

PINE RIDGE PLANTATION
Community Development District

September 16, 2025

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

September 9, 2025

Board of Supervisors
Pine Ridge Plantation Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Tuesday, September 16, 2025 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. Consideration of Proposal from The Lake Doctors for Fiscal Year 2026
- IV. Consideration of Revisions to the Amenity Facility Policy
- V. Staff Reports
 - A. Attorney
 - B. District Manager – Discussion of Fiscal Year 2026 Goals & Objectives
 - C. Engineer
 - D. Amenity & Operations Manager
 - 1. Landscape Quality Inspection Reports
 - 2. Report
 - 3. Consideration of Book Library
- VI. Public Comments / Supervisor's Requests

VII. Approval of Consent Agenda

- A. Approval of the Minutes of the July 22, 2025 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2025
- C. Assessment Receipts Schedule
- D. Approval of Check Register

VIII. Next Scheduled Meeting – 11/18/25 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

IX. Adjournment

THIRD ORDER OF BUSINESS



Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914

August 18, 2025

Pine Ridge Plantation CDD | 719342

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

Dear Mrs. Cranford,

The anniversary date of your Lake Doctors, Inc., Water Management Program is **October 1, 2025**. Due to the rising costs of professionally managing your account, which includes aquatic herbicides, vehicles, equipment, insurance and supplies, we would like to ask for a modest adjustment to your monthly investment amount, from **\$875.00** monthly to **\$900.00** monthly.

If you have any questions or concerns regarding the proposed adjustment for your water management program, please feel free to give me a call at (904)228-8006 or contact me by email at jesse.mason@lakedoctors.com. Otherwise, no action is required at this time.

As always, we will continue to focus on providing superior service, prompt response to questions or concerns and great care for the health of your ponds.

On behalf of our Jacksonville Lake Doctors Team, we truly appreciate your business and we look forward to continuing to work for you and the homeowners of Pine Ridge Plantation.

Respectfully,

Jesse E. Mason, Sales Manager



Florida Offices

Ft. Lauderdale: (954) 565-7488
Fort Myers: (239) 693-2270
Fort Pierce: (772) 241-5773
Jacksonville: (904) 262-5500
Orlando: (407) 327-7918

Pensacola: (850) 939-5787
Sarasota: (941) 377-0658
Tallahassee: (850) 329-2389
Tampa: (727) 544-7644

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices
Columbus: (614) 987-5098
Dayton: (937) 433-2942

South Carolina Offices

Charleston: (843) 873-1911
Greenville: (864) 498-6050
Myrtle Beach: (843) 492-4080

FOURTH ORDER OF BUSINESS

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**



**Policies Regarding District
Amenity Facilities**

Revised September 16, 2025

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USER FEE STRUCTURE

1. The annual user fee for non-resident fee paying families is One Thousand, Five Hundred Dollars (\$1,500.00).
2. Two Facility Access Cards will be issued to each family owning property within the District and non-resident fee paying families, with a maximum of four (4) active Facility Access Cards per family at any time.
3. Patron households are limited to a maximum of five (5) guests at any time.
4. All guests must sign in or register with Amenity Center Staff, and must be accompanied by a Patron (as defined below) at all times.
5. All persons renting or leasing a home from persons owning property in the District pursuant to a current, written lease will be required to obtain Facility Access Cards from the property owner to whom the Facility Access Cards were issued.

DEFINITIONS

“**Amenity Center**” or “**Amenity Facility**” consists of the Clubhouse, Pool Area (as defined below), fields, tennis / pickleball courts, playground area, parking lots, neighborhood parks, open space and other appurtenances or related improvements, all located in the Pine Ridge Plantation Community Development District.

“**Amenity Center Staff**” shall mean the persons responsible for daily operation of the Amenity Center, including the Amenity Manager (as defined below), lifeguards, facility attendants, maintenance personnel or any District employee.

“**Amenity Manager**” shall mean the individual responsible for oversight of the Amenity Center and Amenity Center Staff.

“**Board**” shall be defined as the District Board of Supervisors.

“**District**” shall mean the Pine Ridge Plantation Community Development District.

“**District Property**” shall mean all property owned by the District including, but not limited to, the Amenity Center, courts, field, common areas, parking lots and ponds.

“**Patron**” shall be defined as persons or entities who own real property within the District and those persons or entities who do not own land within the District who have paid the annual user fee.

“**Patron Household**” shall be defined as all members of a Patron’s household. Unless specified elsewhere, each member of a Patron Household shall be considered to be a Patron.

“**Policies**” shall mean these Policies Regarding the District Amenity Facilities.

Except where otherwise specified, the terms “Pool”, and “Swimming Pool” shall mean the swimming pool and the slide. “Pool Area” shall mean all of the above, plus any gazebos, adjacent decks, shade structures, splash pad, and other property or improvements within the fenced area surrounding the pool.

“Sports Fields” shall include athletic fields within the District.

GENERAL PROVISIONS

1. Guests of Patrons must register upon entering the Amenity Center.
2. Except where specified otherwise, children under fifteen (15) years of age must be accompanied by a parent or adult eighteen (18) years of age or older.
3. The Amenity Center’s hours of operations will be 3:00 a.m. to 10:00 p.m. or as established and published by the District from time to time.
4. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Centers premises, except at pre-approved special events, subject to the Facility Rental Policies below. Use of drugs on District property is not allowed.
5. Dogs or other pets (with the exception of licensed service animals) are not permitted at the Amenity Center, including the courts and the field. Where dogs are permitted, they must be leashed at all times.
6. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic, nor should vehicles be parked in common areas overnight.
7. Fireworks of any kind are not permitted in the Amenity Center.
8. These Policies will be reviewed annually and may modified from time to time, when necessary, by:
 - a. The Board at a publicly-noticed Board meeting; or
 - b. The Amenity Manager, upon approval of the Board Chairperson, and subject to Board ratification at the next publicly-noticed Board meeting.
9. The Board, Amenity Center Staff and Amenity Manager have full authority to enforce the District’s policies and rules.
10. Facility Access Cards will be issued to Patrons upon becoming owners of real property within the District or upon payment of the annual user fee. All Patrons must use their card for entrance to the Amenity Center. All lost or stolen Facility Access Cards should be reported immediately to the Amenity Center Manager. There will be a Twenty-Five Dollar (\$25.00)

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card replacement fee.

11. Smoking (including e-cigarettes) is ~~prohibited on any district property,~~
12. Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges.
13. Glass and other breakable items are not permitted within the gates of the Amenity Center, ~~the courts and the field.~~
14. Patrons and their guests shall treat Amenity Center Staff with courtesy and respect.
15. ~~Loud, profane, or abusive language is prohibited. Disruptive behavior is also prohibited.~~
16. The Amenity Center does not offer childcare services to Patrons or guests.
17. Skateboarding is not allowed at the Amenity Center.
18. No vehicular traffic is allowed on any District property that does not have proper roadways established unless they have permission from the District or local government.
19. Insufficient Funds. The District will charge Fifty Dollars (\$50.00) for any check returned due to insufficient funds.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the

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District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

GENERAL SWIMMING POOL RULES

THE PINE RIDGE PLANTATION CDD POOL IS A SWIM AT OWN RISK FACILITY

1. The patio, pool deck, swimming pool, and splash pad are open year-round from dawn to dusk. Swimming is permitted dawn to dusk or as posted at the pool. The Pool Area will be closed to allow for scheduled and non-routine pool maintenance and repairs. Swimming after dusk is prohibited by the Florida Department of Health.
2. Bathing load of the swimming pool is 114.
3. Bathing Load of the splash pad is 30.
4. All guests must be accompanied by their Patrons and both parties must sign in upon entry of the Pool Area. Patrons are responsible for the actions of their guests. At any given time, each Patron household is permitted a maximum of five (5) guests at the Pool Area. Patrons and their guests are limited to a maximum of two (2) vehicles at the Amenity Center.
5. Lifeguards and Slide Attendants are on duty only on a seasonal basis. Patrons and guests who use the Swimming Pool do so at their own risk.
6. Children under the age of fifteen (15) years of age and younger must be accompanied by an adult at least eighteen (18) years of age at all times for usage of the pool facility. Patrons fifteen (15) years of age and older must have their own access card. Cards can be purchased at a fee of five (\$5.00) dollars per card.
7. Radios, televisions and the like may be listened to if played at a volume that is not offensive to other Patrons and guests. Determination of an "offensive volume" is in the sole discretion of Amenity Center Staff. Electrical equipment is not allowed around the pool facility.
8. Showers are required before entering the Pool Area; including the splash pad.
9. Glass and other breakable items are not permitted in the Pool Area; including the splash pad.
10. Children under three (3) years of age, and those who are not reliably toilet trained, must wear appropriate swim-diapers, as well as a swimsuit over the swim-diaper, to reduce the health

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risks associated with human waste in the Swimming Pool.

11. Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with Amenity Center Staff approval prior to use. Amenity Center Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the Swimming Pool, or if the equipment provides a safety concern.
12. Swimming Pool availability may be changed without notice in order to facilitate maintenance of the Amenity Center or scheduled events.
13. Bicycles, skateboards, roller blades, scooters, paddleboards and golf carts are not permitted on the Pool Area or inside the pool gates at any time.
14. The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties.
15. Any person swimming when the Swimming Pool is closed will in the sole discretion of the Board, be suspended from using the facility, reported to Clay County Sheriff's Office, issued trespass warrant and prosecuted to the fullest extent of the law.
16. Proper swim attire must be worn in the Pool Area. Cut-offs and thong bathing suits are not allowed as swimwear.
17. No chewing gum is permitted in the Pool Area.
18. Alcoholic beverages are not permitted in the Pool Area.
19. No diving, jumping, pushing, flipping, running or other horseplay is allowed in the Pool Area.
20. For the comfort of others, the changing of diapers or clothes is not allowed in the Pool Area.
21. No one shall pollute the Swimming Pool. Anyone who does pollute the Swimming Pool is liable for any costs incurred in treating and reopening the Swimming Pool.
22. Radio controlled water craft are not allowed in the Swimming Pool.
23. Swimming Pool entrances must be kept clear at all times.
24. No swinging on ladders, fences, or railings is allowed.
25. Pool furniture is not to be removed from the Pool Area, thrown into the pool or otherwise disturbed and should be kept free from inside the splash pad area.

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26. No furniture, personal items, food or drink is allowed within 48 inches of edge of pool.
27. Children less than forty-two (42) inches tall are not permitted to ride the slide.
28. Patrons or guests may ride the slide only if they have the ability to: (1) observe all rules; (2) control their descent on the waterslide and (3) swim the width of the recreation pool unassisted. Amenity Center Staff may, at its discretion, require any Patron or guest to demonstrate any or all of the above before the Patron or guest may ride the slide.
29. Only one person may ride the slide at a time, in accordance with manufacturer's recommendation. No shorts with snaps or rivets will be allowed on the slide.
30. Keep arms and hands inside flumes at all times.
31. No flotation devices are allowed on the water slide.
32. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.
33. The slide may only be used during pool hours when it is attended by District contracted lifeguards at the top and bottom of the slide.

SWIMMING POOL: THUNDERSTORM POLICY/LIGHTNING POLICY

The Amenity Manager is in control of the operation of the Pool Area during thunderstorms and heavy rain. In the absence of the Amenity Manager, lifeguards on duty will control whether swimming is permitted or not during the times the Swimming Pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed, whether staff is present or not. If heavy rain, thunder and/or lightning occur, everyone will be required to exit the pool and pool areas at the first sound of thunder and/or first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30-minutes from the last sighting or sound.

SWIMMING POOL: FECES POLICY

1. If contamination occurs, the Pool may be closed as long as necessary for the water to be chemically treated to kill the bacteria and meet Florida Department of Health standards.
2. Parents should take their children to the restroom before entering the Pool Area.
3. Children under three (3) years of age, and those who are not reliably toilet trained, must wear an appropriate lined swim-diaper, and a swimsuit over the swim-diaper.
4. To expedite timeliness of contamination cleanup, please report incidents to staff immediately (in person *or by phone when facility is not staffed*).

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THE FIELD, BASKETBALL, TENNIS / PICKLEBALL COURTS

All Patrons and guests using the Fields, Basketball, Tennis / Pickleball Courts are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all policies and rules of the Pine Ridge Plantation Community Development District governing the Amenity Centers. Disregard or violation of the District's Policies and rules and misuse or destruction of District property may result in the suspension or termination of privileges.

