

PINE RIDGE PLANTATION
Community Development District

November 21, 2023

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

November 14, 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, November 21, 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. Series 2020 Project:
 - A. Warranty Repairs for Courts
- IV. Acceptance of District Engineer Resignation Letter and Authorization for Staff to Issue RFQ
- V. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 Capital Reserve Fund Budget
- VI. Consideration of Resolution 2024-02, Amending the Fiscal Year 2024 General Fund & Capital Reserve Fund Budget
- VII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Engineer
 - D. Amenity & Operations Manager
 - 1. Landscape Quality Inspection Report

2. Report

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the September 19, 2023 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending October 31, 2023
- C. Assessment Receipts Schedule
- D. Approval of Check Register

X. Next Scheduled Meeting – 01/16/24 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

FOURTH ORDER OF BUSINESS

October 24, 2023

Ms. Marilee Giles
Pineridge Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Pineridge Community Development District
Resignation of District Engineer

Dear Ms. Giles:

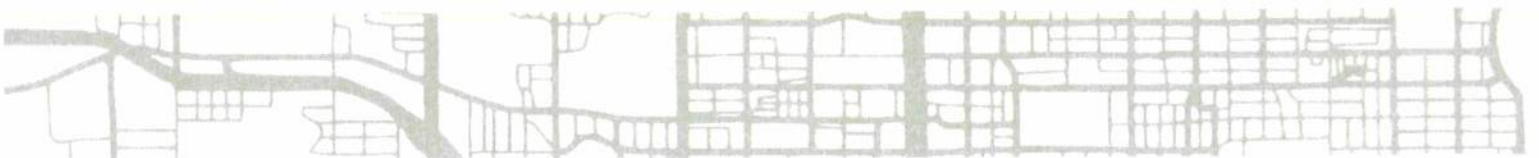
It has truly been a pleasure serving as District Engineer for the Pineridge Community Development District since its establishment. I have enjoyed seeing it grow to the wonderful community that it is today. Unfortunately, demands on our time now require that we relinquish our position as District Engineer. Please accept this letter as ETM's notice of resignation as District Engineer, effective 30 days from the next meeting. It has been a pleasure working with you, the Board of Supervisors, and the rest of the District staff. We will be happy to work with our successor to provide a smooth transition.

Feel free to contact me with any questions.

Sincerely,



K.T. Peter Ma
District Engineer



**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Pine Ridge Plantation Community Development District ("**District**"), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District's infrastructure improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the [Jurisdiction]; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on _____ to the attention of Marilee Giles (by email to: mgiles@gmsnf.com) ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

Publish on: _____

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 30 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 30 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 10 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Pine Ridge Plantation Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 21st day of November 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

*Pine Ridge Plantation
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

PINE RIDGE PLANTATION CDD
RESOLUTION 2024-01

EXHIBIT A

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Budget Amendment
For the Period Ended September 30, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	BUDGET AMENDMENT	ACTUAL THRU 9/30/23
REVENUES:				
Capital Reserve Funding - Transfer In	\$60,805	\$0	\$60,805	\$60,805
Interest	\$500	\$5,029	\$5,529	\$5,529
TOTAL REVENUES	\$61,305	\$5,029	\$66,334	\$66,334
EXPENDITURES:				
Other Current	\$0	\$30	\$30	\$30
Capital Outlay	\$30,000	\$60,000	\$90,000	\$89,597
Culture/Recreation	\$30,000	(\$30,000)	\$0	\$0
Repair and Maintenance	\$0	\$46,466	\$46,466	\$46,466
TOTAL EXPENDITURES	\$60,000	\$76,496	\$136,496	\$136,092
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$95,027	\$95,027	\$95,027
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$95,027	\$95,027	\$95,027
EXCESS REVENUES (EXPENDITURES)	\$1,305	\$23,561	\$24,866	\$25,269
FUND BALANCE - Beginning	\$273,556	(\$23,964)	\$249,592	\$261,908
FUND BALANCE - Ending	\$274,861	(\$403)	\$274,457	\$287,177

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Pine Ridge Plantation Community Development District, hereinafter referred to as “District”, adopted a General Fund and Capital Reserve Fund Budget for fiscal year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Capital Reserve Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 21st day of November 2023 and be reflected in the monthly and fiscal Year End 9/30/24 Financial Statements and Audit Report of the District

*Pine Ridge Plantation
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

PINE RIDGE PLANTATION CDD
RESOLUTION 2024-02

EXHIBIT A

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FY24 Budget Amendment
For the Period Ended October 31, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	BUDGET AMENDMENT	ACTUAL THRU 10/31/23
REVENUES:				
Assessments - Tax Collector	\$750,976	\$0	\$750,976	\$0
Misc./Facility Rental Income	\$3,000	\$0	\$3,000	\$0
Interest Income	\$12,500	\$0	\$12,500	\$911
TOTAL REVENUES	\$766,476	\$0	\$766,476	\$911

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees	\$8,000	\$0	\$8,000	\$0
FICA Taxes	\$612	\$0	\$612	\$0
Engineering	\$3,000	\$0	\$3,000	\$0
Attorney	\$20,000	\$0	\$20,000	\$0
Annual Audit	\$3,175	\$0	\$3,175	\$0
Assessment Roll	\$5,576	\$0	\$5,576	\$5,576
Arbitrage	\$600	\$0	\$600	\$0
Trustee	\$4,100	\$0	\$4,100	\$4,041
Dissemination	\$5,250	\$0	\$5,250	\$438
Management Fees	\$51,760	\$0	\$51,760	\$4,313
Info Technology	\$1,600	\$0	\$1,600	\$133
Telephone	\$500	\$0	\$500	\$0
Postage	\$1,000	\$0	\$1,000	\$45
Printing & Binding	\$1,500	\$0	\$1,500	\$47
Insurance	\$9,803	(\$580)	\$9,223	\$9,223
Legal Advertising	\$2,500	\$0	\$2,500	\$0
Other Current Charges	\$600	\$0	\$600	\$0
Website Domain	\$1,200	\$0	\$1,200	\$100
Office Supplies	\$300	\$0	\$300	\$1
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
ADMINISTRATIVE EXPENDITURES	\$121,250	(\$580)	\$120,670	\$24,092

GROUNDS MAINTENANCE:

Landscape Maintenance	\$154,236	\$0	\$154,236	\$12,853
Lake Maintenance	\$14,830	\$0	\$14,830	\$850
Electric	\$2,500	\$0	\$2,500	\$178
Water	\$26,000	\$0	\$26,000	\$1,612
Repairs And Maintenance	\$22,000	\$0	\$22,000	\$1,200
Irrigation Repairs	\$4,000	\$0	\$4,000	\$0
Contingencies	\$4,451	\$0	\$4,451	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$228,017	\$0	\$228,017	\$16,693

EXPENDITURES:

AMENITY CENTER

Insurance	\$24,161	\$377	\$24,538	\$24,538
General Facility Maintenance	\$18,700	\$0	\$18,700	\$307
Repairs & Replacements	\$27,500	\$0	\$27,500	\$0
Recreational Passes	\$500	\$0	\$500	\$768
Postage	\$0	\$0	\$0	\$0
Printing & Email Marketing	\$0	\$0	\$0	\$0
Office Supplies	\$500	\$0	\$500	\$0
Other Current Charges	\$0	\$0	\$0	\$0
Permit Fees	\$780	\$0	\$780	\$0
Contingency	\$1,000	\$0	\$1,000	\$0
Special Events	\$15,000	\$0	\$15,000	\$0
Refuse Service	\$10,787	\$0	\$10,787	\$870
Security	\$18,646	\$0	\$18,646	\$757

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FY24 Budget Amendment
For the Period Ended October 31, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	BUDGET AMENDMENT	ACTUAL THRU 10/31/23
<u>Utilities</u>				
Water & Sewer	\$5,400	\$0	\$5,400	\$344
Electric	\$25,000	\$0	\$25,000	\$1,136
Cable/Phone/Internet	\$5,111	\$0	\$5,111	\$471
<u>Management Contracts</u>		\$0	\$0	
Amenity Management	\$67,426	\$0	\$67,426	\$5,619
Facility Assistant	\$19,489	\$0	\$19,489	\$0
Field Management Services	\$25,630	\$0	\$25,630	\$2,136
Lifeguards	\$19,080	\$0	\$19,080	\$0
Pool Maintenance	\$14,310	\$0	\$14,310	\$1,193
Pool Chemicals	\$21,683	\$0	\$21,683	\$1,506
Janitorial	\$9,304	\$0	\$9,304	\$775
Janitorial Supplies	\$5,000	\$0	\$5,000	\$0
AMENITY CENTER EXPENDITURES	\$335,007	\$377	\$335,384	\$40,419
<u>OTHER FINANCIAL SOURCES AND USES</u>				
Capital Reserve - Transfer Out	\$82,202	\$600,000	\$682,202	\$600,000
TOTAL OTHER FINANCIAL SOURCES AND USES	\$82,202	\$600,000	\$682,202	\$600,000
<u>TOTAL EXPENDITURES</u>	\$766,476	\$599,797	\$1,366,273	\$681,204
<u>EXCESS REVENUES (EXPENDITURES)</u>	\$0	(\$599,797)	(\$599,797)	(\$680,293)
FUND BALANCE - Beginning	\$0	\$599,797	\$599,797	\$924,095
FUND BALANCE - Ending	\$0	\$0	\$0	\$243,803

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
FY24 BUDGET AMENDMENT
For the Period Ended October 31, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	BUDGET AMENDMENT	ACTUAL THRU 10/31/23
REVENUES:				
Capital Reserve Funding - Transfer In	\$82,202	\$0	\$82,202	\$0
Interest	\$3,200	\$0	\$3,200	\$1,230
TOTAL REVENUES	\$85,402	\$0	\$85,402	\$1,230
EXPENDITURES:				
Other Current	\$100	\$0	\$100	\$0
Capital Outlay	\$0	\$0	\$0	\$0
Culture/Recreation	\$0	\$0	\$0	\$0
Repair and Maintenance	\$54,148	\$0	\$54,148	\$0
TOTAL EXPENDITURES	\$54,248	\$0	\$54,248	\$0
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$600,000	\$600,000	\$600,000
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$600,000	\$600,000	\$600,000
EXCESS REVENUES (EXPENDITURES)	\$31,154	\$600,000	\$631,154	\$601,230
FUND BALANCE - Beginning	\$115,252		\$97,420	\$97,420
FUND BALANCE - Ending	\$146,406		\$728,574	\$698,651

SEVENTH ORDER OF BUSINESS

D.

