conditions found in **Composite Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

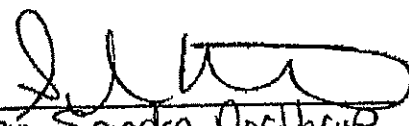
Attest:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

302209610432434
Secretary/Assistant Secretary

DocuSigned by:

81302209610432434
Chairperson/Vice Chairperson


By: Sandra Northrup

BRIGHTVIEW LANDSCAPE SERVICES, INC.

By: 
Its: SA

Exhibit A: Proposals for Additional Work

Composite Exhibit A



January 24, 2023
Page 1 of 2

Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Marie Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To	Pine Ridge Plantation CDD
		Billing Address	476 W Town Place Ste 114 St Augustine, FL 32082
Project Name	Pine Ridge, Sod for New Construction (Areas 1 and 5)		
Project Description	Landscape Enhancements		

Scope of Work

QTY	Unit/Size	Material/Description	Total
Area 1 (St Augustine Option):			\$31,862.38
1.00	LUMP SUM	Light Grade areas, Deep Edge any Necessary hardscapes, Dispatch of Crew, Remove any debris if needed	
20,500.00	SQUARE FEET	St Augustine Sod - Installed	\$8,872.89
Area 5 (St Augustine Option):			
1.00	LUMP SUM	Light Grade areas, Deep Edge any Necessary hardscapes, Dispatch of Crew, Remove any debris if needed	
5,500.00	SQUARE FEET	St Augustine Sod - Installed	

For internal use only

SO# 8022752
JOB# 348100576
Service Line 130

Total Price \$40,526.20

THIS IS NOT AN INVOICE

This proposal is valid for 30 days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 (904) 287-0710 fax (904) 287-1014



January 24, 2023
Page 1 of 2

Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Maria Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To	Pine Ridge Plantation CDD
		Billing Address	475 W Town Place Ste 114 St Augustine, FL 32082

Project Name	Pineridge CDD Phase 1- Irrigation Proposal For New Construction Projects
Project Description	Phase 1 Proposal To Install New Irrigation Zones Around Splash Park And New Parking Lot

Scope of Work

QTY	Unit/Size	Material/Description	Total
Area 1 New Parking Lot			\$5,536.00
1.00	FEET	PVC Pipe, 2", 1.5", 1", 3/4" and Flex	
1.00	LUMP SUM	PVC Fittings Heads, Nozzles, Bubbler Etc..	
2.00	EACH	Rain Bird Valve, Valve Box, DBVs, Wire Etc..	
46.00	HOUR	Labor Hours To Complete Install	
Area 2 Splash Park			\$5,402.81
1.00	FEET	PVC Pipe, 2", 1.5", 1", 3/4" and Flex	
1.00	LUMP SUM	PVC Fittings Heads, Nozzles, Bubbler Etc..	
2.00	EACH	Rain Bird Valve, Valve Box, DBVs, Wire Etc..	
36.00	HOUR	Labor Hours To Complete Install	
Existing Zones Around Pool			\$3,548.00
1.00	LUMP SUM	PVC Pipe, 2", 1.5", 1", 3/4" and Flex	
1.00	LUMP SUM	PVC Fittings Heads, Nozzles, Bubbler Etc..	
30.00	HOUR	Labor Hours To Complete Install	

For Internal use only

SO#	8022850
JOB#	348100578
Service Line	150

Total Price **\$14,589.81**

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11830 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-8716 fax: (904) 292-1014

K&K White LLC
DBA Pinch A Penny 242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



store242@pinchapenny.com

BILLING INVOICE

Pine Ridge Plantation
4200 Pine Ridge Pkwy

Middleburg FL 32068

Invoice Date: 03/27/23

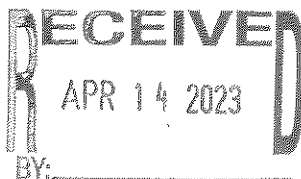
Client Code 2276

Invoice # 6581

Item	Quantity	Description	Rate	Amount
Department	1	Scuba Fee	250.00	\$250.00
Department	1	Installation of first drain	225.00	\$225.00
Department	1	Cold water dive	150.00	\$150.00
Department	5	Drain Installation	125.00	\$625.00
Department	6	12"X12" WHITE drain covers	78.99	\$473.94