1. The Field and Courts are available for use by Residents and their guests only.
2. The Field is available for use from dawn to dusk.
3. The Basketball and Tennis / Pickleball Courts are open from dawn to 10:00 pm.
4. Use of the Field and Courts may be restricted during the time of District events or maintenance.
5. Play at your own risk.
6. Patrons should use their access card when utilizing the Courts. Climbing on the fence or the gates is not allowed.
7. Permitted beverages at the Courts must be in a non-breakable container with a screw top or sealed lid.
8. Chewing gum is prohibited inside the fence of the Courts.
9. Patrons are responsible for keeping the Fields and the Courts clear of trash.
10. Use of roller blades, bikes, skates, and skateboards are prohibited on the Courts.
11. Proper athletic shoes and attire are required for use of the Courts. Shirt and shoes must be worn at all times.
12. Chairs are not permitted on the Courts.
13. No hanging from the basketball rim or sitting on the tennis / pickleball nets.
14. Patrons should report all vandalism to the Facility Manager or to the Clay County Sheriff's Office non-emergency number.

FITNESS CENTER POLICIES

All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all policies and rules of the Pine

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Ridge Plantation Community Development District governing the Amenity Centers. Disregard or violation of the District's Policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Amenity Center Staff is not present to provide personal training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

15. Hours: The Fitness Center is available for use by Patrons and guests during the hours of 3:00 a.m. to 10:00 p.m.

16. Emergencies: For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff (when present or by emergency contact phone number posted at Amenity Manager's office). For 911 reporting purposes, the amenity center address is 4200 Pine Ridge Parkway, Middleburg, FL 32068.

17. Eligible Users: Patrons and guests eighteen (18) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are fourteen (14) to seventeen (17) years of age may use the Fitness Center only when accompanied by an adult at least eighteen (18) years of age. No children under thirteen (13) years of age are permitted to use the Fitness Center. At any given time, a Patron at least eighteen (18) years of age may accompany up to two (2) guests at the Fitness Center.

Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Amenity Centers prior to using the Fitness Center.

18. Proper Attire: Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).

19. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Non-alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

20. General Policies:

- Each individual is responsible for wiping off fitness equipment after use.
- Personal training is not offered in the Fitness Center. However, Patrons may retain personal trainers for use at the Fitness Center at the Patron's own expense and risk.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes if others are waiting.
- Step away from weight equipment between sets if other persons are waiting.
- Return all weights to their original location.

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- Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.
- Wet bathing suits are not allowed in the Fitness Center.

PLAYGROUND POLICIES

The Playground is an unattended facility and persons using the facility do so at their own risk.

1. Hours: The Playground shall be available for use from dawn to dusk.
2. Children under the age of eight (8) must be accompanied by an adult at least eighteen (18) years of age.
3. Playground equipment may only be used for its intended use. Abuse of or climbing on top of equipment is prohibited.
4. Alcoholic beverages, glass containers and other breakable items are prohibited.
5. No roughhousing on the Playground.
6. Persons using the Playground must clean up all food, beverages and miscellaneous trash brought to the Playground.
7. Use of the Playground may be limited from time to time due to a District-sponsored event.
8. Loitering is prohibited.

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District amenity facilities.¶

FACILITY RENTAL POLICIES

Patrons may reserve certain portions of the Amenity Center for private events. Only the Amenity Center Clubhouse and the Outdoor Veranda with five (5) tables are available for rental and reservations may be made no more than six (6) months prior to the event. In addition, each household may rent a portion of the Amenity Center only once per quarter of the calendar year. Persons interested in doing so should contact Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that all areas of the Amenity Center are unavailable for private events on the following holidays:

Easter Sunday	Memorial Day	4 th of July
Labor Day	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	New Year's Day

1. Available Facilities: The Clubhouse is available for private rental for up to five (5) total hours (including set-up and post-event cleanup). There is a maximum number of attendees for the Clubhouse rental of 50. There is NO use of the pool with rental of the Clubhouse. The Outdoor Veranda is available for private rental for up to four (4) hours (including set-up and

post-event cleanup.) There is a maximum number of attendees for the Veranda rental of 25. The Veranda rental DOES include use of the pool.

The pool and pool deck are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting the Amenity Center shall be responsible for any and all damage and expenses arising from the event.

2. Reservations: Patrons interested in reserving the Clubhouse must submit a completed Facility Rental Application to the Amenity Manager. At the time of approval, two (2) checks or money orders (NO CASH) made out to the ***Pine Ridge Plantation Community Development District*** shall be submitted in order to complete the reservation. Please submit all checks and completed rental application to the Amenity Manager. One (1) check should be in the amount of the rental fee, and the other check should be in the amount of the deposit. The Amenity Manager will review the Facility Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.
3. Fees and Deposits. The rental fee and deposit for the use of the District's Clubhouse and Outdoor Veranda for private social gathering are as follows:

	Fee	Deposit
Clubhouse (5 hours)	\$75.00	\$250.00 - Private Party (1-25 attendees)
		\$500.00 - Private Party (26-50 attendees)
Saturday and Sunday Clubhouse Rental Time Blocks:		
	10:00 a.m. to 3:00 p.m.	
	4:00 p.m. to 9:00 p.m.	
Saturday and Sunday Outdoor Rental Time Blocks:		
	9:00 a.m. to 1:00 p.m.	
	4:00 p.m. to 8:00 p.m.	
Outdoor Veranda (4 hours)	\$75.00	\$250.00 - Private Party (1-25 attendees)

4. Refund of Deposit: **To receive a full refund of the deposit, the following must be completed where applicable:**
 - Ensure that all garbage is removed and placed in the dumpster.
 - Remove all displays, favors or remnants of the event.
 - Restore the furniture and other items to their original position.
 - Wipe off counters, tabletops, sink area, windows, and doors and replace garbage liner in the rented area.
 - Clean out and wipe down the refrigerator, and all cabinets and used appliances.
 - Ensure that no damage has occurred to the Amenity Center and its property.
 - Patron and Patron's guests are required to adhere to all Amenity Center and pool rules and regulations.

- Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

If additional cleaning is required, the Patron reserving the Clubhouse will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

Deposit checks will be returned only to the Patron who completed the Facility Rental Application or to a party designated by the Patron at the time of submittal of the Facility Rental Application. Photo identification shall be required for the return of deposit checks.

5. General Policies:

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- No decorations may be affixed to the walls, doors or any fixtures.
- The Clubhouse may be rented until 10:00 p.m.
- The Outdoor Veranda may be rented until dusk.
- The volume of live or recorded music must not violate applicable Clay County noise ordinances.
- No glass, breakable items or alcohol are permitted on District property, unless pre-approved by Facility Manager per policies set forth by the Board of Supervisors.
- No offensive music, lyrics or profanity is allowed on the Amenity Center premises.
- Event Liability Coverage may be required on a case-by-case basis in the discretion of the Board of Supervisors.

6. Staffing: For private events with twenty-five (25) guests or less, Patrons will not be required to pay for additional staff, unless otherwise required by the District. For events in excess of twenty-five (25) guests, additional staff will be required at a rate established by the **Amenity Manager**.

7. Alcohol Policies:

- Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol.
- Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
- Patrons serving alcohol agree to indemnify and hold harmless the District and its Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a

Deleted: 1

waiver of the District’s sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

- Patrons must hire a certified bartender to dispense alcohol.

SUSPENSION AND TERMINATION OF ACCESS RULE

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center, Amenity Facility, and other District Property (together, the “Amenities”).
2. General Rule. All persons using or entering the Amenities are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.
3. Access Cards. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Access Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.
4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate access to the Amenities of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of a key fob or Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Policies and Procedures);
 - g. Treating the District’s staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
 - i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;

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

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

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.
8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person

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

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

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

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

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all

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

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.
13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.
14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

FIFTH ORDER OF BUSINESS

B.

**Pine Ridge Plantation Community Development District
Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Pine Ridge Plantation Community Development District

District Manager: _____

Date: _____

Print Name: _____

Pine Ridge Plantation Community Development District

D.

1.

Quality Site Assessment

Prepared for: Pine Ridge CDD

General Information

DATE: Tuesday, May 06, 2025
NEXT QSA DATE: Monday, Aug 25, 2025
CLIENT ATTENDEES: Karen Fisher
BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Quality you can count on.

7
Seven
Standards of
Excellence



Site Cleanliness



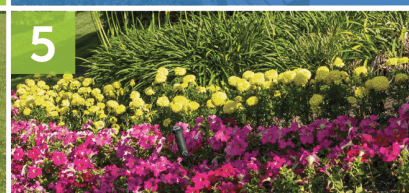
Weed Free



Green Turf



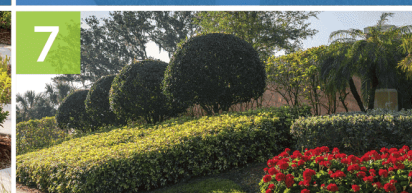
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 1** Spring annuals are healthy and filling in wonderfully.
- 2** Plant beds throughout are weed and trash free.
- 3** Beds are looking great, Agapanthus are in bloom - Lot of open bed space here though, would be good to infill Agapanthus.
- 4** Playground area is in neat order.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 9** Berm along the main entrance is well maintained, new pine straw was recently installed.
- 10** 4 way intersection is looking sharp.
- 11** Hard edging throughout is in rotation and property is blown off.
- 12** Sports field maintenance is in rotation.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 5** Trees are lifted and sticks/large debris is picked up.
- 6** The crew is making sure to maintain low visibility areas.
- 7** Light poles were installed on the East side of the sport courts damaging the irrigation. The turf around the courts is stressed, particularly the area abutting the parking lot. We will monitor for improvements but will likely need to re-sod for best results.
- 8** Tree rings throughout are well defined, pine straw was recently installed.

Quality Site Assessment

Prepared for: Pine Ridge CDD

General Information

DATE: Sunday, Aug 03, 2025

NEXT QSA DATE: Friday, Oct 31, 2025

CLIENT ATTENDEES: Karen Fisher

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



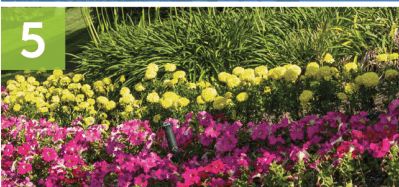
Green Turf

4



Crisp Edges

5



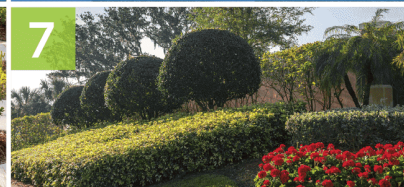
Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items

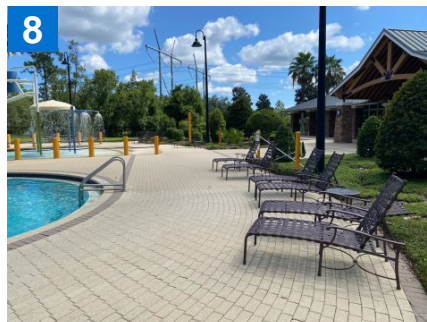


- 1** Annuals are looking healthy, will apply a Bloom Booster application to help produce more color.
- 2** Pool area fence lines are well defined.
- 3** Pool area is weed and trash free.
- 4** The crew will cut the low hanging limbs behind the slide on their next visit.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 5** Low visibility areas are well maintained.
- 6** Pool area beds are weed free. Palms will be pruned this month.
- 7** Bed edging throughout is in rotation and looking sharp.
- 8** Pool deck is crack weed free.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 9** Center Islands are weeds free and community blown off.
- 10** Tree located at the pocket park on Ember Glow Ln/Pine Ridge Pkwy has a lot of dead wood in the canopy. Will send over a proposal to prune or remove.
- 11** Crape Myrtles throughout are blooming and are sucker free.
- 12** Pond maintenance throughout is in rotation.