1.

Quality Site Assessment

Prepared for: Pine Ridge Plantation

General Information

DATE: Wednesday, Nov 01, 2023

NEXT QSA DATE: Tuesday, Jan 30, 2024

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Quality you can count on.

7

Seven Standards of Excellence

1



Site Cleanliness

2



Weed Free

3



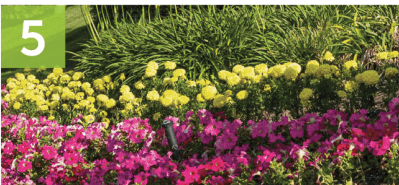
Green Turf

4



Crisp Edges

5



Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



- 1** The crew is making sure to maintain good detail on low visibility areas.
- 2** Tree rings along Pine Ridge Pkwy are looking sharp.
- 3** Pine Ridge sign is looking good, will schedule palm pruning soon.
- 4** The crew will raise tree canopy on next visit.

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



5 Clubhouse is looking great, trash free and blown off.

6 Newly installed annual are thriving.

7 The crew has started seasonal grass cut backs throughout.

8 Playground area is looking orderly.

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items

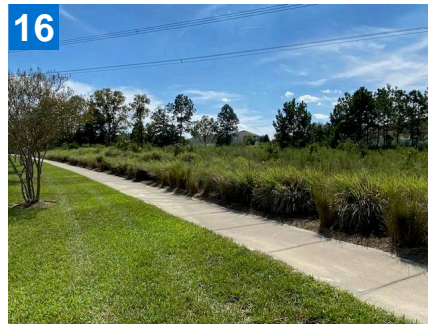


- 9** Crew will remove dead out of Saw palmettos on next visit.
- 10** Islands along Pine Ridge Parkway are in neat order.
- 11** Basic maintenance is in rotation.
- 12** Basic maintenance is in rotation.

QUALITY SITE ASSESSMENT

Pine Ridge Plantation

Maintenance Items



- 13** lake maintenance is in rotation and tight hard edging throughout.
- 14** Note was made to the crew to not remove any small trees on the lake banks throughout.
- 15** Lake nearest the school is looking good.
- 16** The crew is maintaining the grasses on Tynes Blvd.

2.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: November 21, 2023
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- Lee and Cates Glass replaced a broken mirror panel in the fitness center on September 20th
- TreeCo removed two (2) dead trees from near the courts and a third from near the sidewalk on Camp Ridge on October 11th
- Scum buildup was removed from the mop sink drain as well as the bathroom floor drains, allowing for water to drain quickly
- Several wasp nests were removed from the playground
- Rotted board was replaced on one of the playground picnic tables and painted. Park bench was also painted
- RMS staff corrected an electrical issue in the men's poolside restroom and also switched to motion sensor switches in the men's and women's restrooms. Lights are now on timers to help cut down on issues with lights being left on
- Staff dusted all interior and exterior ceiling fans
- Repairs were made to fix a leaking pipe on the dumb bucket feature
- Staff checked and tightened all toilet seat bolts
- Staff changed all air filters in the clubhouse and office side building
- Buildup of leaves and other debris were removed from around the amenity dumpster

- RMS staff has been working to get the curb cleaned up along Pine Ridge Pkwy, mainly focus on the stretch between Night Owl Trail and Persimmon Dr.
- Repairs were made to the dumpster gate to allow it to once again be locked in hopes of cutting down on residents dumping items and overfilling the dumpster

Landscaping & Lakes:

- BrightView continues to maintain the grounds throughout.
- BrightView had new annuals installed on October 18th
- 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 tentative rentals scheduled for November and December = 11
- Halo-Halong was at the amenity center on September 22nd from 5-8 p.m.
- Frozen Sweets truck was at the amenity center on October 15th from 2-5 p.m. and again on November 12th from 1-3 p.m.
- San Marco Chz Fry Co will be making a return to the community on November 16th from 5-7:30 p.m.
- El Agave Azul will be at the amenity center on January 16th, February 20th, March 19th and April 9th from 5-8 p.m. for Taco Tuesdays!
- Filipin Go will be at the amenity center on January 12th, March 21st and May 8th from 5-8 p.m.
- Annual Haunted House was held on Saturday, October 28th from 7-10 p.m. and The Haunted Masion was shown as an added bonus in the grass space next to the splash pad
- Community yard sale is being held on November 18th and 19th
- Community Christmas event will be held on Saturday, December 9th from 5-8 p.m. and feature Santa and the Grinch

- Pine Ridge HOA continues to hold their monthly meetings the second Thursday of the month at the amenity center
- Pine Ridge West HOA will be holding their next HOA meeting at the amenity center on January, 9th at 6 p.m.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, September 19, 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
Cameron Zakrzewski	RMS

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.

Audience member asked if she could comment at the end. Ms. Giles explained the comment process.

THIRD ORDER OF BUSINESS Open Items**A. Slide Tower**

Mr. Soriano stated the slide tower was completed. He explained the coating and metal work and the specifics of the completed project. The design was discussed and some of the issues. Cost savings were discussed. Ms. Giles asked if the Board would like to leave as an open item until the final report was received. It was decided to remove the item.

FOURTH ORDER OF BUSINESS Series 2020 Project:**A. Update Regarding Series 2020 Project**

Mr. Soriano provided updates on the Series 2020 Project. He noted there will be some warranty work to finish. The power outage was discussed and noted it was back up and running. Tennis and basketball court will be resurfaced. He noted the nets can be used on asphalt but are designed for concrete and were too heavy for their surface. He noted a solution for new nets and can purchase from another property. He added they are about \$340 a piece and it would be a whole new set of nets. Further discussion ensued on the specifics of the nets, sale of the nets, and the costs. Ms. Giles asked Counsel for input on selling the nets to another property. Mr. Haber stated they should do an invoice and note the sale is “as is.” He would work with Mr. Soriano to complete this form. He added a motion is needed to sell the nets. She asked for public comments on the nets. There were no comments at this time.

On MOTION by Mr. Ritchie, seconded by Mr. Nazario, with all in favor, Authorizing Staff to Sell the Pickleball Court Nets, was approved.

B. Warranty Repairs for Courts

Mr. Soriano stated this is completed for now. Ms. Cranford commented the wind sails were taken down for storm preparation and were put back up last week. Storms and damage were discussed.

C. Ratification of Pay Requisitions (60-63)

Ms. Giles reviewed pay requisitions 60-63. She stated pay Requisition #60 was for \$35,934.34 for sod in Area 2 and 3 and the splash park. Requisition #61 was for convergent technology set and #62 is for Hydro seed and #63 is for ATM for \$112.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, Pay Requisition 60-63, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Updates to the Amenity Facility Policy

Ms. Giles stated there were updates added to suspension and termination rules. These changes included some administrative changes, formatting issues, addition of a picture to the cover. It has been posted to the website and is up for Board discussion. She asked if the Board had any further additions or changes.

Discussion ensued on tennis courts/splash pad policies, updating language, staff to work on the wording, and hours.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Giles reviewed the report to include the requirements of the annual audit by a CPA, financial report from Berger, Toombs, Elam and Frank for fiscal year ending in 2022. She highlighted a few areas to include the overall conclusion of no weakness, no findings or no recommendations, and the compliance of the District. She asked for acceptance of the clean report.

On MOTION by Mr. Montoya, seconded by Mr. Biagetti, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had no report unless there were any questions.

B. District Manager

Ms. Giles stated she had no further information.

C. Engineer

There being no comments, the next item followed.

D. Amenity & Operations Manager**1. Report**

Ms. Cranford and staff reviewed the Amenity report and included the pool deck and fabric replacement on covers, fitness center issue, common area dumpster removal and left over debris, and the aluminum fencing panels needing replacement. Discussion ensued on access for trucks and other construction vehicles, closing the area in, leaving a path for walking, golf cart pathway, light posts replacements, and the Board compliments on the improvements in the Amenity Center.

2. Landscape Quality Inspection Report

Mr. Hicks and staff discussed the siding, cleanup, trimming of palms, site-ride through the community for clean-up of curbs, replacement of sod, sidewalk maintenance of area combined with other property, curb maintenance, re-sodding, cutting grass, drainage, public works to clean up, Board request for address and information, roadways, construction work issues, tree limb and other issues, fencing issues, and the mowing process.

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

Audience comments included the pickleball courts plan for action to get it up and running, access control, court resurfacing, review of Amenity policy, signage for new policies, compliments for improvements in the community, pickle ball elevations, designs, dirt fill, water issues, irrigation links, drains that wrap around the courts, sand, concerns on incidents at the pool with child on the slide, staff issues and negligence, correct emails for Supervisors, and lights at Amenity issues.

Supervisor comments were made on Engineering issues, roadways, traffic flow, and residents submitting emails on the issues.

Mr. Haber commented on letters sent from the CDD to County Commissioners on work tickets and sending to the Engineering department on issues.

NINTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the July 18, 2023 Meeting**

Ms. Giles presented the minutes from the July 18, 2023 meeting and asked for a motion to approve the minutes.

On MOTION by Mr. Montoya, seconded by Mr. Biagetti, with all in favor, the Minutes of the July 18, 2023 Meeting, were approved.

B. Balance Sheet and Income Statement of Revenues & Expenditures for the Period Ending August 31, 2023

C. Assessment Receipts Schedule

Ms. Giles noted they are showing 100.21% collected.

D. Approval of Check Register

Ms. Giles reviewed the check register summaries for July for \$47,551 and August for \$41,738. She added the capital reserves total \$58,131. She noted the utilities for \$11,074 and the total check register for \$158,496.62. She noted that there were no unusual variances.