2,320.538.610

Drains



Total \$1,723.94

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Pine Ridge Plantation
4200 Pine Ridge Pkwy
Middleburg FL 32068

Invoice Date 03/27/23	Client Code 2276	Amount Due \$1,723.94
Amount Paid	Check #	
<input type="text"/>	<input type="text"/>	

Thank You! We Greatly Appreciate Your Business!!

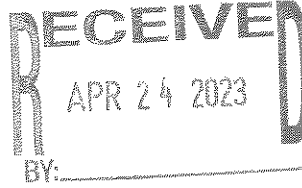
PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222


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

Invoice


Invoice #: 460
Invoice Date: 4/21/2023
Due Date: 4/21/2023
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Fence Project First third of fence project. Includes site preparation, install of first third of project, miscellaneous supplies and labor. Capital Outlay 2.320.53800.60000  4/21/23 2.320.538.610		1,100.00	1,100.00

Total	\$1,100.00
Payments/Credits	\$0.00
Balance Due	\$1,100.00


4-24-23

PINE RIDGE PLANTATION CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL

<u>Description</u>	<u>Amount</u>
Fence Project: First third of fence project. Includes site preparation, install of first third of project, miscellaneous supplies and labor.	\$ 1,100.00
 TOTAL DUE:	 <u>\$ 1,100.00</u>

FORM OF REQUISITION FOR SERIES 2020 PROJECT

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

(A) Requisition Number: 60

(B) Name of Payee: Brightview Landscape Services, Inc
PO Box 740655
Atlanta, GA 30374-0655

(C) Amount Payable: \$ 35,934.34

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable):
Pine Ridge sod for new construction (Areas 2 and 3) - Invoice 8449677

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 22020 Project

The undersigned hereby certifies that:

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

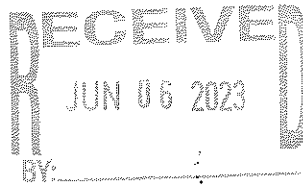
OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

INVOICE

BrightView
Landscape Services



Sold To: 24488830
Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24488830
Invoice #: 8449677
Invoice Date: 5/31/2023
Sales Order: 8089680
Cust PO #:

Project Name: Pine Ridge: Sod for New Construction (Area 2 and 3) and Additional sod behind Splash park and slide
Project Description: Landscape Enhancements

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	Area Behind Splash Park and SI	1.000	EA	6234.80	6,234.80
	Area 2:	1.000	EA	4981.88	4,981.88
	Areaa 3:	1.000	EA	7117.00	7,117.00
	Misc. Irrigation	1.000	EA	17600.66	17,600.66
Capital Outlay 2,320,538.00, 60000 W [Signature] 6/5/23					
Total Invoice Amount					35,934.34
Taxable Amount					
Tax Amount					
Balance Due					35,934.34

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24488830
Invoice #: 8449677
Invoice Date: 5/31/2023

Amount Due: \$ 35,934.34

Thank you for allowing us to serve you

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

Pine Ridge Plantation CDD
475 W Town Place Ste 114
St Augustine FL 32092

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

JCB Maintenance LLC
9905 leahy rd
Jacksonville, FL 32246
904-383-5292
jcb.maintenance@yahoo.com

INVOICE

BILL TO

Jsoriano

Pine Ridge CDD

INVOICE # 1795

DATE 06/07/2023

DUE DATE 08/06/2023

TERMS Net 60

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/15/2023	Labor Labor To fabrication of ladder. •Carbonized steel •Fabrication •Hole stamp •Welding •Labor	1	10,000.00	10,000.00

Partial payment from total \$18,400.

1st and 2nd phase completed.

Currently waiting on 3rd and final phase parts.

BALANCE DUE

\$10,000.00