Maintenance Items



13 Mail kiosk area is in rotation and weed free.



14 Newly installed annuals are looking healthy.

2.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: September 8, 2025
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- RMS staff continues to do weekly routine cleaning of the BBQ grills to ensure they are clean and ready for use
- Staff is conducting weekly checks of the windscreens at the courts to make sure all are properly secured. A section of the screen on the basketball side, did fall during a thunderstorm that came through and was resecured by staff the beginning of that week
- Staff is doing weekly cobweb sweeps of the amenity building and removing wasp nests as they start
- Staff replaced the broken pole hooks on the pool deck that hold the life rings
- Staff changed the air filters in the office side air unit
- Staff made repairs to correct a flush handle in the women's poolside restroom that was leaking water all over the floor
- New flag was put up at the amenity center and staff took the old flag to be properly retired
- Staff fixed a fence post that had been broken, causing the fencing along the splash pad and open grass area to lean
- On August 15th, the compressor to one of the outdoor air units of the clubhouse was replaced (air was not cooling) after new part was installed, the technician discovered the indoor air handler actually had a bad TXV (valve) that was believed to be what caused the compressor to go bad. That

part was under warranty, however, we still had to pay for the part shipping and labor to install. All repairs we completed on August 22nd

- Staff removed goop that someone had placed in the door lock mechanism of the women's poolside restroom door. Ultimately had to disassemble the mechanism entirely to remove the substance and put the lock back together
- Work order was submitted online to the public works department on July 17th in reference to the build-up of dirt in the curb along Pine Ridge Parkway and Buggy Whip intersection. A good portion was removed on July 21st. I have once again submitted a number of work order requests to the public works department in hopes of getting the storm drains along Tynes and several on Pine Ridge Parkway cleaned up

In Progress Items:

- Accepted a quote from Pool and Patio Shop to fix a number of lounge chairs with broken straps. Company agreed to hold quote pricing for repairs until October 1st when our new fiscal year starts.
- Accepted a quote from A Pro Signs & Promo for new signage. Variety of signs will be replaced including cracking rules signs on the pool deck, the peeling slide height sign, dumpster gate, playground rules and signage at the field. Also, additional community yard sale signs to help with promoting in more areas
- WebWatch Dogs has us on the calendar to begin the new system installation the beginning of October
- A number of needed repairs either previously reported or ones identified during the July quarterly inspection by Fitness Pro are currently waiting on needed parts to come in to complete the repairs
- Several umbrella bases on the pool deck will need to be replaced as the support poles have rusted
- Planning to have maintenance staff paint the stucco entry walls to match the exterior color of the amenity building for a more cohesive look

Landscaping & Lakes:

- BrightView continues to maintain the grounds throughout.
- Lake Doctor's continues to maintain the lakes.
- RMS continues to inspect and clean all the lakes and outfall structures.
- RMS staff is performing trash clean-up of the main roadway multiple days throughout the week and emptying all dog waste receptacles
- BrightView had their tree vendor complete the annual pruning of the palm trees at the amenity center and also removed a few smaller hazardous trees and/or trim limbs throughout the community
- BrightView made a number of irrigation repairs that had been reported throughout the community

Amenity Manager:

- Number of rentals booked for July and August = 22
- Number of rentals tentatively scheduled for September and October = 17
- July summer camp with OTA was unfortunately canceled due to low number of sign-ups, but I will be working with OTA to make arrangements for hosting summer camps again next summer. Hopefully with more time to plan and promote, we can increase community involvement.
- Dates have been set and planning has started for the community Halloween, as well as the Christmas event
- The Frozen Sweets Truck was at the amenity center on July 2th from 3 to 6 p.m.
- Jacqui's Java was at the amenity center the morning of August 19th from 6:30 to 9 a.m.
- Hapa Li is scheduled to be at the amenity center on Wednesday, September 10th from 5 to 8 p.m.
- Pizza Pitt Stop was at the amenity center on August 28th from 5 to 8 p.m. and has booked additional dates for the remainder of the year, which include, September 17th, October 2nd, November 5th and December 3rd.
- Aunt B's Sweet treats trailer was booked to be at the amenity center on September 13th, unfortunately, she had to cancel. I am however, working

with her to organize a cookie decorating class for the community prior to the start of the holiday season.

- I was able to secure another new to Pine Ridge food truck! Cousins Maine Lobster is scheduled to be at the amenity center on September 30th and again on November 17th from 4:30 to 7:30 p.m.
- Small group of residents continue to utilize the clubhouse on Tuesday afternoons for game day
- Pine Ridge HOA continues to hold their monthly HOA meetings in the clubhouse the second Thursday of each month. A meeting will be held on September 11th and the next meeting is scheduled for October 9th at 7 p.m.
- Pine Ridge West HOA holds their HOA meetings in the clubhouse the second Tuesday of every other month. Next scheduled meeting is November 11th at 6 p.m.

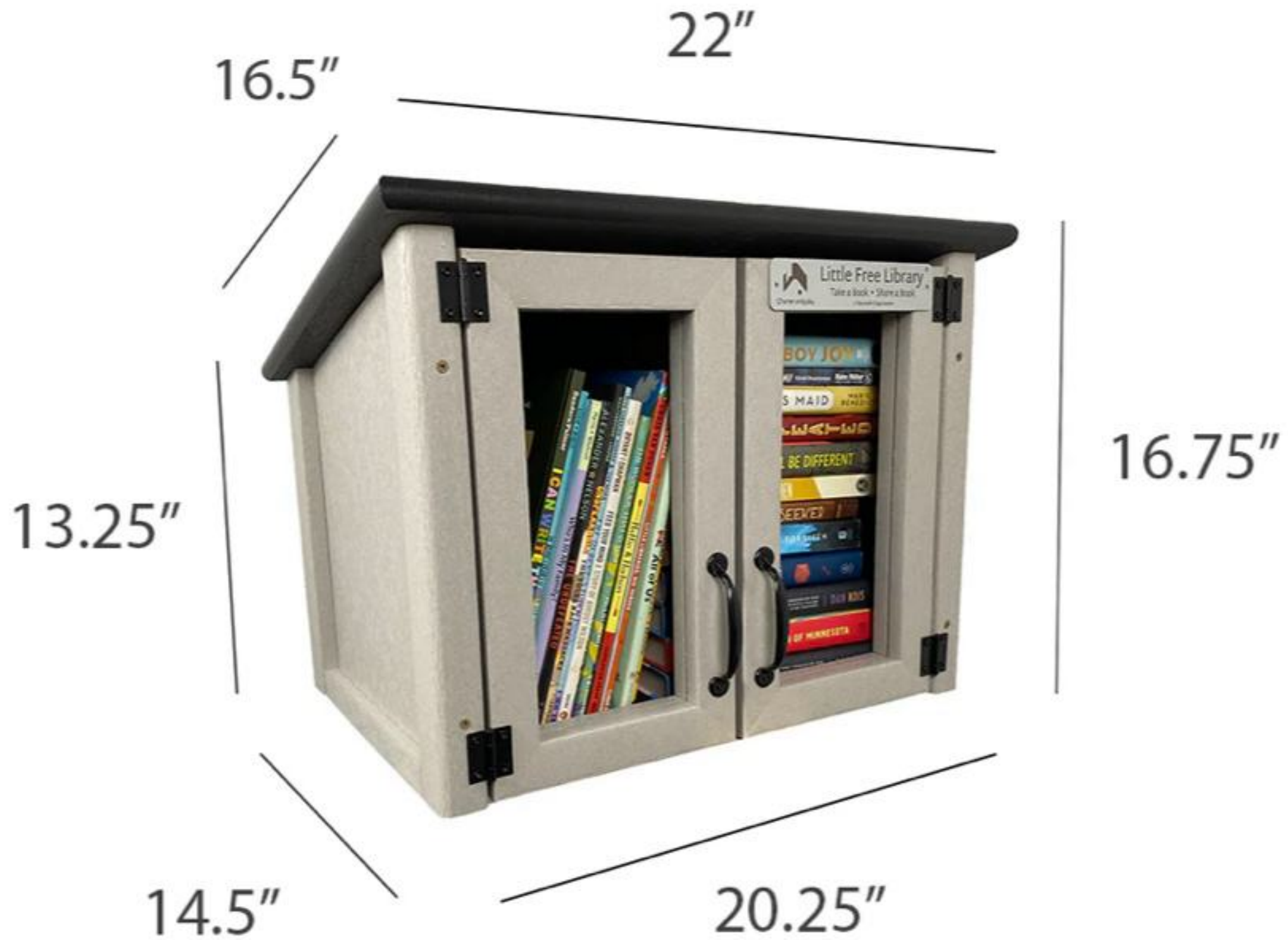
3.



 **Little Free Library**
Take a Book • Share a Book
A Nonprofit Organization
Charter #169284



Approximate External Dimensions



SEVENTH 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, **July 22, 2025** 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
Jerry Ritchie	Vice Chairman
Nelson Nazario	Assistant Secretary
Jeff Lewis	Assistant Secretary
Jack Montoya	Assistant Secretary

Also, present were:

Marilee Giles	District Manager
Wes Haber	District Counsel
Jay Soriano	GMS
Maria Cranford	GMS

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 opened the public comment period for agenda items only.

Resident commented on items not related to agenda items.

Resident commented about oversight for GMS staff.

THIRD ORDER OF BUSINESS**Consideration of Proposals****A. Proposals for Additional Cameras**

Mr. Soriano discussed the need for security and potential location of cameras. He added comments about the additional cameras with the new company adding four cameras with annual costs. He discussed what was included in the proposals, costs, additions to what is already in place, warranties, issues, usage, monitoring, other security companies were not interested.

Ms. Giles noted many items cannot be discussed due to security issues. After Board discussion, staff was directed to draft an agreement with Web Watch Dogs.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Proposal from Web Watch Dogs for Cameras totaling \$24,100, was approved.

B. Brightview Enhancement Plan

Ms. Giles stated that the Brightview Enhancement Plan has been on the agenda for several months. Mr. Nazario made comments on the bushes, trees, Spanish moss, need for small trees, and other issues. Mr. Soriano noted some of this was not in the contract. The Board made comments on concerns with costs, need a good plan, rose bushes, the desire for other plants with color, and plants turning brown. Other comments were made on the transplanting process.

There was Board direction to remove this item from the agenda, and for staff to follow-up on the bushes and the area identified by the Chair.

FOURTH ORDER OF BUSINESS**Fiscal Year 2026 Budget****A. Overview of Budget**

Ms. Giles stated she would provide a broad overview of the Fiscal Year 2026 budget that was in the agenda package for Board review. Ms. Giles reviewed the general fund, O&M, narratives provided, debt service, Capital Reserve Fund, and Reserve Study.

Ms. Giles reviewed the 2025 assessments compared the 2026 assessments noting a 7% increase for the residents of Pine Ridge which total \$82 per year. She discussed the different line items. She noted the Board had previously approved the proposed budget at the last meeting.

B. Public Hearing to Consider the Adoption of the Fiscal Year 2026 Budget

Mr. Haber provided an overview of the Fiscal Year 2026 budget for adoption. He stated this resolution will formally adopt the budget.

Ms. Giles asked for a motion to open the public hearing.

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

Ms. Giles asked for public comments.

Public comments were made on page 1 and the reason for the basic cost of living increases. The increases were explained.

Public comment was made on expenditures. The capital outlay was discussed. Ms. Giles explained special projects completed and the general fund and the capital outlay reserve study. Ms. Giles explained this is used as a tool and serves the District for a 30-year period. They further discussed 2027 projects for comparison. Ms. Giles noted this District is doing very well.

Public comment was made on the increase in the budget. Ms. Giles reviewed the line-items with increases and explained the increase.

Public comment questioned if the GMS cost was the reason for the increase. An explanation of the budget process was further discussed.

Public comment was asked on debt service and O&M. Mr. Haber provided an explanation.

Public comment included question about security cameras, law enforcement, patrolling, contracts and other security concerns. Ms. Giles provided her contact information and would follow up.

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

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

C. Consideration of Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Haber stated this section is for the annual appropriations. Ms. Giles opened up the meeting for Board discussion.

A Board member asked about other District's increases. Ms. Giles explained how to lower the increase by using surplus funds. Mr. Soriano explained capital. After Board discussion, no changes were made to the Fiscal Year 2026 budget.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

D. Consideration of Resolution 2025-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Haber stated this resolution will certify the assessment roll for the taxes.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, Resolution 2025-04, Imposing Special Assessment and Certifying an Assessments Roll for Fiscal Year 2026, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing additional to report.

B. District Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Ms. Giles stated the current meeting schedule is for third Tuesday of the month at 6:00 p.m. at this location. The only holiday conflict for 2026-2027 is St. Patrick's Day. The Board has no concerns with that holiday.

On MOTION by Mr. Lewis, seconded by Mr. Montoya, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

C. Engineer

Ms. Giles noted that the engineer was not in attendance. Mr. Soriano provided updates on the pond and drainage easement issues. He added there was clarification from the homeowner and yard repair. He discussed cost, erosion issues, and specific steps made.

Mr. Soriano made further comments on lights and other water concerns. Board member asked when he would be able to get this problem fixed. Mr. Soriano stated it is mostly complete. He made further comments on switches.

D. Amenity & Operations Manager

1. Landscape Quality Inspection Report

2. Report

Ms. Cranford reviewed the Operations Report to include the rules/policies for the amenity center. She discussed the adjustments to add the splash pad, courts, and other additions. Ms. Giles suggested to send an E-blast to the community.

Ms. Cranford continued with updates on refresh of the monument signs, routine checks, repairs made, and signs. She explained items in progress to include quotes for lounge chairs, straps, sign companies, and updates on new flowers. Requirements, permits and security issues were discussed. She reviewed upcoming events and rentals.

SIXTH ORDER OF BUSINESS

Public Comments/Supervisor's Requests

Resident commented on signs and options.

Resident asked who is responsible for roads and sidewalks. He commented on having sand and grass torn up. Mr. Soriano provided updates.