On MOTION by Mr. Montoya, seconded by Mr. Lewis, with all in favor, the Check Register, was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 11/21/23 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for November 21, 2023 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center. She asked the Board since this is Thanksgiving if the date was good. She wanted to ensure a quorum, or they could cancel if needed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

Pine Ridge Plantation

Community Development District

Unaudited Financial Reporting
October 31, 2023

Meeting Date
November 21, 2023



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I. Financial Statements - Unaudited Financial Reporting

II. Special Assessments Report

III. Check Registers Summary -9/1/2023 -10/31/2023

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2023

	General	Capital Reserve	Debt Service	Capital Projects	Totals Governmental Funds
ASSETS:					
CASH	\$60,820	\$132,482	---	---	\$193,302
INVESTMENTS					
Reserve A-1	---	---	\$173,593	---	\$173,593
Reserve A-2	---	---	\$114,609	---	\$114,609
Revenue A	---	---	\$183,124	---	\$183,124
Construction	---	---	---	\$116	\$116
State Board	\$135,650	\$566,169	---	---	\$701,819
US Bank Custody	\$69,121	---	---	---	\$69,121
TOTAL ASSETS	\$265,591	\$698,651	\$471,326	\$116	\$1,435,683
LIABILITIES:					
ACCOUNTS PAYABLE	\$19,576	\$0	---	---	\$19,576
ACCRUED EXPENSES	---	---	---	---	\$0
RETAINAGE PAYABLE	---	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	---	\$0
DUE TO OTHER	\$2,212	---	---	---	\$2,212
TOTAL LIABILITIES	\$21,788	\$0	\$0	\$0	\$21,788
FUND BALANCES:					
NONSPENDABLE	\$0	---	---	---	\$0
ASSIGNED	\$0	---	---	---	\$0
UNASSIGNED	\$243,803	---	---	---	\$243,803
RESTRICTED FOR DEBT SERVICE	---	---	\$471,326	---	\$471,326
RESTRICTED FOR CAPITAL PROJECTS	---	\$698,651	---	\$116	\$698,767
TOTAL FUND BALANCES	\$243,803	\$698,651	\$471,326	\$116	\$1,413,895
TOTAL LIABILITIES & FUND EQUITY	\$265,591	\$698,651	\$471,326	\$116	\$1,435,683

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 10/31/23	THRU 10/31/23	VARIANCE
REVENUES:				
Assessments - Tax Collector	\$750,976	\$0	\$0	\$0
Misc./Facility Rental Income	\$3,000	\$250	\$0	(\$250)
Interest Income	\$12,500	\$1,042	\$911	(\$130)
TOTAL REVENUES	\$766,476	\$1,292	\$911	(\$380)
EXPENDITURES:				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$8,000	\$667	\$0	\$667
FICA Taxes	\$612	\$51	\$0	\$51
Engineering	\$3,000	\$250	\$0	\$250
Attorney	\$20,000	\$1,667	\$0	\$1,667
Annual Audit	\$3,175	\$0	\$0	\$0
Assessment Roll	\$5,576	\$5,576	\$5,576	(\$0)
Arbitrage	\$600	\$0	\$0	\$0
Trustee	\$4,100	\$4,100	\$4,041	\$59
Dissemination	\$5,250	\$438	\$438	\$0
Management Fees	\$51,760	\$4,313	\$4,313	(\$0)
Info Technology	\$1,600	\$133	\$133	\$0
Telephone	\$500	\$42	\$0	\$42
Postage	\$1,000	\$83	\$45	\$38
Printing & Binding	\$1,500	\$125	\$47	\$78
Insurance	\$9,803	\$9,803	\$9,223	\$580
Legal Advertising	\$2,500	\$208	\$0	\$208
Other Current Charges	\$600	\$50	\$0	\$50
Website Domain	\$1,200	\$100	\$100	\$0
Office Supplies	\$300	\$25	\$1	\$24
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$121,250	\$27,805	\$24,092	\$3,713
<u>GROUPS MAINTENANCE:</u>				
Landscape Maintenance	\$154,236	\$12,853	\$12,853	\$0
Lake Maintenance	\$14,830	\$1,236	\$850	\$386
Electric	\$2,500	\$208	\$178	\$30
Water	\$26,000	\$2,167	\$1,612	\$555
Repairs And Maintenance	\$22,000	\$1,833	\$1,200	\$633
Irrigation Repairs	\$4,000	\$333	\$0	\$333
Contingencies	\$4,451	\$371	\$0	\$371
GROUPS MAINTENANCE EXPENDITURES	\$228,017	\$19,001	\$16,693	\$2,308

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 10/31/23	THRU 10/31/23	VARIANCE
EXPENDITURES:				
<u>AMENITY CENTER</u>				
Insurance	\$24,161	\$24,161	\$24,538	(\$377)
General Facility Maintenance	\$18,700	\$1,558	\$307	\$1,251
Repairs & Replacements	\$27,500	\$2,292	\$0	\$2,292
Recreational Passes	\$500	\$500	\$768	(\$268)
Postage	\$0	\$0	\$0	\$0
Printing & Email Marketing	\$0	\$0	\$0	\$0
Office Supplies	\$500	\$42	\$0	\$42
Other Current Charges	\$0	\$0	\$0	\$0
Permit Fees	\$780	\$0	\$0	\$0
Contingency	\$1,000	\$83	\$0	\$83
Special Events	\$15,000	\$0	\$0	\$0
Refuse Service	\$10,787	\$899	\$870	\$29
Security	\$18,646	\$1,554	\$757	\$796
<u>Utilities</u>				
Water & Sewer	\$5,400	\$450	\$344	\$106
Electric	\$25,000	\$2,083	\$1,136	\$947
Cable/Phone/Internet	\$5,111	\$426	\$471	(\$45)
<u>Management Contracts</u>				
Amenity Management	\$67,426	\$5,619	\$5,619	\$0
Facility Assistant	\$19,489	\$1,624	\$0	\$1,624
Field Management Services	\$25,630	\$2,136	\$2,136	\$0
Lifeguards	\$19,080	\$0	\$0	\$0
Pool Maintenance	\$14,310	\$1,193	\$1,193	\$0
Pool Chemicals	\$21,683	\$1,807	\$1,506	\$301
Janitorial	\$9,304	\$775	\$775	\$0
Janitorial Supplies	\$5,000	\$417	\$0	\$417
AMENITY CENTER EXPENDITURES	\$335,007	\$47,618	\$40,419	\$7,199
<u>OTHER FINANCIAL SOURCES AND USES</u>				
Capital Reserve - Transfer Out	\$82,202	\$0	\$600,000	(\$600,000)
TOTAL OTHER FINANCIAL SOURCES AND USES	\$82,202	\$0	\$600,000	(\$600,000)
TOTAL EXPENDITURES	\$766,476	\$94,425	\$681,204	(\$586,779)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$480,293)	
FUND BALANCE - Beginning	\$0		\$924,095	
FUND BALANCE - Ending	\$0		\$243,803	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2024

	ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>REVENUES:</u>														
Assessments - Tax Collector	\$750,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$12,500	\$911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$911
Misc./Facility Rental Income	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$766,476	\$911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$911
<u>EXPENDITURES:</u>														
<u>ADMINISTRATIVE:</u>														
Supervisors Fees	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Taxes	\$612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$5,250	\$438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438
Assessment Roll	\$5,576	\$5,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,576
Attorney	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$3,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$4,100	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Management Fees	\$51,760	\$4,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,313
Info Technology	\$1,600	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Telephone	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$1,000	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Printing & Binding	\$1,500	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Insurance	\$9,803	\$9,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,223
Legal Advertising	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Domain	\$1,200	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Office Supplies	\$300	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE EXPENDITURES	\$121,250	\$24,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$24,092
<u>GROUPS MAINTENANCE:</u>														
Landscape Maintenance	\$154,236	\$12,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,853
Lake Maintenance	\$14,830	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
Electric	\$2,500	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Water	\$26,000	\$1,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,612
Repairs And Maintenance	\$22,000	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Irrigation Repairs	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$4,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUPS MAINTENANCE EXPENDITURES	\$228,017	\$16,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$16,693

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2024

	ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>AMENITY CENTER</u>														
Insurance	\$24,161	\$24,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,538
General Facility Maintenance	\$18,700	\$307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Repairs & Replacements	\$27,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Passes	\$500	\$768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$768
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Email Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$10,787	\$870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870
Security	\$18,646	\$757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$757
<u>Utilities</u>														
Water & Sewer	\$5,400	\$344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$344
Electric	\$25,000	\$1,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,136
Cable/Phone/Internet	\$5,111	\$471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$471
<u>Management Contracts</u>														
Amenity Management	\$67,426	\$5,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,619
Facility Assistant	\$19,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$25,630	\$2,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,136
Lifeguards	\$19,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$14,310	\$1,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,193
Pool Chemicals	\$21,683	\$1,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,506
Janitorial	\$9,304	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Janitorial Supplies	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$335,007	\$40,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$40,419
<u>OTHER SOURCES USES:</u>														
Capital Reserve - Transfer Out	\$82,202	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
OTHER SOURCES/(USES)	\$82,202	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
TOTAL EXPENDITURES	\$766,476	\$681,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$681,204
EXCESS REVENUES (EXPENDITURES)	\$0	(\$680,293)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$680,293)

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 10/31/23	THRU 10/31/23	VARIANCE
REVENUES:				
Capital Reserve Funding - Transfer In	\$82,202	\$0	\$0	\$0
Interest	\$3,200	\$267	\$1,230	\$964
TOTAL REVENUES	\$85,402	\$267	\$1,230	\$964
EXPENDITURES:				
Other Current	\$100	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
Culture/Recreation	\$0	\$0	\$0	\$0
Repair and Maintenance	\$54,148	\$0	\$0	\$0
TOTAL EXPENDITURES	\$54,248	\$0	\$0	\$0
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$600,000	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$600,000	\$0
EXCESS REVENUES (EXPENDITURES)	\$31,154		\$601,230	
FUND BALANCE - Beginning	\$115,252		\$97,420	
FUND BALANCE - Ending	\$146,406		\$698,651	

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 October 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 10/31/23	THRU 10/31/23	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$926,572	\$0	\$0	\$0
Interest Income	\$14,023	\$1,169	\$1,849	\$681
TOTAL REVENUES	\$940,595	\$1,169	\$1,849	\$681
EXPENDITURES:				
DS 2020A1				
Interest Expense - 11/1	\$99,524	\$0	\$0	\$0
Interest Expense - 5/1	\$99,524	\$0	\$0	\$0
Principal Expense - 5/1	\$500,000	\$0	\$0	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$0	\$0
DS 2020A2				
Interest Expense - 11/1	\$43,181	\$0	\$0	\$0
Interest Expense - 5/1	\$43,181	\$0	\$0	\$0
Principal Expense - 5/1	\$140,000	\$0	\$0	\$0
Principal Expense - 5/1 Prepayment	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$925,411	\$0	\$0	\$0
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,184		\$1,849	
FUND BALANCE - Beginning	\$181,040		\$469,477	
FUND BALANCE - Ending	\$196,224		\$471,326	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND 2020

Statement of Revenues & Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 10/31/23	THRU 10/31/23	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER FINANCIAL SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$115	
FUND BALANCE - Ending	\$0		\$116	

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 2024 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2020A DEBT ASSESSED	FY20 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	737	926,571.52	750,952.74	1,677,524.26
TOTAL ASSESSED NET	737	926,571.52	750,952.74	1,677,524.26

RECEIVED	BALANCE DUE	SERIES 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	1,677,524.26	-	-	-
TOTAL RECEIPTS	1,677,524.26	-	-	-

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	SERIES 2006 DEBT			TOTAL
	DATE RECEIVED	RECEIVED	O&M RECEIPTS	
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL FY24 TAX ROLL RECEIPTS		-	-	-

%TAX ROLL COLLECTED	0.00%	0.00%	0.00%
TOTAL COLLECTED	0.00%	0.00%	0.00%

D.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

9/1/2023 - 10/31/2023

Date	Check Numbers	Amount
<u>General Fund</u>		
9/1/2023 - 9/30/2023	3239-3255	\$ 75,612.68
10/1/2023 - 10/31/2023	3256-3270	\$ 632,275.91
		<hr/>
		\$ 707,888.59
<u>Capital Reserves Fund</u>		
9/1/2023 - 9/30/2023	60	\$ 2,200.00
		<hr/>
		\$ 2,200.00
<u>Utilities and Autopayments</u>		
September 14, 2023	Waste Management	\$ 856.11
September 19, 2023	SafeTouch	\$ 85.40
September 28, 2023	IRS FICA Payment	\$ 153.00
September 25, 2023	Comcast	\$ 469.74
October 3, 2023	Clay Electric	\$ 1,749.00
October 5, 2023	CCUA	\$ 2,020.24
October 17, 2023	SafeTouch	\$ 85.40
October 20, 2023	Waste Management	\$ 869.85
October 20, 2023	Comcast	\$ 470.78
October 27, 2023	CCUA	\$ 1,955.75
October 27, 2023	Clay Electric	\$ 1,314.00
TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 10,029.27
		<hr/>
		\$ 720,117.86

*Fedex invoices available upon request.

*** CHECK DATES 09/01/2023 - 10/31/2023 ***
PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/01/23	00183	8/22/23 8554757	202308 320-53800-46300		*	330.00	
		TECH LABOR COMPLETE RPR					
		9/01/23 8561484	202309 320-53800-46200		*	11,662.24	
		SEP LANDSCAPE MAINTENANCE					
				BRIGHTVIEW LANDSCAPE SERVICES, INC			11,992.24 003239
9/01/23	00106	8/28/23 08282023	202308 330-57200-34500		*	168.00	
		SECURITY 8/05/23					
		8/28/23 08282023	202308 330-57200-34500		*	168.00	
		SECURITY 8/12/23					
		8/28/23 08282023	202308 330-57200-34500		*	168.00	
		SECURITY 8/18/23					
		8/28/23 08282023	202308 330-57200-34500		*	168.00	
		SECURITY 8/25/23					
				MATTHEW EDMONSON			672.00 003240
9/01/23	00176	8/29/23 08292023	202308 330-57200-34500		*	168.00	
		SECURITY 8/04/23					
		8/29/23 08292023	202308 330-57200-34500		*	168.00	
		SECURITY 8/13/23					
		8/29/23 08292023	202308 330-57200-34500		*	168.00	
		SECURITY 8/19/23					
		8/29/23 08292023	202308 330-57200-34500		*	168.00	
		SECURITY 8/26/23					
				MICHAEL C LAYNE			672.00 003241
9/01/23	00054	9/01/23 13129561	202309 330-57200-46500		*	1,505.74	
		SEP POOL CHEMICALS					
				POOLSURE			1,505.74 003242
9/01/23	00200	9/08/23 61887	202309 330-57200-46100		*	579.02	
		MIRROR/INSTALL DEPOSIT					
				LEE & CATES GLASS			579.02 003243
9/01/23	00200	9/08/23 61887B	202309 330-57200-46100		*	579.02	
		MIRROR/INSTALL BALANCE					
				LEE & CATES GLASS			579.02 003244
9/27/23	00183	7/25/23 8529209	202307 320-53800-46000		*	1,120.69	
		REMOVE TREE & ROOTBAL					
				BRIGHTVIEW LANDSCAPE SERVICES, INC			1,120.69 003245
9/27/23	00190	8/07/23 5816649	202308 310-51300-48000		*	431.88	
		NTC OF 2024 MTS #9099789					
				GANNETT FLORIDA LOCALIQ			431.88 003246

PRP --PINERIDGE-- BPEREGRINO

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/19/23		PAGE 2		
*** CHECK DATES 09/01/2023 - 10/31/2023 ***		PINE RIDGE PLANTATION - GF									
		BANK A PINE RIDGE PLANTATIO									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
9/27/23	00035	9/20/23	19908	202309	300-15500-10000		*	9,223.00			
			FY24 ADMIN INSURANCE								
		9/20/23	19908	202309	300-15500-10000		*	24,538.00			
			FY24 PROPERTY INSURANCE								
						EGIS INSURANCE ADVISORS, LLC			33,761.00	003247	

9/27/23	00003	9/01/23	245	202309	310-51300-31300		*	416.67			
			SEP DISSEM AGENT SRVCS								
		9/01/23	245	202309	310-51300-49100		*	100.00			
			SEP WEBSITE ADMIN								
		9/01/23	245	202309	310-51300-35100		*	116.67			
			SEP INFO TECH								
		9/01/23	245	202309	310-51300-34000		*	4,069.17			
			SEP MANAGEMENT FEES								
		9/01/23	245	202309	310-51300-51000		*	.60			
			OFFICE SUPPLIES								
		9/01/23	245	202309	310-51300-42000		*	51.53			
			POSTAGE								
		9/01/23	245	202309	310-51300-42500		*	55.50			
			COPIES								
						GOVERNMENTAL MANAGEMENT SERVICES			4,810.14	003248	

9/27/23	00201	8/11/23	1832	202308	330-57200-46100		*	350.00			
			FABRICATE SLIDE SUPPORT								
						CARLOS L BRITO MARTINEZ DBA JCB			350.00	003249	

9/27/23	00185	8/31/23	3268522	202307	310-51300-31500		*	1,516.59			
			JUL GENERAL COUNSEL								
						KUTAK ROCK LLP			1,516.59	003250	

9/27/23	00073	8/31/23	478	202308	330-57200-34110		*	2,193.00			
			AUG FACILITY ASSISTANT								
						RIVERSIDE MANAGEMENT SERVICES INC			2,193.00	003251	

9/27/23	00073	8/31/23	479	202308	330-57200-34200		*	2,710.62			
			AUG LIFEGUARDS								
						RIVERSIDE MANAGEMENT SERVICES INC			2,710.62	003252	

9/27/23	00073	9/01/23	476	202309	330-57200-46200		*	731.42			
			SEP JANITORIAL SRVCS								
		9/01/23	476	202309	330-57200-46400		*	1,125.00			
			SEP POOL MAINT SRVCS								
		9/01/23	476	202309	330-57200-34000		*	2,014.92			
			SEP CONTRACT ADMIN								
		9/01/23	476	202309	330-57200-34100		*	5,154.92			
			SEP FACILITY MANAGEMENT								
						RIVERSIDE MANAGEMENT SERVICES INC			9,026.26	003253	