Comments were made on budget line-item costs for GMS Management and CCSO off duty services and security.

Comment was made on Charter Schools. Ms. Giles stated they had addressed this issue and there was nothing owed to the District. The District was reimbursed.

Resident commented on alternatives to camera system, footage, and liability.

Resident commented on Brightview dumping near pond off Buggy Whip Trail.

Resident informed the Board that the lap pull-down machine is having issues.

Resident requested that they look into replacing the U.S. flag.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 20, 2025 Meeting

Ms. Giles presented the minutes from the May 20, 2025 meeting and asked for any comments, corrections, or changes. The Board had no revisions.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, the Minutes of the May 20, 2025 Meeting, were approved.

B. Balance Sheet and Income Statement of Revenues & Expenditures for the Period Ending May 31, 2025

Ms. Giles presented the balance sheet and income statement for the period ending May 31st.

C. Assessment Receipts Schedule

Ms. Giles noted the Assessment Receipts Schedule shows the District is 100% collected.

D. Approval of Check Register

Ms. Giles presented the check registers for April and May in the amount of \$109,959.16.

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – 09/16/25 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for September 16, 2025 at 6:00 p.m. at the same location. She will have goals and objectives for this agenda.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lewis, 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
July 31, 2025



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Pine Ridge Plantation
Community Development District
Combined Balance Sheet
July 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	38,511	\$ 56,672	\$ -	\$ 95,182
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
Investments:				
State Board of Administration (SBA)	486,529	720,777	-	1,207,307
Custody US Bank Account	51,821	-	-	51,821
Series 2020				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,875	113,875
Revenue	-	-	247,391	247,391
Prepay 2020A1	-	-	-	-
Construction	-	-	-	-
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
Total Assets	\$ 576,861	\$ 777,449	\$ 534,859	\$ 1,889,168
Liabilities:				
Accounts Payable	\$ 20,810	-	\$ -	\$ 20,810
Accrued Expenses	-	-	-	-
Due to Debt Service	-	-	-	-
Due to Others	5,940	-	-	5,940
Total Liabilities	\$ 26,750	\$ -	\$ -	\$ 26,750
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	534,859	534,859
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	777,449	-	777,449
Capital Reserves	-	-	-	-
Unassigned	550,111	-	-	550,111
Total Fund Balances	\$ 550,111	\$ 777,449	\$ 534,859	\$ 1,862,418
Total Liabilities & Fund Balance	\$ 576,861	\$ 777,449	\$ 534,859	\$ 1,889,168

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 750,976	\$ 750,976	\$ 752,624	\$ 1,648
Misc./Facility Rental Income	5,000	4,167	10,300	4,433
Interest Income	12,500	10,417	22,144	11,727

Total Revenues	\$ 768,476	\$ 765,560	\$ 785,068	\$ 17,808
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 4,000	\$ 4,000	\$ -
PR-FICA	612	306	306	-
Engineering	3,000	3,000	7,655	(4,655)
Attorney	20,000	16,667	5,038	11,628
Annual Audit	3,175	-	-	-
Assessment Administration	5,911	5,911	5,911	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	5,565	4,638	4,638	-
Trustee Fees	4,100	4,100	4,041	59
Management Fees	54,866	45,722	45,722	-
Information Technology	1,696	1,413	1,413	-
Website Maintenance	1,272	1,060	1,060	-
Telephone	500	417	101	315
Postage & Delivery	1,000	833	876	(42)
General Liability and Public Officials Insurance	10,146	10,146	9,868	278
Printing & Binding	1,500	1,250	925	325
Legal Advertising	1,500	1,250	582	668
Other Current Charges	600	500	804	(304)
Office Supplies	300	250	4	246
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 124,517	\$ 101,637	\$ 93,119	\$ 8,518
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Operations & Maintenance

Grounds Maintenance

Landscape Maintenance	\$ 161,948	\$ 134,957	\$ 134,957	\$ -
Lake Maintenance	14,830	12,358	8,750	3,608
Electric	3,000	2,500	1,745	755
Water	26,000	21,667	22,121	(454)
Repairs And Maintenance	22,000	18,333	19,832	(1,499)
Irrigation Repairs	4,000	3,333	5,875	(2,542)
Contingencies	4,451	-	-	-

Subtotal Grounds Maintenance	\$ 236,229	\$ 193,148	\$ 193,280	\$ (131)
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Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Amenity Center				
Property Insurance	\$ 27,728	\$ 27,728	\$ 26,532	\$ 1,196
General Facility Maintenance	24,200	20,167	21,816	(1,649)
Repairs & Replacements	24,200	20,167	18,798	1,369
Recreational Passes	500	500	849	(349)
Office Supplies	500	417	428	(11)
Permit Fees	780	476	476	-
Contingency	1,000	374	374	-
Special Events	15,000	12,500	12,226	274
Security	18,646	15,538	13,716	1,822
Utilities				
Water & Sewer	5,400	4,500	3,403	1,097
Electric	25,000	20,833	18,052	2,781
Cable/Phone/Internet	5,900	4,917	5,775	(859)
Refuse Service	11,040	9,200	14,261	(5,061)
Management Contracts				
Amenity Management	71,472	59,560	59,560	-
Facility Assistant	14,000	6,403	6,403	-
Field Management Services	27,168	22,640	22,640	-
Lifeguards	20,511	14,209	14,209	-
Pool Maintenance	16,500	13,750	14,063	(313)
Pool Chemicals	22,333	18,611	18,010	601
Janitorial	10,080	8,400	8,400	-
Janitorial Supplies	5,000	4,167	2,827	1,340
Subtotal Amenity Center	\$ 346,957	\$ 285,055	\$ 282,818	\$ 2,237
Total Operations & Maintenance	\$ 583,186	\$ 478,203	\$ 476,097	\$ 2,106
Total Expenditures	\$ 707,703	\$ 579,840	\$ 569,217	\$ 10,624
Excess (Deficiency) of Revenues over Expenditures	\$ 60,773		\$ 215,851	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer In/(Out)	\$ (83,529)	\$ (83,529)	\$ (83,529)	\$ -
Total Other Financing Sources/(Uses)	\$ (83,529)	\$ (83,529)	\$ (83,529)	\$ -
Net Change in Fund Balance	\$ (22,756)		\$ 132,322	
Fund Balance - Beginning	\$ 22,756		\$ 417,788	
Fund Balance - Ending	\$ -		\$ 550,111	

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	\$ 3,353	\$ 3,353	\$ 27,047	\$ 23,694
Total Revenues	\$ 3,353	\$ 3,353	\$ 27,047	\$ 23,694
Expenditures:				
Capital Outlay	\$ 50,000	\$ 41,667	\$ -	41,667
Streetlights	-	-	7,425	(7,425)
Parking Light Fixtures	-	-	1,687	(1,687)
Sports Lighting	-	-	68,865	(68,865)
Repairs and Maintenance	22,380	18,650	7,290	11,360
Other Service Charges	500	417	428	(12)
Total Expenditures	\$ 72,880	\$ 60,733	\$ 85,695	\$ 11,348
Excess (Deficiency) of Revenues over Expenditures	\$ (69,527)		\$ (58,648)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 83,529	\$ 83,529	\$ 83,529	-
Total Other Financing Sources (Uses)	\$ 83,529	\$ 83,529	\$ 83,529	\$ -
Net Change in Fund Balance	\$ 14,002		\$ 24,881	
Fund Balance - Beginning	\$ 657,746		\$ 752,568	
Fund Balance - Ending	\$ 671,748		\$ 777,449	

Pine Ridge Plantation

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 926,572	\$ 926,572	\$ 928,634	\$ 2,062
Interest Income	20,000	16,667	28,521	11,854
Total Revenues	\$ 946,572	\$ 943,238	\$ 957,154	\$ 13,916
Expenditures:				
Series 2020 A1				
Interest Expense - 11/1	\$ 92,024	\$ 92,024	\$ 92,024	\$ -
Interest Expense - 5/1	92,024	92,024	92,024	-
Principal Expense - 5/1	510,000	510,000	510,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Series 2020 A2				
Interest Expense - 11/1	41,256	41,256	\$ 41,256	-
Interest Expense - 5/1	41,256	41,256	41,256	-
Principal Expense - 5/1	145,000	145,000	145,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 921,561	\$ 921,561	\$ 931,561	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 25,010		\$ 25,593	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 25,010		\$ 25,593	
Fund Balance - Beginning	\$ 221,031		\$ 509,266	
Fund Balance - Ending	\$ 246,042		\$ 534,859	

Pine Ridge Plantation
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 750,976	\$ -	\$ 27,951	\$ 692,014	\$ 12,156	\$ 5,376	\$ 4,127	\$ 3,081	\$ 2,327	\$ 5,592	\$ -	\$ -	\$ -	752,624
Misc./Facility Rental Income	5,000	-	1,050	-	-	825	1,400	(75)	4,150	-	2,950	-	-	10,300
Interest Income	12,500	1,075	1,014	1,198	4,381	2,890	2,724	2,440	2,282	2,134	2,008	-	-	22,144
Total Revenues	\$ 768,476	\$ 1,075	\$ 30,015	\$ 693,212	\$ 16,537	\$ 9,090	\$ 8,252	\$ 5,446	\$ 8,758	\$ 7,726	\$ 4,958	\$ -	\$ -	\$ 785,068
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 8,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	4,000
PR-FICA	612	-	77	-	61	-	46	-	46	-	77	-	-	306
Engineering	3,000	1,529	1,668	-	1,108	-	-	2,663	687	-	-	-	-	7,655
Attorney	20,000	358	421	-	583	838	1,156	-	1,298	386	-	-	-	5,038
Annual Audit	3,175	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,911	5,911	-	-	-	-	-	-	-	-	-	-	-	5,911
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	5,565	464	464	464	464	464	464	464	464	464	464	-	-	4,638
Trustee Fees	4,100	4,041	-	-	-	-	-	-	-	-	-	-	-	4,041
Management Fees	54,866	4,572	4,572	4,572	4,572	4,572	4,572	4,572	4,572	4,572	4,572	-	-	45,722
Information Technology	1,696	141	141	141	141	141	141	141	141	141	141	-	-	1,413
Website Maintenance	1,272	106	106	106	106	106	106	106	106	106	106	-	-	1,060
Telephone	500	-	15	-	16	-	22	-	16	-	32	-	-	101
Postage & Delivery	1,000	76	37	32	9	60	6	42	12	548	54	-	-	876
General Liability and Public Officials Insurance	10,146	9,868	-	-	-	-	-	-	-	-	-	-	-	9,868
Printing & Binding	1,500	56	1	12	1	24	10	47	18	742	15	-	-	925
Legal Advertising	1,500	-	-	-	44	-	45	-	44	448	-	-	-	582
Other Current Charges	600	62	47	69	54	59	57	292	50	57	57	-	-	804
Office Supplies	300	0	0	0	0	1	0	0	1	0	0	-	-	4
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 124,517	\$ 27,359	\$ 8,550	\$ 5,397	\$ 7,959	\$ 6,265	\$ 7,226	\$ 8,327	\$ 8,055	\$ 7,465	\$ 6,518	\$ -	\$ -	\$ 93,119