PRP --PINERIDGE-- BPEREGRINO											

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/27/23	00073	9/14/23	480	202308	330-57200-46000					*	2,163.51		
			GENERAL FACILITY MAINT										
		9/14/23	480	202308	330-57200-46100					*	294.76		
			AMENITY RPRS & RPLCS										
		9/14/23	480	202308	330-57200-46201					*	283.90		
			JANITORIAL SUPPLIES										
		9/14/23	480	202308	320-53800-46000					*	14.37		
			GROUNDS RPR & MAINT										
		9/14/23	480	202308	330-57200-51000					*	85.94		
			OFFICE SUPPLIES										
									RIVERSIDE MANAGEMENT SERVICES INC			2,842.48	003254
9/27/23	00076	9/01/23	121618B	202309	320-53800-46400					*	850.00		
			SEP LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			850.00	003255
10/11/23	00183	9/21/23	8598994	202309	320-53800-46000					*	1,020.00		
			INVESTIGATE PRESSURE ZONE										
									BRIGHTVIEW LANDSCAPE SERVICES, INC			1,020.00	003256
10/11/23	00003	10/01/23	246	202310	310-51300-31300					*	437.50		
			OCT DISSEM AGENT SRVCS										
		10/01/23	246	202310	310-51300-49100					*	100.00		
			OCT WEBSITE ADMIN										
		10/01/23	246	202310	310-51300-35100					*	133.33		
			OCT INFO TECH										
		10/01/23	246	202310	310-51300-34000					*	4,313.33		
			OCT MANAGEMENT FEES										
		10/01/23	246	202310	310-51300-51000					*	.57		
			OFFICE SUPPLIES										
		10/01/23	246	202310	310-51300-42000					*	45.35		
			POSTAGE										
		10/01/23	246	202310	310-51300-42500					*	47.25		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			5,077.33	003257
10/11/23	00003	9/30/23	247	202310	310-51300-31400					*	5,576.00		
			FY24 ASSESS ROLL CERTIFY										
									GOVERNMENTAL MANAGEMENT SERVICES			5,576.00	003258
10/11/23	00016	10/06/23	24786	202309	310-51300-31200					*	600.00		
			ARBIT SE20 FYE 8/31/23										
									GRAU AND ASSOCIATES			600.00	003259
10/11/23	00185	10/04/23	3292446	202308	310-51300-31500					*	587.11		
			AUG GENERAL COUNSEL										
									KUTAK ROCK LLP			587.11	003260
									PRP --PINERIDGE-- BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00176	9/30/23 09302023	202309 330-57200-34500	SECURITY 9/2/23-9/29/23	*	504.00	
				MICHAEL C LAYNE			504.00 003261
10/11/23	00037	10/06/23 10062023	202310 300-58100-10000	FY23 CR TRANSFER #322381	*	100,000.00	
				PINE RIDGE PLANTATION CDD			100,000.00 003262
10/11/23	00054	10/01/23 13129561	202310 330-57200-46500	OCT POOL CHEMICALS	*	1,505.74	
				POOLSURE			1,505.74 003263
10/11/23	00073	10/01/23 481	202310 330-57200-46200	OCT JANITORIAL SERVICES	*	775.33	
		10/01/23 481	202310 330-57200-46400	OCT POOL MAINTENANCE	*	1,192.50	
		10/01/23 481	202310 330-57200-34000	OCT CONTRACT ADMIN	*	2,135.83	
		10/01/23 481	202310 330-57200-34100	OCT FACILITY MANAGEMENT	*	5,618.83	
				RIVERSIDE MANAGEMENT SERVICES INC			9,722.49 003264
10/11/23	00045	10/06/23 10062023	202310 300-58100-10000	TRANSFER #322381 CR SBA	*	500,000.00	
				STATE BOARD OF ADMINISTRATION			500,000.00 003265
10/11/23	00076	10/01/23 128926B	202310 320-53800-46400	OCT LAKE MAINTENANCE	*	850.00	
				THE LAKE DOCTORS INC			850.00 003266
10/27/23	00039	10/05/23 30706	202310 330-57200-46000	QTRLY PREVENT MAINT	*	185.22	
				FITNESS PRO			185.22 003267
10/27/23	00073	9/30/23 482	202309 330-57200-34110	SEP FACILITY ASSISTANT	*	1,701.50	
				RIVERSIDE MANAGEMENT SERVICES INC			1,701.50 003268
10/27/23	00073	10/18/23 483	202309 330-57200-46000	SEP GEN FAC MAINT	*	3,053.77	
		10/18/23 483	202309 330-57200-46100	SEP AMEN REPAIR & REPLACE	*	429.89	
		10/18/23 483	202309 330-57200-46201	SEP JANITORIAL SUPPLIES	*	262.86	
				RIVERSIDE MANAGEMENT SERVICES INC			3,746.52 003269

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/27/23	00192	10/11/23 9771	202310 320-53800-46000		*	1,200.00	
		RMV FEW TURKEY OAK TREES					
			OUTSET CAPITAL PARTNERS DBA TREECO				1,200.00 003270
						TOTAL FOR BANK A	707,888.59
						TOTAL FOR REGISTER	707,888.59

INVOICE

BrightView
Landscape Services, Inc.

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

Customer #: 24488830
Invoice #: 8554757
Invoice Date: 8/22/2023
Sales Order: 8204229
Cust PO #:

Project Name: Pine Ridge Proposal to repair broken irrigation lateral line due to construction at 1132 Persimmon
Project Description: Pine Ridge Proposal to repair broken irrigation lateral line due to construction at 1132 Persimmon

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	2.5" Slip Fix	1.000	EA	53.00	53.00
	2.5 Coupling	1.000	EA	22.00	22.00
	Tech labor to complete repair	3.000	HR	85.00	255.00
<p>Grounds Repair & maintenance 1.326.53800.46000 8/25/23</p> <p>RECEIVED AUG 25 2023 BY: _____</p>					
Total Invoice Amount					330.00
Taxable Amount					
Tax Amount					
Balance Due					330.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 792-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24488830
Invoice #: 8554757
Invoice Date: 8/22/2023

Amount Due: \$ 330.00

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

BrightView
Landscape Services

Customer #: 24488830
Invoice #: 8561484
Invoice Date: 9/1/2023
Cust PO #:

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

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

Matt Edmonson
(386) 931-6948

CCSO OFF-DUTY INVOICE

Security/Monitoring
1-330.57200.34500
We 8/29/23

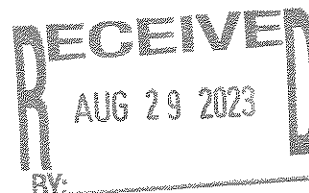
INVOICE DATE
DATE:08/28/2023

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
08-05-2023	Neighborhood Pool and Clubhouse patrol and security	1900-2300	4	\$42.00	\$168.00
	Made contact with 4 citizens at pool				
	Patrolled Neighborhood				
08-12-2023	Neighborhood Pool and Clubhouse patrol and security	1915-2315	4	\$42.00	\$168.00
	Made contact with 3 citizens at pool				
	Patrolled Neighborhood				
08-18-2023	Neighborhood Pool and Clubhouse patrol and security	1930-2330	4	\$42.00	\$168.00
	Made contact with 5 citizens at pool				
	Patrolled Neighborhood				
08-25-2023	Neighborhood Pool and Clubhouse patrol and security	1930-2330	4	\$42.00	\$168.00
	Made contact with 2 citizens at pool				
	Patrolled Neighborhood				
DEPUTY SIGNATURE:	TOTAL				\$672.00

Make all checks payable to Matthew Edmonson



Michael Layne

(904)509-0828

CCSO OFF-DUTY INVOICE

Security/Monitoring
1.330.57206.34500.
WE 8/29/23

INVOICE DATE
DATE: AUGUST 2023

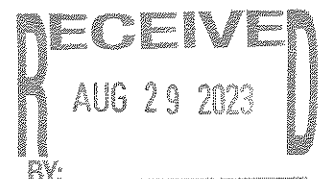
TO:
PINE RIDGE PLANTATION
4200 PINE RIDGE PARKWAY
MIDDLEBURG, FL 32068

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
08/04/23	Checked amenity center – pool being utilized, neighborhood patrol, amenity center checked, pool clear at dark, neighborhood patrol, some ladies came up a little late to decorate the room for bridal shower – they said they had permission and I believed them. ☺ checked amenity center.	1930/2330	4.0	\$42.00	\$168.00
8/13/23	Checked amenity center – 3 people using the fitness center, neighborhood patrol, amenity center check, 2 citizen contacts in the parking lot, neighborhood patrol, very uneventful night tonight.	2000/2400	4.0	\$42.00	\$168.00
8/19/23	Checked amenity center, neighborhood patrol, amenity center checked, Traffic stop, citizen contact, neighborhood patrol, amenity center checked.	2030/0030	4.0	\$42.00	\$168.00
8/26/23	Amenity center checked – busy pool, neighborhood patrol, disabled vehicle on Pine Ridge, amenity center check, discovered open door and subsequently set the alarm off – secured the door and reset the alarm, everything was secure inside, neighborhood patrol, traffic stop on Pine Ridge, amenity center check.	1815/2215	4.0	\$42.00	\$168.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i> Total			16.00		\$672.00

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 9/1/2023

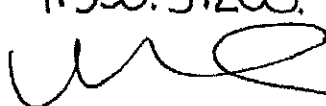
Invoice # 131295617034

Terms	Net 20
Due Date	9/21/2023
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 AUG 17 2023 BY: _____</div>				

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

Pool Chemicals
1.330.57200.46500
 8/21/23

Remittance Slip

Customer
13GMS100
Invoice #
131295617034

Amount Due \$1,505.74

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295617034



LEE & CATES
GLASS | Since 1926

Pro Forma Invoice



Pro Forma No: 61887

Date: 9/8/2023

Quote: 159302

Page: 1 of 1

Bill To: Pineridge Plantation Community Development Center
4200 Pin Ridge Parkway
Middleburg FL 32068

Quantity	Description	Size	Area
1	Polished Mirror Install		
	 1 x 1/4" Mirror Clear Annealed Flat Polish Internal Cutout	71-7/8" x 83-7/8" 311-1/2" (2L 2S) 1 of (4-1/2" x 2-1/4")	42.00
	 1 x Palmer Mirror Mastic (Gallon) Glazing Labor		

Amenity Repairs & Replacements
1.330.57200.46100
9/8/23

All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

A deposit is required before any work can commence.
The balance is due upon pickup, delivery, or installation.
Required Deposit: 50% (\$579.02)

Subtotal:	1,158.04
Tax Exempt FL	
0.0%:	0.00
Deposit Due:	579.02
Balance:	\$579.02


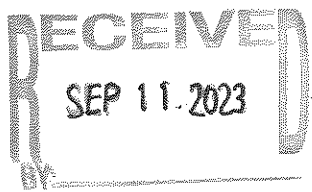
BrightView

Landscape Services

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

Customer #: 24488830
Invoice #: 8529209
Invoice Date: 7/25/2023
Sales Order: 8171033
Cust PO #:

Project Name: Requested Tree Removal Proposal
Project Description: Tree Removal Storm Damage

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Remove fallen tree and rootbal Grounds Repair : maintenance 1.326.53800.46000  9/11/23 	1.000	LS	1120.69	1,120.69
Total Invoice Amount					1,120.69
Taxable Amount					
Tax Amount					
Balance Due					1,120.69

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 #: 8529209
Invoice Date: 7/25/2023

Amount Due: \$ 1,120.69

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

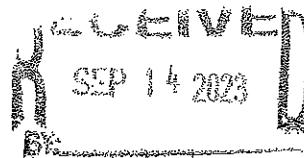
LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Pine Rdge Plantation Cdd		760056	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005816649	Aug 1- Aug 31, 2023	September 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$431.88	

BILLING ACCOUNT NAME AND ADDRESS Pine Rdge Plantation Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_35422	
FEDERAL ID 47-2390983	

Date	Description	Amount		
8/1/23	Balance Forward	\$0.00		
Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
8/7/23	9099789	2024 Meetings		\$431.88



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$431.88
Service Fee 3.99%	\$17.23
*Cash/Check/ACH Discount	-\$17.23
*Payment Amount by Cash/Check/ACH	\$431.88
Payment Amount by Credit Card	\$449.11

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Pine Rdge Plantation Cdd		760056		0005816649		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$431.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$431.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244						TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____
						TOTAL CREDIT CARD AMT DUE \$449.11

00007600560000000000000058166490004318867178

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Sarah Sweeting
Pine Ridge Plantation Cdd
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

08/07/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/07/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$431.88

Order No: 9099789

Customer No: 760056

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Martlee Giles
District Manager

8/7/2023

MARIAH VERHAGEN
Notary Public
State of Wisconsin



INVOICE

Customer	Pine Ridge Plantation Community Development District
Acct #	290
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

Pine Ridge Plantation Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

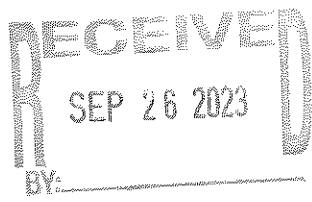
Payment Information	
Invoice Summary	\$ 33,761.00
Payment Amount	
Payment for	Invoice#19908
100123550	

Thank You

Please detach and return with payment



Customer: Pine Ridge Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
19908	10/01/2023	Renew policy	Policy #100123550 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/20/2023 <div style="text-align: center;">  </div>	33,761.00
				Total
				\$ 33,761.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/20/2023
Atlanta, GA 30374-8555	scllmer@egisadvisors.com	

1001 Bradford Way
Kingston, TN 37763

Invoice #: 245
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

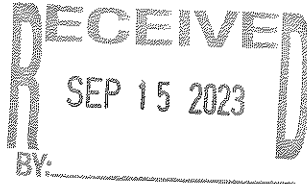
Pine Ridge Plantation CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

RECEIVED
SEP 06 2023
BY: _____

Total	\$4,810.14
Payments/Credits	\$0.00
Balance Due	\$4,810.14

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


INVOICE



BILL TO
Jsoriano

INVOICE # 1832
DATE 08/11/2023
DUE DATE 08/11/2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/11/2023	Labor Labor To fabricate slide support	1	350.00	350.00
BALANCE DUE				\$350.00

Amenity Repairs & Replacements
1-330.57200.46106
 9/15/23

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Check Remit To:

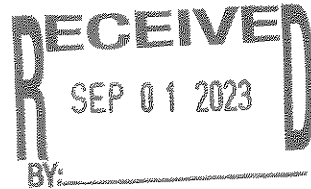
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3268522

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. 3268522
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

07/05/23	W. Haber	0.40	104.00	Review and respond to correspondence from Soriano regarding agreement for slide tower repairs
07/12/23	W. Haber	0.30	78.00	Review agenda for July meeting
07/18/23	W. Haber	3.30	858.00	Prepare for and participate in Board meeting
07/24/23	W. Haber	0.70	182.00	Review audit and confer with Peregrino regarding same
07/27/23	K. Jusevitch	0.60	75.00	Prepare slide tower repair agreement; confer with Haber
07/28/23	W. Haber	0.30	78.00	Review and revise agreement with RMS for slide tower and confer with Soriano regarding same
TOTAL HOURS		5.60		

KUTAK ROCK LLP

Pine Ridge CDD

August 31, 2023

Client Matter No. 16423-1

Invoice No. 3268522

Page 2

TOTAL FOR SERVICES RENDERED	\$1,375.00
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DISBURSEMENTS

Meals	9.27
Travel Expenses	132.32

TOTAL DISBURSEMENTS	<u>141.59</u>
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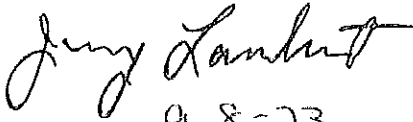
TOTAL CURRENT AMOUNT DUE	<u>\$1,516.59</u>
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 478
Invoice Date: 8/31/2023
Due Date: 8/31/2023
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 August 2023 1.330.57200.34110	87.72	25.00	2,193.00
<div>RECEIVED SEP 08 2023 BY: _____</div> <div> 9-8-23</div>			

Total	\$2,193.00
Payments/Credits	\$0.00
Balance Due	\$2,193.00

PINE RIDGE CDD
FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
87.72	Facility Assistant	\$ 25.00	\$ 2,193.00

Covers Period: August 2023

GL # 1.330.57200.34110

TOTAL DUE:

\$ 2,193.00

RMS

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

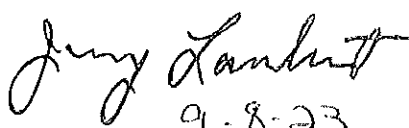
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/5/23	8.1	S.W.	Completed daily checklist, returned calls and emails
8/6/23	7.98	S.W.	Completed daily checklist, returned calls and emails
8/12/23	7.72	S.W.	Completed daily checklist, returned calls and emails
8/13/23	7.8	S.W.	Completed daily checklist, returned calls and emails
8/16/23	7.93	S.W.	Completed daily checklist, returned calls and emails
8/17/23	8.1	S.W.	Completed daily checklist, returned calls and emails
8/18/23	8.02	S.W.	Completed daily checklist, returned calls and emails
8/19/23	8.02	S.W.	Completed daily checklist, returned calls and emails
8/20/23	8.08	S.W.	Completed daily checklist, returned calls and emails
8/26/23	8.05	S.W.	Completed daily checklist, returned calls and emails
8/27/23	7.92	S.W.	Completed daily checklist, returned calls and emails
<u>87.72</u>			

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

Invoice

Invoice #: 479
Invoice Date: 8/31/2023
Due Date: 8/31/2023
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 August 2023 330.572.3420	146.52	18.50	2,710.62
<div>RECEIVED SEP 08 2023 BY: _____  9-8-23</div>			

Total	\$2,710.62
Payments/Credits	\$0.00
Balance Due	\$2,710.62

PINE RIDGE CDD

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
146.52	Lifeguards	\$ 18.50	\$ 2,710.62

Covers August 2023 - September 4, 2023

GL # 330.572.3420

TOTAL DUE:

\$ 2,710.62

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR AUGUST 2023-SEPTEMBER 4, 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/3/23	4.32	I.A.M.	Lifeguard
8/3/23	4.32	I.H.M.	Lifeguard
8/4/23	4.18	I.A.M.	Lifeguard
8/4/23	4.2	I.H.M.	Lifeguard
8/5/23	5.87	J.M.	Lifeguard
8/5/23	5.73	G.R.	Lifeguard
8/6/23	5.65	J.M.	Lifeguard
8/6/23	5.63	G.R.	Lifeguard
8/12/23	5.55	J.M.	Lifeguard
8/12/23	5.48	G.R.	Lifeguard
8/13/23	5.4	J.M.	Lifeguard
8/13/23	5.38	G.R.	Lifeguard
8/19/23	5.63	G.R.	Lifeguard
8/20/23	5.47	G.R.	Lifeguard
8/20/23	5.5	M.U.	Lifeguard
8/26/23	5.23	J.M.	Lifeguard
8/26/23	5.23	M.U.	Lifeguard
8/27/23	5.55	J.M.	Lifeguard
8/27/23	5.47	G.R.	Lifeguard
8/27/23	5.45	M.U.	Lifeguard
9/2/23	5.13	J.M.	Lifeguard
9/2/23	5.5	G.R.	Lifeguard
9/3/23	5.48	J.M.	Lifeguard
9/3/23	3.65	G.R.	Lifeguard
9/3/23	5.47	M.U.	Lifeguard
9/4/23	5.37	J.M.	Lifeguard
9/4/23	5.33	G.R.	Lifeguard
9/4/23	5.35	G.R.	Lifeguard
GRAND TOTAL	<u><u>146.52</u></u>		

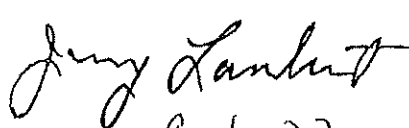
Additional Attendant/Lifeguards
GL Code: 330-572-3420

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

Invoice

Invoice #: 476
Invoice Date: 9/1/2023
Due Date: 9/1/2023
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 - September 2023		731.42	731.42
1.330.57200.46400- Pool Maintenance Services - September 2023		1,125.00	1,125.00
1.330.57200.34000- Contract Administration - September 2023		2,014.92	2,014.92
1.330.57200.34100- Facility Management - Pine Ridge Plantation - September 2023		5,154.92	5,154.92
<div><div>RECEIVED</div><div>SEP 06 2023</div><div>BY: _____</div></div> <div> 9-6-23</div>			

Total \$9,026.26

Payments/Credits \$0.00

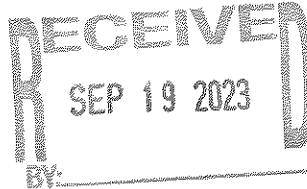
Balance Due \$9,026.26


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


Invoice

Invoice #: 480
Invoice Date: 9/14/2023
Due Date: 9/14/2023
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 August 1 - August 31, 2023		2,131.45	2,131.45
Maintenance Supplies		711.03	711.03
- General Facility maint \$2,163.51 1.330.57200.46000			
- Amenity Repairs & Replacements \$294.76 1.330.57200.46100			
- Janitorial Supplies: \$283.90 1.330.57200.46201			
- Grounds Repair & maintenance \$14.37 1.320.53800.46000			
- Office supplies \$85.94 1.330.57200.51000			
 9/15/23			
Total			\$2,842.48
Payments/Credits			\$0.00
Balance Due			\$2,842.48


9-19-23

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/23	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
8/4/23	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
8/7/23	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
8/9/23	1	M.B.	Troubleshoot faulty spray park pump
8/9/23	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
8/11/23	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
8/14/23	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
8/15/23	1	C.Z.	Sprayed for wasp nest around amenity center
8/16/23	2	C.Z.	Sprayed for wasps nests, repaired leak on slide
8/16/23	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
8/18/23	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
8/21/23	3	C.Z.	Sprayed for wasps around amenity center, worked on slide
8/21/23	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
8/23/23	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
8/25/23	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
8/28/23	4.5	C.Z.	Sanded and painted main entrance gate, replaced women's restroom flush valve, storm prep, walked property to survey before storm
8/29/23	5	C.Z.	Storm prep - stacked chairs, secured tables, moved umbrellas, clocks and outdoor equipment inside, removed windscreens from tennis courts
8/29/23	5	M.B.	Storm prep - stacked chairs, secured tables, moved umbrellas, clocks and outdoor equipment inside, removed windscreens from tennis courts
8/29/23	2	J.J.	Storm prep - stacked chairs, secured tables, moved umbrellas, clocks and outdoor equipment inside, removed windscreens from tennis courts
8/31/23	3	C.Z.	Clean up after storm, reposition tables and chairs, put outdoor equipment back outside