Pine Ridge Plantation
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Grounds Maintenance														
Landscape Maintenance	\$ 161,948	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ -	\$ -	134,957
Lake Maintenance	14,830	875	875	875	875	875	875	875	875	875	875	-	-	8,750
Electric	3,000	179	187	188	187	188	152	151	150	163	201	-	-	1,745
Water	26,000	1,832	2,484	2,380	1,731	1,561	1,538	1,859	1,927	2,009	4,798	-	-	22,121
Repairs And Maintenance	22,000	5,695	950	1,262	-	2,596	2,223	857	3,900	1,400	949	-	-	19,832
Irrigation Repairs	4,000	-	-	1,762	330	-	-	-	-	1,158	2,626	-	-	5,875
Contingencies	4,451	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 236,229	\$ 22,077	\$ 17,992	\$ 19,962	\$ 16,619	\$ 18,716	\$ 18,283	\$ 17,237	\$ 20,348	\$ 19,101	\$ 22,944	\$ -	\$ -	193,280
Amenity Center														
Property Insurance	\$ 27,728	\$ 26,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,532
General Facility Maintenance	24,200	1,543	2,374	4,586	2,469	2,163	972	2,332	1,664	2,643	1,071	-	-	21,816
Repairs & Replacements	24,200	3,687	1,946	518	738	8,152	183	309	909	555	1,800	-	-	18,798
Recreational Passes	500	-	-	-	-	-	-	-	-	-	849	-	-	849
Office Supplies	500	-	161	-	98	13	46	93	17	-	-	-	-	428
Permit Fees	780	-	-	-	-	-	-	-	476	-	-	-	-	476
Contingency	1,000	-	-	-	-	-	-	374	-	-	-	-	-	374
Special Events	15,000	1,880	-	2,654	-	-	3,000	2,892	1,800	-	-	-	-	12,226
Security	18,646	487	942	1,687	3,727	487	1,087	887	1,087	1,637	1,687	-	-	13,716
Utilities														
Water & Sewer	5,400	345	362	362	362	359	388	442	376	-	405	-	-	3,403
Electric	25,000	1,978	1,526	1,632	1,546	2,263	1,558	1,493	1,746	2,055	2,254	-	-	18,052
Cable/Phone/Internet	5,900	550	550	550	585	585	585	585	585	585	615	-	-	5,775
Refuse Service	11,040	917	917	1,919	1,375	1,472	1,774	1,472	1,472	1,472	1,472	-	-	14,261
Management Contracts														
Amenity Management	71,472	5,956	5,956	5,956	5,956	5,956	5,956	5,956	5,956	5,956	5,956	-	-	59,560
Facility Assistant	14,000	-	-	-	-	-	881	-	1,764	1,984	1,774	-	-	6,403
Field Management Services	27,168	2,264	2,264	2,264	2,264	2,264	2,264	2,264	2,264	2,264	2,264	-	-	22,640
Lifeguards	20,511	-	-	-	-	-	677	-	3,838	4,745	4,949	-	-	14,209
Pool Maintenance	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,413	1,650	1,375	-	-	14,063
Pool Chemicals	22,333	1,694	1,593	1,800	1,700	1,778	1,693	1,757	1,828	2,149	2,020	-	-	18,010
Janitorial	10,080	840	840	840	840	840	840	840	840	840	840	-	-	8,400
Janitorial Supplies	5,000	249	233	152	141	334	75	313	543	246	540	-	-	2,827
Subtotal Amenity Center	\$ 346,957	\$ 50,297	\$ 21,038	\$ 26,295	\$ 23,177	\$ 28,040	\$ 23,355	\$ 23,384	\$ 28,580	\$ 28,780	\$ 29,871	\$ -	\$ -	282,818
Total Operations & Maintenance	\$ 583,186	\$ 72,374	\$ 39,030	\$ 46,257	\$ 39,796	\$ 46,757	\$ 41,638	\$ 40,622	\$ 48,927	\$ 47,881	\$ 52,816	\$ -	\$ -	476,097
Total Expenditures	\$ 707,703	\$ 99,733	\$ 47,580	\$ 51,653	\$ 47,755	\$ 53,022	\$ 48,864	\$ 48,948	\$ 56,982	\$ 55,346	\$ 59,334	\$ -	\$ -	569,217
Excess (Deficiency) of Revenues over Expenditures	\$ 60,773	\$ (98,658)	\$ (17,565)	\$ 641,559	\$ (31,218)	\$ (43,931)	\$ (40,612)	\$ (43,503)	\$ (48,224)	\$ (47,620)	\$ (54,376)	\$ -	\$ -	215,851
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ (83,529)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (83,529)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(83,529)
Total Other Financing Sources/Uses	\$ (83,529)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (83,529)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(83,529)
Net Change in Fund Balance	\$ (22,756)	\$ (98,658)	\$ (17,565)	\$ 641,559	\$ (31,218)	\$ (43,931)	\$ (124,141)	\$ (43,503)	\$ (48,224)	\$ (47,620)	\$ (54,376)	\$ -	\$ -	132,322

Pine Ridge Plantation

Community Development District

Long Term Debt Report

Series 2020A1 Capital Improvement Revenue Refunding Bond

Interest Rate:	2.00% - 3.00%	
Maturity Date:	5/1/2037	
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)
Less: May 1, 2024 (Mandatory)		(\$500,000)
Less: May 1, 2025 (Mandatory)		(\$510,000)
Less: May 1, 2025 (Prepayment)		(\$5,000)
Current Bonds Outstanding		\$7,105,000

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

Series 2020A2 Capital Improvement Revenue Refunding Bond

Interest Rate:	2.75% - 3.75%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Max Annual Debt Service	
Reserve Fund Requirement	\$113,875	
Reserve Fund Balance	113,875	
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)
Less: May 1, 2024 (Mandatory)		(\$140,000)
Less: May 1, 2025 (Mandatory)		(\$145,000)
Less: May 1, 2025 (Prepayment)		(\$5,000)
Current Bonds Outstanding		\$2,185,000

Total Bonds Outstanding	\$9,290,000
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C.

Pine Ridge Plantation
Community Development District
FISCAL YEAR 2025 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2020A DEBT ASSESSED	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	(3,733.28)	928,633.58	752,623.96	1,681,257.54
TOTAL RECEIPTS	(3,733.28)	928,633.58	752,623.96	1,681,257.54

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIPTS	TOTAL
1	11/7/2024	1,539.02	1,247.32	2,786.34
2	11/13/2024	8,710.59	7,059.61	15,770.20
3	11/26/2024	24,238.08	19,644.08	43,882.16
4	12/6/2024	837,608.15	678,851.15	1,516,459.30
5	12/19/2024	16,241.58	13,163.21	29,404.79
6	1/27/2025	14,998.80	12,155.99	27,154.79
7	2/6/2025	6,632.65	5,375.53	12,008.18
8	3/7/2025	5,092.66	4,127.42	9,220.08
9	4/7/2025	3,801.37	3,080.87	6,882.24
10	5/6/2025	2,870.77	2,326.65	5,197.42
11	6/6/2025	2,732.27	2,214.40	4,946.67
12	6/17/2025	4,167.64	3,377.73	7,545.37
		-	-	-
TOTAL FY24 TAX ROLL RECEIPTS		928,633.58	752,623.96	1,681,257.54

%TAX ROLL COLLECTED	100.22%	100.22%	100.22%
TOTAL COLLECTED	100.22%	100.22%	100.22%

D.

Pine Ridge Plantation
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

Date		check #'s	Amount
General Fund			
6/1/2025 - 6/30/2025		3587-3601	\$ 45,901.93
7/01/2025 - 7/31/2025		3602-3617	44,398.43
			<hr/>
			\$ 90,300.36
Utilities and Autopayments			
06/17/25	Waste Management		\$ 1,471.73
06/17/25	SafeTouch		87.10
06/25/25	Comcast		584.92
06/30/25	CCUA		2,009.10
			<hr/>
			\$ 4,152.85
07/01/25	Clay Electric		\$ 2,218.55
07/17/25	SafeTouch		87.10
07/18/25	Waste Management		1,471.73
07/25/25	CCUA		5,203.64
07/25/25	Comcast		614.90
07/29/25	IRS FICA Payment		153.00
07/31/25	Clay Electric		2,454.92
			<hr/>
			\$ 12,203.84
TOTAL			<hr/> \$106,657.05

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/06/25	00183	6/01/25 9367778	202506 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	13,495.67	
				BRIGHTVIEW LANDSCAPE SERVICES, INC			13,495.67 003587
6/06/25	00106	6/02/25 06022025	202504 330-57200-34500	APR SECURITY SERVICES	*	400.00	
		6/02/25 06022025	202505 330-57200-34500	MAY SECURITY SERVICES	*	600.00	
				MATTHEW EDMONSON			1,000.00 003588
6/06/25	00176	5/27/25 05272025	202505 330-57200-34500	MAY SECURITY SERVICES	*	400.00	
				MICHAEL C LAYNE			400.00 003589
6/06/25	00054	6/01/25 13129562	202506 330-57200-46500	JUN POOL CHEMICALS	*	1,669.21	
				POOLSURE			1,669.21 003590
6/06/25	00076	6/01/25 279097B	202506 320-53800-46400	JUN LAKE MAINTENANCE	*	875.00	
				THE LAKE DOCTORS INC			875.00 003591
6/13/25	00003	6/01/25 271	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,572.17	
		6/01/25 271	202506 310-51300-49100	JUN WEBSITE ADMIN	*	106.00	
		6/01/25 271	202506 310-51300-35100	JUN INFO TECH	*	141.33	
		6/01/25 271	202506 310-51300-31300	JUN DISSEM AGENT SRVCS	*	463.75	
		6/01/25 271	202506 310-51300-51000	OFFICE SUPPLIES	*	.39	
		6/01/25 271	202506 310-51300-42000	POSTAGE	*	9.53	
		6/01/25 271	202506 310-51300-42500	COPIES	*	65.85	
				GOVERNMENTAL MANAGEMENT SERVICES			5,359.02 003592
6/13/25	00106	6/10/25 06102025	202506 300-20700-10300	REIMBURSEMENT-POOLSURE	*	400.00	
				MATTHEW EDMONSON			400.00 003593
6/13/25	00073	6/01/25 564	202506 330-57200-46200	JUN JANITORIAL SERVICES	*	840.00	
		6/01/25 564	202506 330-57200-46400	JUN POOL MAINT SERVICES	*	1,375.00	

PRP --PINERIDGE-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/25 564	202506 330-57200-34000		*	2,264.00	
			JUN CONTRACT ADMIN				
		6/01/25 564	202506 330-57200-34100		*	5,956.00	
			JUN FACILITY MANAGEMENT				
		6/01/25 564	202506 330-57200-46500		*	306.08	
			POOL CHEM-TRICHLOR				
		6/01/25 564	202506 330-57200-46500		*	18.32	
			POOL CHEM-PHOSPHATE RMVR				
		6/01/25 564	202506 330-57200-46500		*	70.95	
			POOL CHEM-DE POWDER				
		6/01/25 564	202506 330-57200-46500		*	84.32	
			POOL CHEM-TILE SOAP				
		6/01/25 564	202506 330-57200-46400		*	275.00	
			POOL RPLC BROKE/MISS TILE				
				RIVERSIDE MANAGEMENT SERVICES INC			11,189.67 003594
6/23/25 00067		6/20/25 144761	202506 310-51300-42500		*	676.49	
			NOTICE OF MAIL				
		6/20/25 144761	202506 310-51300-42000		*	538.01	
			POSTAGE				
				ADVANCED DIRECT MARKETING SERVICES			1,214.50 003595
6/23/25 00038		6/12/25 23485	202506 330-57200-46000		*	225.00	
			BACKFLOW TEST				
				BOB'S BACKFLOW & PLUMBING CO. INC.			225.00 003596
6/23/25 00038		6/12/25 23486	202506 330-57200-46000		*	150.00	
			BACKFLOW TEST				
				BOB'S BACKFLOW & PLUMBING CO. INC.			150.00 003597
6/23/25 00204		6/10/25 193399	202505 310-51300-31100		*	687.24	
			MAY ENGINEERING SERVICES				
				MATTHEWS DESIGN GROUP LLC			687.24 003598
6/23/25 00073		5/31/25 565	202505 330-57200-34200		*	3,838.18	
			AUG-MAY LIFEGUARDS				
				RIVERSIDE MANAGEMENT SERVICES INC			3,838.18 003599
6/23/25 00073		5/31/25 566	202505 330-57200-34110		*	1,763.85	
			MAY FACILITY ASSISTANT				
				RIVERSIDE MANAGEMENT SERVICES INC			1,763.85 003600
6/23/25 00073		6/18/25 568	202505 330-57200-46000		*	1,664.40	
			MAY GEN FACILITY MAINT				
		6/18/25 568	202505 320-53800-46000		*	500.00	
			MAY GROUNDS RPR & MAINT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/17/25	00051	6/27/25 1195787	202506 330-57200-46000	TERMITE RENEWAL	*	310.00	
				FREEDOM PEST CONTROL			310.00 003612
7/17/25	00003	7/01/25 272	202507 310-51300-34000	JUL MANAGEMENT FEES	*	4,572.17	
		7/01/25 272	202507 310-51300-49100	JUL WEBSITE ADMIN	*	106.00	
		7/01/25 272	202507 310-51300-35100	JUL INFO TECH	*	141.33	
		7/01/25 272	202507 310-51300-31300	JUL DISSEM AGENT SRVCS	*	463.75	
		7/01/25 272	202507 310-51300-51000	OFFICE SUPPLIES	*	.36	
		7/01/25 272	202507 310-51300-42000	POSTAGE	*	54.06	
		7/01/25 272	202507 310-51300-42500	COPIES	*	15.00	
		7/01/25 272	202507 310-51300-41000	TELEPHONE	*	31.63	
				GOVERNMENTAL MANAGEMENT SERVICES			5,384.30 003613
7/17/25	00185	4/28/25 3554979	202502 310-51300-31500	FEB GENERAL COUNSEL	*	837.83	
				KUTAK ROCK LLP			837.83 003614
7/17/25	00073	6/30/25 569	202506 330-57200-34200	AUG/JUN LIFEGUARDS	*	4,745.05	
				RIVERSIDE MANAGEMENT SERVICES INC			4,745.05 003615
7/17/25	00073	6/30/25 570	202506 330-57200-34110	JUN FACILITY ASSISTANT	*	1,983.85	
				RIVERSIDE MANAGEMENT SERVICES INC			1,983.85 003616
7/17/25	00073	7/01/25 567	202507 330-57200-46200	JUL JANITORIAL SERVICES	*	840.00	
		7/01/25 567	202507 330-57200-46400	JUL POOL MAINT SERVICES	*	1,375.00	
		7/01/25 567	202507 330-57200-34000	JUL CONTRACT ADMIN	*	2,264.00	
		7/01/25 567	202507 330-57200-34100	JUL FACILITY MANAGEMENT	*	5,956.00	
		7/01/25 567	202507 330-57200-46500	POOL CHEM-TRICHLOR	*	244.86	
		7/01/25 567	202507 330-57200-46500	POOL CHEM-LIQUID BLEACH	*	13.07	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/25 567	202507 330-57200-46500		*	92.71	
		POOL CHEM-PERLITE FILTER		RIVERSIDE MANAGEMENT SERVICES INC			10,785.64 003617

						TOTAL FOR BANK A	90,300.36
						TOTAL FOR REGISTER	90,300.36

INVOICE



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

Customer #: 24488830
Invoice #: 9367778
Invoice Date: 6/1/2025
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For June Landscape maintenance 1. 320.53800.46200 5/30/25 RECEIVED MAY 30 2025 BY: _____ Total invoice amount Tax amount Balance due	13,495.67 13,495.67 13,495.67 13,495.67

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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24488830
Invoice #: 9367778
Invoice Date: 6/1/2025

Amount Due: \$13,495.67

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

CCSO OFF-DUTY WORK MODE

Security/Monitoring
1. 330.57200.34500
W 6/2/25

RECEIVED
JUN 02 2025
BY:

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

FOR: prmgr@riversidemgtsvc.com

[illegible]

CEO ON DUTY

Security/Monitoring
1. 330.57200.34500
6/2/25

RECEIVED
JUN 02 2025
BY:

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

FOR:
prmgr@riversidemgtsvc.com

[illegible]

Michael Layne

CCSO OFF-DUTY INVOICE

Security/Monitoring

1.330.57200.34500

5/27/25

INVOICE DATE
MAY 2025

RECEIVED
MAY 27 2025
BY: _____

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05/09/2025	Amenity center checked, open door I secured it and re-armed the system, neighborhood patrol, amenity center checked.	2130/0130	4.0	\$50.00	\$200.00
05/25/2025	Amenity center checked, neighborhood patrol, disabled vehicle on Lantern Light, amenity center checked, citizen contact, amenity center checked, neighborhood patrol.	2130/0130	4.0	\$50.00	\$200.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		\$400.00

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
Invoice#

6/1/2025
131295628989

Terms	Net 20
Due Date	6/21/2025
PO #	

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

Ship To
GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,610.16
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$49.05

Subtotal \$1,669.21

Tax \$0.00

Total \$1,669.21

Amount Paid/Credit Applied \$0.00

Balance Due \$1,669.21

[Click Here to Pay Now](#)



Pool Chemicals
1.330.57206.46500
5/20/25



131295628989

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address is incorrect and needs to be changed on our website

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

ACCOUNT NUMBER	DATE	BALANCE
719342	6/1/2025	\$875.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000075406001000000027909700000008750026

Please Return this invoice with your payment and
notify us of any changes to your contact information.

Pine Ridge Plantation CDD - Govern 4200 Pine Ridge Pkwy Middleburg, FL 32068

Invoice Due Date 6/11/2025

Invoice 279097B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Monthly		\$875.00	\$0.00	\$875.00
<p>Please remit payment for this month's invoice.</p> <p>Lake maintenance 1. 320.53800.46400 6/2/25</p> <p>RECEIVED JUN 02 2025 BY: _____</p>					
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:

\$875.00

This Invoice Total:

\$875.00

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

Customer #: 719342
Portal Registration #: 26CE8D2B
Customer E-mail(s): prmgr@riversidemgtsvc.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 271
Invoice Date: 6/1/25
Due Date: 6/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,572.17	4,572.17
Website Administration - June 2025		106.00	106.00
Information Technology - June 2025		141.33	141.33
Dissemination Agent Services - June 2025		463.75	463.75
Office Supplies		0.39	0.39
Postage		9.53	9.53
Copies		65.85	65.85
<div data-bbox="443 1087 750 1272"><p>RECEIVED JUN 04 2025 BY: _____</p></div>			

Total \$5,359.02

Payments/Credits \$0.00

Balance Due \$5,359.02

Pine Ridge Poolsure and Matthew Edmonson

Bernadette Peregrino <bperegrino@gmsnf.com>

Wed, Apr 30,
11:55 AM

to me, Pine, Bernadette, Marilee

Looks like Matthew's check was cashed by Poolsure. I have attached the check and back has AqualSol electronically depositing it. Tara will you call Poolsure and let them know they cashed to reimburse the check back to the District. We will also have to cut another check for Matthew.

From: Pine Ridge Plantation <prmgr@riversidemgtsvc.com>

Subject: PR invoices

Date: June 2, 2025 at 1:56:11 PM EDT

To: Bernadette Peregrino <bperegrino@gmsnf.com>, Todd Polvere
<tpolvere@gmsnf.com>

Good afternoon,

Attached are invoices from Lake Doctors and also officer Edmonson for off duty hours for April and May. He also indicated that check #003555 (the one that had been mistakenly cashed by Poolsure) that he has yet to receive the reimbursement check from them. I can forward you his email if needed.

Hope you both had a great weekend and the work week goes quickly!

Maria

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

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 564
Invoice Date: 6/1/2025
Due Date: 6/1/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.46200- Janitorial Services - June 2025		840.00	840.00
1.330.57200.46400- Pool Maintenance Services - June 2025		1,375.00	1,375.00
1.330.57200.34000- Contract Administration - June 2025		2,264.00	2,264.00
1.330.57200.34100-Facility Management - Pine Ridge Plantation - June 2025		5,956.00	5,956.00
Pool Chemicals - Trichlor		306.08	306.08
Pool Chemicals - Phosphate Remover		18.32	18.32
Pool Chemicals - DE Powder		70.95	70.95
Pool Chemicals - Tile Soap		84.32	84.32
Pool Repair - Replace broken / missing tiles		275.00	275.00
<div><div>RECEIVED</div><div>JUN 05 2025</div><div>BY: _____</div><div><i>Alison Moring</i> 6-5-25</div></div>			

Total \$11,189.67

Payments/Credits \$0.00

Balance Due \$11,189.67

Advanced Direct Marketing Services

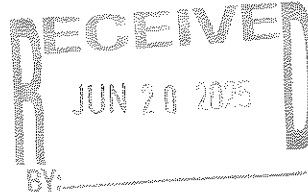
3733 Adirolf Rd.
Jacksonville, FL 32207- 4719
(V) 904.396.3028 (F) 39 6.6328

Invoice

DATE	INVOICE #
6/20/2025	144761

BILL TO

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



	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Pine Ridge Plantation CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	737	0.15496	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	737	0.35	257.95
Fold customer materials	737	0.06443	47.48
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	737	0.09021	66.48
#10 Window Envelopes printed one color black ink	747	0.25713	192.08
Postage	737	0.73	538.01
Subtotal			\$1214.50
Sales Tax (7.5%)			\$0.00
Total			\$1214.50

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

23485

Invoice Date

6/12/2025

Bill To

Pine Ridge Plantation CDD
c/o
GMS/Governmental Mgmt Svcs Inc
475 West Town Place Suite 114
St Augustine, FL 32092

Job Location

Pine Ridge Plantation CDD
Various Location
Middleburg, FL 32068



P.O. Number

Terms

Due Date

Net 30

7/12/2025

Serviced	Description	Quantity	Price Each	Amount
6/6/2025	<p>This is original testing completed on 6/6/25 Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider</p> <p>4200 Pine Ridge Pkwy 2" Wilkins 975XL2 Serial# ACJ75141 - PASSED 2" febc 860 Serial# H16079 - PASSED 2" Wilkins 975XL Serial# 2953195 - PASSED 3" Wilkins 950XLD Serial# HC55234 - FAILED NOTE : This device has been repaired as of 6/10 and is passing 6" Wilkins 350ADA Serial# V58978 - PASSED</p> <p>General Facility Maintenance 1.330.57200-46000 6/12/25</p> <p>RECEIVED JUN 12 2025 BY: _____</p>	5	45.00	225.00

Total \$225.00

Payments/Credits \$0.00

Balance Due \$225.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

23486

Invoice Date

6/12/2025

Bill To
Pine Ridge Plantation CDD c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Pine Ridge Plantation CDD Various Location Middleburg, FL 32068



P.O. Number	Terms	Due Date
	Net 30	7/12/2025

Serviced	Description	Quantity	Price Each	Amount
6/10/2025	4200 Pine Ridge 3/4" Wilkins 950XLD S#:HC55234 - Fire Bypass Labor to replace #1 & #2 check rubber, clean, flush, test, and certify Wilkins RK34-950XLR 950/975 Double Check Kit .75'-1' (MATERIAL WARRANTY) Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1.5	100.00	150.00
		1	0.00	0.00

General Facility Maintenance
1.330.51260.46000
6/12/25

RECEIVED
JUN 12 2025
BY: _____

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

Project Manager Alex Acree

Matthews | **DCCM**

Governmental Management Services
Marilee Giles
475 West Town Place
St. Augustine, FL 32092

Engineering - Architecture - Planning - Surveying

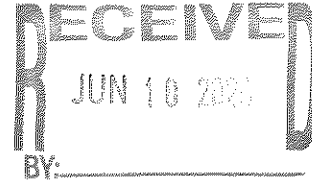
June 10, 2025

Invoice # 193399

Project 0000021859.0000 Pine Ridge Plantation CDD

This invoice includes charges for tasks performed for your project, including:

- Coordination with CDD
- Prepare Plan for Erosion Repairs
- CDD Meeting



Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through May 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.25	290.00	72.50
Sr. Construction Inspector	1.00	210.00	210.00
CAD Designer III	2.00	150.00	300.00
Project Administrator	.25	120.00	30.00
Total Labor			612.50

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	74.74
Total Reimbursables	74.74

Total Due: **687.24**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	612.50	8,172.50	8,785.00
Expense	74.74	143.31	218.05
Unit	0.00	9.38	9.38
Totals	687.24	8,325.19	9,012.43

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #26535, LB9590, LA6666877

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 585
Invoice Date: 5/31/2025
Due Date: 5/31/2025
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 - August through May 2025	178.52	21.50	3,838.18
<div data-bbox="425 1297 734 1486"><p>RECEIVED JUN 13 2025 BY: _____</p><p><i>Alison Moring</i> 6-13-25</p></div>			

Total \$3,838.18

Payments/Credits \$0.00

Balance Due \$3,838.18

PINE RIDGE CDD

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
178.52	Lifeguards	\$ 21.50	\$ 3,838.18
	Covers May 2025		
	GL # 330.572.3420		
	TOTAL DUE:		<u>\$ 3,838.18</u>

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR MAY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/25	5.78	S.M.	Lifeguard
5/3/25	5.75	K.N.	Lifeguard
5/3/25	5.75	E.T.	Lifeguard
5/4/25	5.78	S.M.	Lifeguard
5/4/25	5.75	K.N.	Lifeguard
5/4/25	5.75	E.T.	Lifeguard
5/10/25	5.75	S.M.	Lifeguard
5/10/25	5.75	K.N.	Lifeguard
5/10/25	5.7	E.T.	Lifeguard
5/11/25	5.78	S.M.	Lifeguard
5/11/25	5.75	K.N.	Lifeguard
5/11/25	5.75	E.T.	Lifeguard
5/17/25	5.78	S.M.	Lifeguard
5/17/25	5.72	E.T.	Lifeguard
5/17/25	5.8	M.M.	Lifeguard
5/18/25	5.78	S.M.	Lifeguard
5/18/25	5.75	K.N.	Lifeguard
5/18/25	5.75	E.T.	Lifeguard
5/24/25	5.77	S.M.	Lifeguard
5/24/25	5.75	K.N.	Lifeguard
5/24/25	5.77	E.T.	Lifeguard
5/25/25	5.78	S.M.	Lifeguard
5/25/25	5.75	K.N.	Lifeguard
5/25/25	5.75	E.T.	Lifeguard
5/26/25	5.78	S.M.	Lifeguard
5/26/25	5.75	K.N.	Lifeguard
5/26/25	5.75	E.T.	Lifeguard
5/26/25	5.75	M.M.	Lifeguard
5/31/25	5.78	S.M.	Lifeguard
5/31/25	5.75	K.N.	Lifeguard
5/31/25	5.77	E.T.	Lifeguard
GRAND TOTAL	<u><u>178.52</u></u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 566
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through May 2025	64.14	27.50	1,763.85
<div data-bbox="418 1304 732 1514">RECEIVED JUN 13 2025 BY: _____ <i>Alison Mossing</i> 6-13-25</div>			