TOTAL 59.5

MILES 110


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

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	8/8/23	60lb Sakrete Concrete Mix	14.39	C.Z.
	8/9/23	Uniden BT-1025 Cordless Phone Battery	6.16	M.C.
	8/9/23	Self Seal Envelopes 500ct	31.64	M.C.
	8/9/23	Gym Wipes 800 wipes per roll (4)	101.87	M.C.
	8/9/23	12pc Self Adhesive Min Caster Wheels (2)	34.59	M.C.
	8/9/23	42 Gallon Trash Bags 100ct	65.48	M.C.
	8/9/23	Teks 1-1/2" HWH DRL PT Screw	12.33	C.Z.
	8/11/23	Klean Strip Acetone	13.57	C.Z.
	8/14/23	Gloss Black (2)	16.05	C.Z.
	8/14/23	1Qt All Purpose Container	2.51	C.Z.
	8/14/23	2" Utility Brush	4.58	C.Z.
	8/14/23	2" Flat Brush	1.69	C.Z.
	8/15/23	3M Mounting Tape	11.94	M.C.
	8/15/23	Wasp Spray 2pk (2)	16.03	M.C.
	8/15/23	DW BLKOX 3/8x12	20.98	C.Z.
	8/15/23	Carr Bolt Zinc 5/16x6 (2)	2.43	C.Z.
	8/16/23	Touchless Thermometer	24.71	M.C.
	8/16/23	Electrolyte Tablets 200ct	11.49	M.C.
	8/17/23	Rusto Gloss Black (2)	18.35	M.C.
	8/17/23	Chip 1.0 Flat Brush	1.46	M.C.
	8/18/23	Rusto Gloss Black	9.18	C.Z.
	8/21/23	Wasp & Hornet Spray (2)	16.03	C.Z.
	8/25/23	Toilet Paper (2)	75.33	M.C.
	8/25/23	Soft Soap 2pk	11.73	M.C.
	8/25/23	Pinesol	13.58	M.C.
	8/28/23	Rust Gloss Black	9.18	C.Z.
	9/1/23	Airwick 7pk (2)	36.75	F.S.
	9/1/23	13 Gallon Trash Bags	21.82	F.S.
	9/1/23	5x8 American Flag	45.99	M.C.
	9/1/23	Multifold Paper Towels 16pk	59.21	M.C.
		TOTAL	<u>\$711.03</u>	

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
719342	9/1/2023	\$850.00


The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000075406001000000012161800000008500063

Please Return this portion with your payment

Invoice Due Date 9/11/2023	Invoice 121618B	PO #
-----------------------------------	------------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
4200 Pine Ridge Pkwy Middleburg, FL 32068					
9/1/2023	Water Management - Monthly		\$850.00	\$0.00	\$850.00

Lake maintenance
 1.320.53800.46400
 9/1/23

Please remit payment for this month's invoice.

RECEIVED
 SEP 01 2023
 BY: _____

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Total Account Balance including this invoice:

\$850.00

This Invoice Total:

\$850.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 719342
Portal Registration #: 26CE8D2B

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

INVOICE

BrightView

Landscape Services

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

Customer #: 24488830
Invoice #: 8598994
Invoice Date: 9/21/2023
Sales Order: 8193507
Cust PO #:

Project Name: Pine Ridge Proposal to investigate low pressure on Zones
Project Description: Pine Ridge - Proposal to investigate low pressure on Zones

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Zones 2,3,5,6, 7 on Tynes Blvd North Clock Zone 12 on the monument clock Zones experiencing low pressure upon inspection, no visible breaks to cause issue. Pine Ridge CDD Tech labor to investigate low <i>Grounds Repair & maintenance</i> <i>1.320.53800.4600</i> <i>U 9/29/23</i> RECEIVED SEP 29 2023 BY: _____	12,000	HR	85.00	1,020.00
				Total Invoice Amount	1,020.00
				Taxable Amount	
				Tax Amount	
				Balance Due	1,020.00

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 #: 8598994
Invoice Date: 9/21/2023

Amount Due: \$ 1,020.00

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

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 246**Invoice Date:** 10/1/23

Due Date: 10/1/23

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 - October 2023		437.50	437.50
Website Administration -October 2023		100.00	100.00
Information Technology - October 2023		133.33	133.33
Management Fees - October 2023		4,313.33	4,313.33
Office Supplies		0.57	0.57
Postage		45.35	45.35
Copies		47.25	47.25

RECEIVED
 OCT 04 2023
 BY: _____

RECEIVED
OCT 04 2023
BY: _____

Total	\$5,077.33
Payments/Credits	\$0.00
Balance Due	\$5,077.33

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

Invoice

Invoice #: 247
Invoice Date: 9/30/23
Due Date: 9/30/23
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
Assessment Roll Certification - FY 2024		5,576.00	5,576.00
<div><div>RECEIVED</div><div>OCT 05 2023</div><div>BY: _____</div></div>			

Total	\$5,576.00
Payments/Credits	\$0.00
Balance Due	\$5,576.00

Grau and Associates

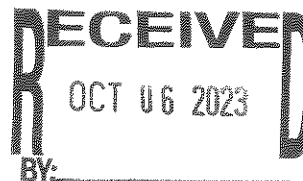
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Pine Ridge Plantation Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771*

Invoice No. 24786
Date 10/06/2023



SERVICE	AMOUNT
Project: Arbitrage - Series 2020 FYE 8/31/23	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

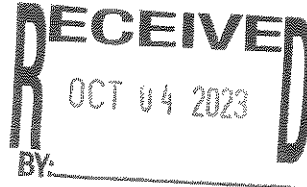
Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

October 4, 2023



Reference: Invoice No. 3292446

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. 3292446
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

08/01/23	W. Haber	0.30	78.00	Confer with Soriano; review and revise agreement with RMS
08/10/23	M. Eckert	0.10	39.50	Review auditor request
08/24/23	W. Haber	0.60	156.00	Confer with Giles and Nelson regarding agreement with RMS; begin preparing same
08/30/23	W. Haber	0.50	130.00	Review agreement with RMS
08/31/23	W. Haber	0.70	182.00	Review and revise agreement with RMS; confer with Nelson regarding same
TOTAL HOURS		2.20		

KUTAK ROCK LLP

Pine Ridge CDD

October 4, 2023

Client Matter No. 16423-1

Invoice No. 3292446

Page 2

TOTAL FOR SERVICES RENDERED	\$585.50
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DISBURSEMENTS

Travel Expenses	1.61
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TOTAL DISBURSEMENTS	<u>1.61</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$587.11</u>
--------------------------	-----------------

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
SEPTEMBER 2023

Security/Monitoring
1.330.57200.34500

W 10/4/23

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
9/2/2023	Amenity center checked – had to clear the pool because it was already dark when I got here, neighborhood patrol, amenity center check, neighborhood patrol, amenity center check, citizen contact, neighborhood patrol, amenity center check.	2045/0045	4.0	42.00	168.00
9/9/2023	Amenity center checked – 1 person in the fitness center, neighborhood patrol, disabled vehicle on Camp Ridge, amenity center checked, neighborhood patrol, checked the amenity center.	2130/0130	4.0	42.00	168.00
9/29/2023	Amenity center checked – all doors secure, neighborhood patrol, amenity center checked, neighborhood patrol with 1 citizen contact, amenity center check, neighborhood patrol.	2030/0030	4.0	42.00	168.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total				504.00

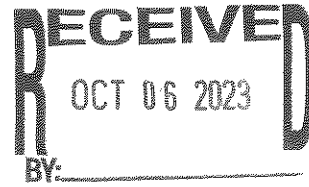
Make all checks payable to Michael Layne

Thank you for your business!

RECEIVED
OCT 04 2023
BY: _____

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
October 6, 2023	\$100,000.00	Marilee Giles

Payable to:

Pine Ridge Plantation CDD #37

Date Check Needed:

Budget Category:

ASAP	1.300.58100.10000
------	-------------------

Intended Use of Funds Requested:

FY23 CAPITAL RESERVE TRANSFER #322381
Excess Funds transfer
(Attach supporting documentation for request.)



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

Invoice

Date 10/1/2023

Invoice # 131295617762

Terms	Net 20
Due Date	10/21/2023
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 SEP 19 2023 BY: _____</div>				

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

Pool Chemicals
1.330.57200.46500
W 9/19/23

Remittance Slip

Customer
13GMS100
Invoice #
131295617762

Amount Due \$1,505.74

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295617762

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

Invoice

Invoice #: 481
Invoice Date: 10/1/2023
Due Date: 10/1/2023
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 - October 2023		775.33	775.33
1.330.57200.46400- Pool Maintenance Services - October 2023		1,192.50	1,192.50
1.330.57200.34000- Contract Administration - October 2023		2,135.83	2,135.83
1.330.57200.34100- Facility Management - Pine Ridge Plantation - October 2023		5,618.83	5,618.83

RECEIVED
OCT 04 2023
BY: _____

Jerry Lambert
10-4-23

Total	\$9,722.49
Payments/Credits	\$0.00
Balance Due	\$9,722.49

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
October 6, 2023	\$500,000.00	Marilee Giles

Payable to:

State Board of Administration #45

Date Check Needed:

Budget Category:

ASAP	1.300.58100.10000
------	-------------------



Intended Use of Funds Requested:

Excess Fund Transfer #322381 CAPITAL RESERVE SBA
(Attach supporting documentation for request.)

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check Address below is correct and indicate change on reverse side

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

ACCOUNT NUMBER	DATE	BALANCE
719342	10/2/2023	\$850.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

0000000007540600100000001289260000008500062

Please Return this portion with your payment

Invoice Due Date 10/11/2023


Invoice 128926B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4200 Pine Ridge Pkwy Middleburg, FL 32068					
10/1/2023	Water Management - Monthly		\$850.00	\$0.00	\$850.00

Please remit payment for this month's invoice.