Total	\$1,763.85
Payments/Credits	\$0.00
Balance Due	\$1,763.85

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
64.14	Facility Assistant	\$ 27.50	\$ 1,763.85

Covers Period: May 2025

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,763.85

RMS

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MAY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/25	8.03	S.W.	Completed daily checklist, returned calls and emails
5/10/25	8	S.W.	Completed daily checklist, returned calls and emails
5/11/25	8.03	S.W.	Completed daily checklist, returned calls and emails
5/17/25	8.03	S.W.	Completed daily checklist, returned calls and emails
5/24/25	8	S.W.	Completed daily checklist, returned calls and emails
5/25/25	8	S.W.	Completed daily checklist, returned calls and emails
5/26/25	8.03	S.W.	Completed daily checklist, returned calls and emails
5/31/25	8.02	S.W.	Completed daily checklist, returned calls and emails
	<u>64.14</u>		


Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

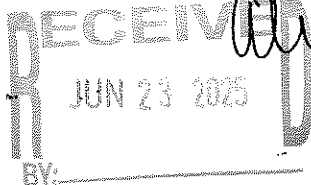
Invoice

Invoice #: 568
Invoice Date: 6/18/2025
Due Date: 6/18/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025	54.11	40.00	2,164.40
Maintenance Supplies		1,470.19	1,470.19
• General Facility maintenance \$ 1,664.40 1.330.57200.46000			
• Grounds Repair & maintenance \$ 500.00 1.320.53800.46000			
• Amenity Repairs & Replacements - \$ 909.49 1.336.57200.46100			
• Janitorial Supplies - \$ 543.40 1.330.57200.46201			
• Office Supplies - \$ 17.30 1.330.57200.51000			
 6/20/25			
Total			\$3,634.59
Payments/Credits			\$0.00
Balance Due			\$3,634.59



Alison Moring
6-23-25

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/25	3.1	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/6/25	7	A.A.	Repaired, reconnected crossbars on basketball court five bars in total, repaired tile in women's shower, removed debris in courts and parks, straightened and organized furniture on pool deck and removed debris, cleaned barbeque raked leaves under swings and playground, adjusted lock in kid splash park, repaired several pavers behind waterslide, changed flush valve in men's bathroom, hung wreaths in breezeway
5/7/25	3.08	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/12/25	3.12	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/13/25	8	A.A.	Secured all windscreens on the southside that came down from wind, assembled cart for amenity center, straightened and organized all pool deck furniture, blew all debris from breezeway and front area, blew back all mulch that was moved by heavy rain, removed debris at tennis courts, pickleball courts and basketball courts
5/14/25	3.22	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/19/25	3.07	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/20/25	7	A.A.	Repaired table, moved chairs to pool pack and center blocks, repaired dog pot, removed debris at tennis courts, basketball courts and pool deck, straightened and organized pool deck furniture, raked all areas in playground
5/21/25	3.23	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/26/25	3.02	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/27/25	7	A.A.	Cleaned barbeque, cleaned off spiderwebs and wasps, raked mulch in playground, blew debris from breezeway, repaired umbrella and plastic table, removed debris in basketball and tennis courts, straightened and organized furniture, blew leaves and debris off pool deck and removed debris from pool deck
5/28/25	3.27	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL 54.11

MILES 0

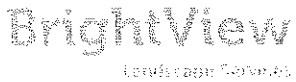
*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	4/20/25	2.424 Gallons Gas	9.20	M.C.
	5/1/25	Paper Towels	34.18	M.C.
	5/1/25	Toilet Paper	35.59	M.C.
	5/1/25	Clorox Wipes	19.15	M.C.
	5/1/25	American Flag Wooden Wreath (3)	148.32	M.C.
	5/1/25	Airwick Refills	20.39	M.C.
	5/3/25	Lifeguard Umbrella (2)	170.48	M.C.
	5/3/25	Umbrella Foldable Base	33.48	M.C.
	5/6/25	5/8"x6' Wter Hose Reel Leader	14.93	M.C.
	5/6/25	Soft Soap 6ct	8.56	M.C.
	5/6/25	Microfiber Ceiling Fan Duster	20.63	M.C.
	5/6/25	Instant Ice Packs 24pk	20.63	M.C.
	5/13/25	Utility Cart	205.85	M.C.
	5/14/25	Microfiber Rags 50ct	21.00	M.C.
	5/14/25	Air Wick	17.73	M.C.
	5/14/25	G2 Ink Pens 14pk	17.30	M.C.
	5/14/25	Windex	14.20	M.C.
	5/14/25	Clorox Bleach	23.47	M.C.
	5/14/25	Clorox Toilet Bowl Cleaner	12.35	M.C.
	5/14/25	Sprayway 4pk	10.87	M.C.
	5/14/25	Trash Bags (2)	54.37	M.C.
	5/14/25	Toilet Paper (2)	78.60	M.C.
	5/16/25	Gym Wipes 4pk	111.04	M.C.
	5/16/25	Multifold Towels 16pk (2)	87.56	M.C.
	5/16/25	Blarix Guard Umbrella Trippod	38.05	M.C.
	5/16/25	Dog Waste Bags 10pk	56.86	M.C.
	5/27/25	Flat Washer	1.69	A.A.
	5/27/25	Screws 1-1/2	1.69	A.A.
	5/27/25	Tee Nut	1.69	A.A.
	5/27/25	Screws	1.69	A.A.
	5/27/25	Braided Cord	6.33	A.A.
	5/27/25	Disposable Gloves 100ct	20.67	A.A.
	5/27/25	Mop Heads (2)	28.68	A.A.
	5/30/25	42 Gallon Contractor Bags 50ct (4)	122.98	M.C.
TOTAL			<u>\$1,470.19</u>	

INVOICE



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

Customer #: 24488830
Invoice #: 9395924
Invoice Date: 6/19/2025
Sales Order: 8686047
Cust PO #:

Project Name: Pine Ridge - Proposal to locate irrigation valves and investigate zones not working
Project Description: Located Clock B, D and C

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	Clock B / Zone 10	1.000	EA	255.00	255.00
	Clock D / Zone 10	1.000	EA	255.00	255.00
	Clock C / Zone 9	1.000	EA	255.00	255.00
<div>122 irrigation Repairs</div> <div>1.320.53800.46300</div> <div>6/26/25</div> <div>RECEIVED</div> <div>JUN 27 2025</div> <div>BY: _____</div>					
Total Invoice Amount					765.00
Taxable Amount					
Tax Amount					
Balance Due					765.00

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 #: 9395924
Invoice Date: 6/19/2025

Amount Due: \$ 765.00

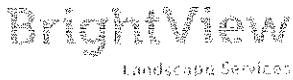
Thank you for allowing us to serve you

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


INVOICE



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

Customer #: 24488830
Invoice #: 9397272
Invoice Date: 6/23/2025
Sales Order: 8686051
Cust PO #:

Project Name: Pine Ridge Proposal to repair irrigation lateral line breaks
Project Description: Located on Clocks A and C

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	Clock A / Zones 3 and 10	1.000	EA	261.69	261.69
	Clock C / Zone 6	1.000	EA	130.84	130.84
<div>IRRIGATION REPAIRS</div> <div>1.320.53800.46300</div> <div> 6/26/25</div> <div>RECEIVED</div> <div>JUN 27 2025</div> <div>BY: _____</div>					
Total Invoice Amount					392.53
Taxable Amount					
Tax Amount					
Balance Due					392.53

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 #: 9397272
Invoice Date: 6/23/2025

Amount Due: \$ 392.53

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: 9401199
Invoice Date: 7/1/2025
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For July <i>Landscape maintenance 1.320.53800.46200 6/26/25</i> RECEIVED JUN 27 2025 BY: _____ Total invoice amount Tax amount Balance due	13,495.67 13,495.67 13,495.67 13,495.67

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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24488830
Invoice #: 9401199
Invoice Date: 7/1/2025

Amount Due: \$13,495.67

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

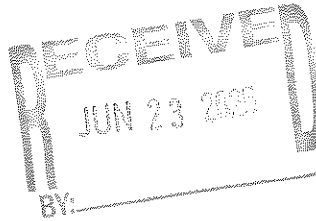
CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-298592
Invoice Date: 6/19/2025
Due Date: 7/18/2025



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

Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

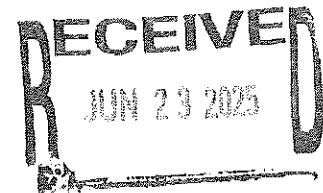
Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 162290	4x9 Back display w/ map Public Hearing/FY 2025/2026 Budget	CT - Clay Today	Jun 19	2025		Column Inch	Black & White	9.0000	\$378.00
Total:								\$378.00	

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

Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Oster, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Legal Notice

In the matter of Public Hearing FY 2025/2026 Budget
LEGAL: 152290

Was published in said newspaper in the issue:

6/19/2025

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

Hugh Oster

Sworn to me and subscribed before me 06/19/2025

Christie Lynn Wayne

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32063
Telephone (904) 264-3300
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@coconetmediagroup.com

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO
CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPE-
CIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE
LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE
OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings, and Regular Meeting

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

DATE: July 22, 2025
TIME: 6:00 p.m.
LOCATION: Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, Florida 32068

The first public hearing is being held pursuant to Chapter 190, Florida
Statutes, to receive public comment and objections on the District's proposed
budget ("Proposed Budget") for the fiscal year beginning October 1, 2025
and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second pub-
lic hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to
consider the imposition of operations and maintenance special assessments
("O&M Assessments") upon the lands located within the District, to fund the
Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an
assessment roll; and, to provide for the levy, collection, and enforcement of
assessments. At the conclusion of the hearings, the Board will, by resolution,
adopt a budget and levy O&M Assessments as finally approved by the Board.
A Board meeting of the District will also be held where the Board may consid-
er any other District business.

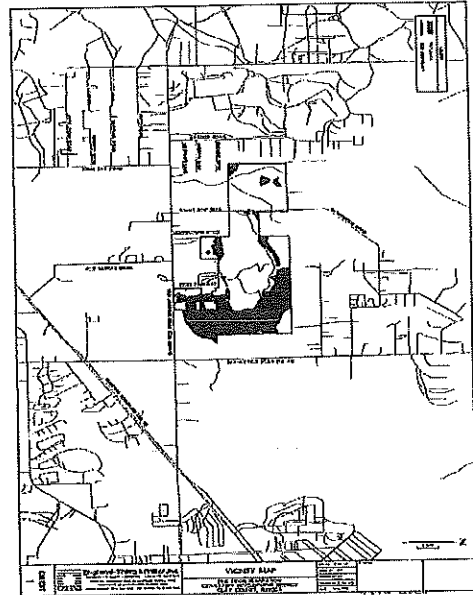
Description of Assessments

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

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	737	1	\$1,166

The proposed O&M Assessments as stated include collection costs and/
or early payment discounts, which Clay County ("County") may impose on
assessments that are collected on the County tax bill. Moreover, pursuant to
Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maxi-
mum rate" authorized by law for O&M Assessments, such that no assessment
hearing shall be held or notice provided in future years unless the assessments
are proposed to be increased or another criterion within Section 197.3632(4),
Florida Statutes, is met. Note that the O&M Assessments do not include any
debt service assessments previously levied by the District and due to be
collected for Fiscal Year 2025/2026.

For Fiscal Year 2025/2026, the District intends to have the County tax collector
collect the assessments imposed on certain developed property, and will di-
rectly collect the assessments imposed on the remaining benefited property
by sending out a bill prior to, or during, November 2025. It is important to
pay your assessment because failure to pay will cause a tax certificate to be
issued against the property which may result in loss of title, or for direct billed
assessments, may result in a foreclosure action, which also may result in a
loss of title. The District's decision to collect assessments on the tax roll or by
direct billing does not preclude the District from later electing to collect those
or other assessments in a different manner at a future time.



Additional Provisions

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

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

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

Marilee Giles
District Manager

Legal 152290 published 6/19/2025 In Clay County's Clay Today Newspaper.

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-299451
Invoice Date: 6/26/2025
Due Date: 7/25/2025

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

Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

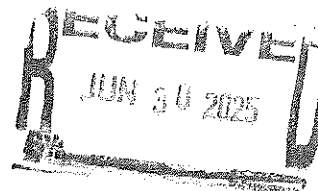
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 152291	Notice of Public Hearing July 22, 2025/ FY 2025/2026 Budgets	CT - Clay Today	Jun 26	2025		Column Inch	Black & White	6.7000	\$70.36
Total:									\$70.36

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

Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Legal Notice

In the matter of Notice of Public Hearing
July 22, 2025/ FY 2025/2026 Budgets

LEGAL: 152291

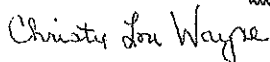
Was published in said newspaper in the issues:

6/26/2025

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



Sworn to me and subscribed before me 06/26/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Pine Ridge Plantation Community Development District ("District") will hold a public hearing on July 22, 2025 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://pinaridgeplantationcdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Marilee Giles
District Manager
Legal 152291 Published 6/26/2025 in Clay County's Clay Today newspaper

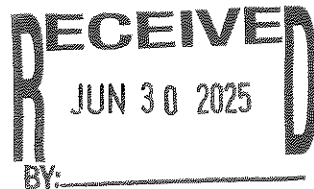
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3584486

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. 3584486
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

03/07/25	W. Haber	0.60	156.00	Review correspondence from County regarding right-of-way; participate in call regarding same
03/09/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
03/12/25	W. Haber	0.30	78.00	Confer with County Attorney regarding roadway vacation
03/14/25	W. Haber	0.30	78.00	Review and respond to inquiry regarding Isles of Pine Circle
03/18/25	W. Haber	0.30	78.00	Confer with Soriano and Grimm regarding plat vacation and related matters
03/18/25	K. Magee	1.50	285.00	Prepare for and attend board of supervisors meeting
03/24/25	W. Haber	0.40	104.00	Review and revise proposal from Convergent; confer with Giles regarding same
03/27/25	W. Haber	0.20	52.00	Review and respond to inquiry regarding renewal of landscape maintenance agreement

KUTAK ROCK LLP

Pine Ridge CDD

June 30, 2025

Client Matter No. 16423-1

Invoice No. 3584486

Page 2

04/13/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
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TOTAL HOURS	4.60
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TOTAL FOR SERVICES RENDERED	\$1,156.00
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TOTAL CURRENT AMOUNT DUE	\$1,156.00
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UNPAID INVOICES:

April 28, 2025	Invoice No. 3554979	837.83
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TOTAL DUE	<u>\$1,993.83</u>
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CSO OF NEW YORK

INVOICE DATE
DATE 06/30/2025

RECEIVED

JUN 30 2025

BY: _____

FOR:
prmgr@riversidemgtsvc.com

[illegible]

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
JUNE 2025

Security/Monitoring
1.330.57200.34500
6/30/25
FOR: prmgr@riversidemgtsvc.com

RECEIVED
JUN 30 2025
BY: _____

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

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
06/07/2025	Amenity center check – A couple of folks in the fitness center, neighborhood patrol, amenity center check, citizen contact, neighborhood patrol, amenity center check.	2130/0130	4.0	50.00	200.00
06/14/2025	Amenity center checked – 2 using the fitness center, neighborhood patrol, traffic stop, amenity center checked, neighborhood patrol – citizen contact, amenity center checked.	2030/0030	4.0	50.00	200.00
06/21/2025	Amenity center checked – renter did not clear the building until after 11 but they were cleaning between 930 and when they left, neighborhood patrol, I conducted a traffic stop on a golf cart. He was from a different neighborhood. He was subsequently arrested by patrol for DUI. Checked the amenity center.	2130/0130	4.0	50.00	200.00
06/27/2025	Amenity Center Checked – multiple people in the pool and on the pool deck – told them to vacate, neighborhood patrol, amenity center checked.	2130/0130	4.0	50.00	200.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i> Total			16.00	50.00	800.00

Make all checks payable to Michael Layne

Thank you for your business!



Invoice

Date
Invoice#

7/1/2025
131295629697

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

Terms	Net 20
Due Date	7/21/2025
PO #	

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

Ship To
GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,610.16
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$49.05

Subtotal \$1,669.21

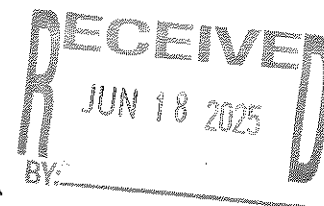
Tax \$0.00

Total \$1,669.21

Amount Paid/Credit Applied \$0.00

Balance Due \$1,669.21

[Click Here to Pay Now](#)



Pool Chemicals
1.330.57200.46500
6/18/25



131295629697

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please Print & Indicate Address Changes and Indicate Change of Responsibility

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

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

ACCOUNT NUMBER	DATE	BALANCE
719342	7/1/2025	\$875.00

0000000007540600100000002872960000008750027

Please Return this invoice with your payment and
notify us of any changes to your contact information.

Pine Ridge Plantation CDD - Govern 4200 Pine Ridge Pkwy Middleburg, FL 32068

Invoice Due Date 7/11/2025

Invoice 287296B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	Water Management - Monthly		\$875.00	\$0.00	\$875.00

Please remit payment for this month's invoice.

Lake maintenance
1.320,53800,46400
7/1/25

RECEIVED
JUL 01 2025
BY: _____

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:

\$875.00

This Invoice Total:

\$875.00

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

Customer #: 719342
Portal Registration #: 26CE8D2B
Customer E-mail(s): prmgr@riversidemgtsvc.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

**FREEDOM
PEST CONTROL**



3600 Peoria Rd. Ste 205 | Orange Park, FL 32065
904-272-2847 | info@freedompestcontrolfl.com

Service Slip/Invoice

INVOICE: 1195787
DATE: 06/27/2025
ORDER: 1195787

WFLA [100526]

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

WFLA [100526]

904-291-8878

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

Work Date	Time	Target Pest	Technician	Time In
06/27/2025			2BRYAN	12:09 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	06/27/2025		01:10 PM

Service	Description	Price
TC-10RP	Termite Renewal	\$310.00

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

AMOUNT DUE \$310.00

General Facility Maintenance
1.330.57200.46000
7/14/25

RECEIVED
JUL 14 2025
BY: _____

Please contact your local Freedom Pest Control office for more information.
All services are provided on a non-guaranteed basis.
Freedom Pest Control is not responsible for any damage to property or contents.

Please contact your local Freedom Pest Control office for more information.
All services are provided on a non-guaranteed basis.
Freedom Pest Control is not responsible for any damage to property or contents.

PLEASE PAY FROM THIS INVOICE

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 272
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		4,572.17	4,572.17
Website Administration - July 2025		106.00	106.00
Information Technology - July 2025		141.33	141.33
Dissemination Agent Services - July 2025		463.75	463.75
Office Supplies		0.36	0.36
Postage		54.06	54.06
Copies		15.00	15.00
Telephone		31.63	31.63
<div><div>RECEIVED</div><div>JUL 02 2025</div><div>BY: _____</div></div>			

Total \$5,384.30

Payments/Credits \$0.00

Balance Due \$5,384.30

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

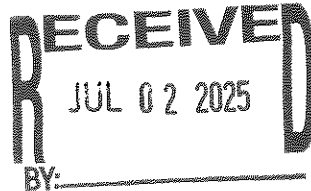
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

April 28, 2025



Reference: Invoice No. 3554979

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. 3554979

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

02/09/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/17/25	W. Haber	0.50	130.00	Review and respond to inquiry regarding County vacation of right-of-way
02/18/25	W. Haber	0.50	130.00	Participate in conference call regarding vacation of property; begin research regarding same
02/25/25	W. Haber	0.50	130.00	Confer with Giles and County Attorney regarding vacation of right-of-way; review documents regarding same
TOTAL HOURS		2.00		

KUTAK ROCK LLP

Pine Ridge CDD

April 28, 2025

Client Matter No. 16423-1

Invoice No. 3554979

Page 2

TOTAL FOR SERVICES RENDERED	\$582.50
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DISBURSEMENTS

Computer Research	255.33
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TOTAL DISBURSEMENTS	<u>255.33</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$837.83</u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 569
Invoice Date: 6/30/2025
Due Date: 6/30/2025
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 - August through June 2025	220.7	21.50	4,745.05
<div data-bbox="451 1285 766 1491"><p>RECEIVED JUL 08 2025 BY: _____</p></div> <div data-bbox="378 1524 779 1667"><p><i>Alison Moring</i> 7-8-25</p></div>			

Total	\$4,745.05
Payments/Credits	\$0.00
Balance Due	\$4,745.05

PINE RIDGE CDD

LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
220.7	Lifeguards	\$ 21.50	\$ 4,745.05
	Covers June 2025		
	GL # 330.572.3420		
	TOTAL DUE:		<u>\$ 4,745.05</u>

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	5.78	S.M.	Lifeguard
6/1/25	5.75	M.M.	Lifeguard
6/1/25	5.77	E.T.	Lifeguard
6/5/25	4.28	S.M.	Lifeguard
6/5/25	4.25	E.T.	Lifeguard
6/6/25	4.27	S.M.	Lifeguard
6/6/25	3.68	M.M.	Lifeguard
6/7/25	5.77	S.M.	Lifeguard
6/7/25	5.75	K.N.	Lifeguard
6/7/25	6.08	E.T.	Lifeguard
6/8/25	5.78	S.M.	Lifeguard
6/8/25	5.75	K.N.	Lifeguard
6/8/25	5.73	E.T.	Lifeguard
6/12/25	4.27	S.M.	Lifeguard
6/12/25	4.1	Z.M.	Lifeguard
6/13/25	4.27	S.M.	Lifeguard
6/14/25	7.77	S.M.	Lifeguard
6/14/25	7.75	K.N.	Lifeguard
6/14/25	7.75	E.T.	Lifeguard
6/15/25	5.77	S.M.	Lifeguard
6/15/25	5.75	K.N.	Lifeguard
6/19/25	4.25	S.M.	Lifeguard
6/19/25	3.88	M.M.	Lifeguard
6/20/25	4.27	S.M.	Lifeguard
6/20/25	4.25	K.N.	Lifeguard
6/21/25	5.78	S.M.	Lifeguard
6/21/25	5.75	K.N.	Lifeguard
6/21/25	5.73	E.T.	Lifeguard
6/22/25	5.77	S.M.	Lifeguard
6/22/25	5.68	M.M.	Lifeguard
6/22/25	5.75	K.N.	Lifeguard
6/26/25	4.25	S.M.	Lifeguard
6/26/25	4.25	E.T.	Lifeguard
6/27/25	4.25	S.M.	Lifeguard
6/27/25	4.25	K.N.	Lifeguard
6/28/25	5.77	S.M.	Lifeguard
6/28/25	2	M.M.	Lifeguard
6/28/25	5.75	K.N.	Lifeguard
6/28/25	5.75	E.T.	Lifeguard
6/29/25	5.77	S.M.	Lifeguard
6/29/25	5.75	K.N.	Lifeguard
6/29/25	5.73	E.T.	Lifeguard
GRAND TOTAL	<u><u>220.70</u></u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 570
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through June 2025	72.14	27.50	1,983.85
<div>RECEIVED JUL 08 2025 BY: _____ Alison Moring 7-8-25</div>			

Total \$1,983.85

Payments/Credits \$0.00

Balance Due \$1,983.85

PINE RIDGE CDD
FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
72.14	Facility Assistant	\$ 27.50	\$ 1,983.85

Covers Period: June 2025

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,983.85

**PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	8	S.W.	Completed daily checklist, returned calls and emails
6/7/25	8.08	S.W.	Completed daily checklist, returned calls and emails
6/8/25	7.97	S.W.	Completed daily checklist, returned calls and emails
6/14/25	8	S.W.	Completed daily checklist, returned calls and emails
6/15/25	8.02	S.W.	Completed daily checklist, returned calls and emails
6/21/25	8.02	S.W.	Completed daily checklist, returned calls and emails
6/22/25	8	S.W.	Completed daily checklist, returned calls and emails
6/28/25	8.05	S.W.	Completed daily checklist, returned calls and emails
6/29/25	8	S.W.	Completed daily checklist, returned calls and emails
	<u>72.14</u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 567
Invoice Date: 7/1/2025
Due Date: 7/1/2025
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 - July 2025		840.00	840.00
1.330.57200.46400- Pool Maintenance Services - July 2025		1,375.00	1,375.00
1.330.57200.34000- Contract Administration - July 2025		2,264.00	2,264.00
1.330.57200.34100-Facility Management - Pine Ridge Plantation - July 2025		5,956.00	5,956.00
Pool Chemicals - Trichlor		244.86	244.86
Pool Chemicals - Liquid Bleach		13.07	13.07
Pool Chemicals - Perlite Media Filter		92.71	92.71
<div><div>RECEIVED</div><div>JUL 08 2025</div><div>BY: _____</div><div><i>Alison Morning</i></div><div>7-7-25</div></div>			

Total \$10,785.64

Payments/Credits \$0.00

Balance Due \$10,785.64