RECEIVED
OCT 04 2023
BY: _____

lake maintenance
1.320.53800.46400
 10/4/23

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance Including this invoice:

\$1700.00

This Invoice Total:

\$850.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 719342
Portal Registration #: 26CE8D2B

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

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

Invoice

General Facility maint
 1. 330. 57200. 46000
 10/9/23



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

30706

10/05/2023

\$185.22

10/20/2023

Net 15

PM

SERVICE REQUEST 37891 - OCTOBER PREVENTATIVE MAINTENANCE

- Oct 2, 2023: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - 1. Paramount Lat pulldown/ seated Row Model FS53 SN: FS530809007 needs new knee pad covers due to wear and damage.
2. Spirit Treadmill Model:XT685 SN:6858152104013342 needs new HR grips, missing detector straps on left and right.
3. Spirit Elliptical XT-795 SN:7950152012001716 with loud squeak from pivot of arm. Sm cleaned and lubricated arms which silenced squeaky arm. There is still a slight internal squeak, but unit tests correct.
4. Spirit Elliptical XE795 SN: 7950152012001714 with grinding and uneven pattern on right side. Found tension bolt connecting arm to crank loose and allowing poor motion. Tightened arm and cleaned track. Unit tests correct.
5. Spirit Treadmill XT685 sn:6858152104013343 belt and deck showing wear. Should flip deck and replace belt soon
6. All other units test correct
7. Checked and updated BF equipment list

Service Request Details/Notes: padding on the lat pulldown machine for the knees is torn up and missing caps to keep it secure on both ends

1

180.00

180.00



Processing Fee

Processing Fee

180

0.029

5.22

BALANCE DUE

\$185.22

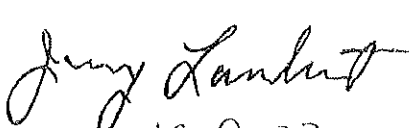
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 482
Invoice Date: 9/30/2023
Due Date: 9/30/2023
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 September 2023 1,330.57 @ 00.34110	68.06	25.00	1,701.50
<div>RECEIVED OCT 09 2023 BY: _____</div> <div> 10-9-23</div>			

Total	\$1,701.50
Payments/Credits	\$0.00
Balance Due	\$1,701.50

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
68.06	Facility Assistant	\$ 25.00	\$ 1,701.50

Covers Period: September 2023

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,701.50

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

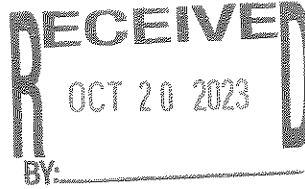
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/23	8.13	S.W.	Completed daily checklist, returned calls and emails
9/3/23	8	S.W.	Completed daily checklist, returned calls and emails
9/4/23	8.03	S.W.	Completed daily checklist, returned calls and emails
9/9/23	8.17	S.W.	Completed daily checklist, returned calls and emails
9/10/23	8.05	S.W.	Completed daily checklist, returned calls and emails
9/16/23	3.83	S.W.	Completed daily checklist, returned calls and emails
9/23/23	7.72	S.W.	Completed daily checklist, returned calls and emails
9/24/23	8	S.W.	Completed daily checklist, returned calls and emails
9/30/23	8.13	S.W.	Completed daily checklist, returned calls and emails
	<u>68.06</u>		


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

Invoice

Invoice #: 483
Invoice Date: 10/18/2023
Due Date: 10/18/2023
Case:
P.O. Number:

Bill To:
Pine Ridge Plantation
475 West Town Place
Suite 114
St. Augustine, FL 32082



Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2023		2,976.66	2,976.66
Maintenance Supplies		769.86	769.86
• General Facility Maintenance \$3,053.77 1.330.57200.46000			
• Amenity Repairs & Replacements \$429.89 1.330.57200.46100			
• Janitorial Supplies \$262.85 1.330.57200.46201			
 10/19/23 Jerry Lambert 10-20-23			

Total	\$3,746.52
Payments/Credits	\$0.00
Balance Due	\$3,746.52

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/23	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
9/1/23	1	C.Z.	Cleaning fireplace and fixing spark guard, removed old fence panels
9/4/23	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
9/5/23	2	C.Z.	Removed debris around property, picking up palm boots, cleaning park
9/6/23	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
9/8/23	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
9/8/23	1.07	M.B.	Removed mattress by charter school and brought to dump to dispose of
9/8/23	4	C.Z.	Removed mattress by charter school and brought to dump to dispose of, brought television and three trucks full of debris to dumpster
9/11/23	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
9/11/23	1	M.B.	Worked on down broken spray park with portable sump pump
9/11/23	1	C.Z.	Pressure washed building fascia and main entrance
9/12/23	0.5	M.B.	Worked on broken pump at spray park water level
9/12/23	1	C.Z.	Continued pressure washing
9/14/23	1.5	M.B.	Assisted with re-installing windscreen at tennis courts
9/14/23	4	C.Z.	Worked on putting windscreens back up on tennis courts
9/14/23	7.42	R.A.	Cut out 4 four by eight sheets of pressure treated plywood to replace scaffold decking rotting, hung windscreens for tennis courts and basketball courts
9/15/23	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
9/15/23	1	M.B.	Assisted with re-installing windscreen at tennis courts
9/15/23	3	C.Z.	Finished installing windscreens
9/15/23	3	R.A.	Hung and secure remainder of windscreens for tennis courts and basketball courts
9/18/23	2	C.Z.	Straightened and organized pool deck furniture, removed debris from around amenity center, pool deck and field, checked and changed trash receptacles
9/21/23	2	C.Z.	Pressure washed trash receptacles and light poles, cleaned out from behind dumpster and collected signage and large garbage for dump
9/21/23	2.55	R.A.	Removed debris around tennis courts and playground area, checked and changed all trash receptacles, removed debris and leaves behind dumpster area, stacked large debris eight foot and longer to be removed, emptied and restocked dog waste receptacles
9/25/23	2.5	R.A.	Removed debris around amenity center, playground area, tennis courts, parking lot, pool deck and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/26/23	8.25	R.A.	Started to removed construction adhesive stuck to gym mirror, diagnosed and repaired electrical issue in men's bathroom and amenity center hallway, installed new motion sensor switches in men's and women's bathroom at amenity center, picked up supplies
9/28/23	2	M.B.	Repaired leak in feed pipe to dump bucket
9/28/23	4.87	R.A.	Finished removing adhesive from gym mirror, cleaned handicap shower removing trash, cleaned outside fans and inside fans, sanded down splash pad leaking pipe, re-sealed and painted, checked men's gym handicap toilet and tightened seat
TOTAL	<u>73.66</u>		
MILES	<u>68</u>		

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

Period Ending 10/05/23

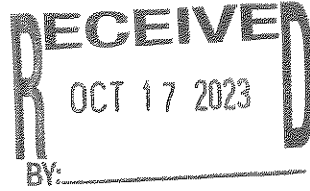
DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR PINE RIDGE				
	9/14/23	11" Cable Ties 100pk (4)	71.39	C.Z.
	9/15/23	Toilet Paper 32pk	39.30	M.C.
	9/15/23	Paper Towels (2)	86.51	M.C.
	9/20/23	Keys (2)	9.13	C.Z.
	9/26/23	Motion Switch (2)	81.26	M.C.
	9/27/23	Gym Wipes 3200 wipes	101.87	M.C.
	9/27/23	Multifold Towels 16pk	59.28	M.C.
	9/27/23	42 Gallon Trash Bags 50ct	65.48	M.C.
	9/28/23	Soft Soap (6)	12.28	M.C.
	9/28/23	Goo Gone Spray	5.72	M.C.
	9/28/23	Combo Locks (2)	31.69	M.C.
	10/3/23	Zum Aqua Flush Valves (2)	74.92	M.C.
	10/3/23	9' Patio Umbrellas (2)	131.02	M.C.
		TOTAL	\$769.86	

Treeco

PO Box 3247

Saint Augustine, FL 32085 US

info@treeco.fl.com



Grounds Repair & maintenance
1.320.53800.46000

[Signature] 10/17/23

INVOICE

BILL TO

Maria

Pine Ridge Plantation

INVOICE 9771
DATE 10/11/2023
TERMS Net 30
DUE DATE 11/10/2023

DATE	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
10/11/2023	Sales Pine Ridge Plantation / 4200 Pine Ridge Parkway / Middleburg, FL 32068 - Remove two dead turkey oaks located beside tennis courts and sidewalk in amenities area. - Remove one dead turkey oak located between Tynes Boulevard and Camp Ridge Lane. Stumps will be cut low to the ground.	1	1,200.00	1,200.00

BALANCE DUE

\$1,200.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/27/23	00020	8/25/23 477	202308 320-53800-61000	FENCE PROJECT	*	2,200.00	
RIVERSIDE MANAGEMENT SERVICES, INC							2,200.00 000060
TOTAL FOR BANK B						2,200.00	
TOTAL FOR REGISTER						2,200.00	

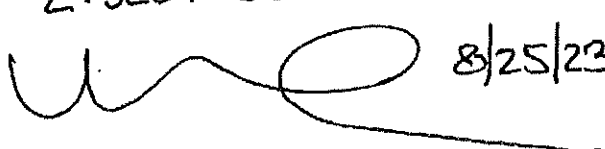
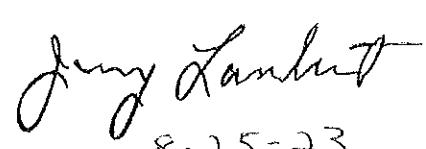
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 477
Invoice Date: 8/25/2023
Due Date: 8/25/2023
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		2,200.00	2,200.00
Capital Outlay 2.320.53800.60000  8/25/23			
 8-25-23			
Total			\$2,200.00
Payments/Credits			\$0.00
Balance Due			\$2,200.00

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

<u>Description</u>	<u>Amount</u>
Fence Project: Completion of fence project. Includes site preparation, installation of remainder of project, miscellaneous supplies and labor.	\$ 2,200.00
 TOTAL DUE:	 <u>\$ 2,200.00</u>