PINE RIDGE PLANTATION

Community Development District

November 18, 2025

AGENDA

Pine Ridge Plantation
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.pineridgeplantationcdd.com

November 11, 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, November 18, 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. Acceptance of Fiscal Year 2024 Audit Report

IV. Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee

V. Consideration of Third Amendment to the Agreement for Landscape and Irrigation Maintenance Services with Brightview Landscaping Services, Inc.

VI. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 General Fund & Capital Reserve Fund Budget

VII. Staff Reports
   A. Attorney

   B. District Manager – Review of Fiscal Year 2025 Goals & Objectives

   C. Engineer

   D. Amenity & Operations Manager

1. Landscape Quality Inspection Reports

2. Report

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda

A. Approval of the Minutes of the September 16, 2025 Meeting

B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2025

C. Assessment Receipts Schedule

D. Approval of Check Register

X. Next Scheduled Meeting – 01/20/26 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

Pine Ridge Plantation
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Pine Ridge Plantation Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

TABLE OF CONTENTS

Berger, Toombs, Elam,
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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Pine Ridge Plantation Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Pine Ridge Plantation Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Pine Ridge Plantation Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated September 30, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

Berger Toombs Elam Gaines + Frank

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

September 30, 2025

Pine Ridge Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's total liabilities exceeded total assets and deferred outflows of resources by \$(3,403,366) (net position). Unrestricted net position for Governmental Activities was \$(1,307,831). Net investment in capital assets was \$(2,206,266). Restricted net position was \$110,731.

- Governmental activities revenues totaled \$1,782,241, while governmental activities expenses totaled \$1,114,984.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2024	**2023**
Current assets	$ 1,185,067	$ 1,036,602
Restricted assets	509,266	469,592
Capital assets	4,849,069	5,005,346
Total Assets	6,543,402	6,511,540
Deferred Outflows of Resources	207,439	223,881
Current liabilities	780,778	771,795
Non-current liabilities	9,373,429	10,034,249
Total Liabilities	10,154,207	10,806,044
Net investment in capital assets	(2,206,266)	66,341
Net position - restricted	110,731	63,088
Net position - unrestricted	(1,307,831)	(4,200,052)
Total Net Position	$ (3,403,366)	$ (4,070,623)

The increase in current assets and restricted assets is mainly related to revenues exceeding expenditures in the General Fund and Debt Service Fund in the current year.

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Changes in Net Position

	Governmental Activities	
	2024	**2023**
Program Revenues		
Charges for services	$ 1,680,740	$ 1,611,410
General Revenues		
Investment earnings	90,776	63,460
Miscellaneous revenues	10,725	9,850
Total Revenues	1,782,241	1,684,720
Expenses		
General government	100,188	101,396
Physical environment	343,162	316,563
Culture/recreation	383,454	353,825
Interest and other charges	288,180	306,905
Total Expenses	1,114,984	1,078,689
Change in Net Position	667,257	606,031
Net Position - Beginning of Year	(4,070,623)	(4,676,654)
Net Position - End of Year	$ (3,403,366)	$ (4,070,623)

The increase in physical environment is related to the increase in landscape maintenance in the current year.

The increase in culture and recreation is primarily related to the increase in insurance and pool maintenance and monitoring in the current year.

The decrease in interest and other charges is related to the reduction in long-term debt outstanding in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

	Governmental Activities	
Description	**2024**	**2023**
Construction in progress	$ 2,069,888	$ 2,078,019
Infrastructure	2,810,596	2,810,596
Buildings and improvements	2,362,810	2,332,810
Equipment	19,480	19,480
Accumulated depreciation	(2,413,705)	(2,235,559)
Total	$ 4,849,069	$ 5,005,346

During the year, depreciation was $178,146, additions to construction in progress were $21,869, and the transfer of construction in progress to buildings and improvements was $30,000.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual amounts primarily because attorney fee, utilities, and repairs and replacement expenditures were lower than anticipated.

The September 30, 2024 budget was amended to increase capital reserve funding that was more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In September 2020, the District issued $9,545,000 Series 2020A-1 Senior Capital Improvement Revenue and Refunding Bonds and $2,890,000 2020A-2 Subordinate Capital Improvement Revenue and Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2006A Capital Improvement Revenue Bonds and to finance improvements within the District. The balance outstanding of the Series 2020A-1 and Series 2020A-2 Bonds at September 30, 2024 was $7,620,000 and $2,335,000, respectivley.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Pine Ridge Plantation Community Development District expects to place the amenity expansion project in service in fiscal year 2025. The District does not expect any other economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

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

Pine Ridge Plantation Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 215,805
Investments	932,312
Due from others	550
Prepaid expenses	36,400
Total Current Assets	1,185,067
Non-current Assets	
Restricted assets	
Investments	509,266
Capital assets, not being depreciated	
Construction in progress	2,069,888
Capital assets, being depreciated	
Infrastructure	2,810,596
Buildings and improvements	2,362,810
Equipment	19,480
Accumulated depreciation	(2,413,705)
Total Non-current Assets	5,358,335
Total Assets	6,543,402
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	207,439
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	14,711
Accrued interest	111,067
Bonds payable	655,000
Total Current Liabilities	780,778
Non-current Liabilities	
Bonds payable, net	9,373,429
Total Liabilities	10,154,207
NET POSITION	
Net investment in capital assets	(2,206,266)
Restricted for debt service	110,731
Unrestricted	(1,307,831)
Total Net Position	$ (3,403,366)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (100,188)	$ 119,682	$ 19,494
Physical environment	(343,162)	259,792	(83,370)
Culture/recreation	(383,454)	372,918	(10,536)
Interest and other charges	(288,180)	928,348	640,168
Total Governmental Activities	$ (1,114,984)	$ 1,680,740	565,756
	General revenues:		
	Investment earnings		90,776
	Miscellaneous revenues		10,725
	Total General Revenues		101,501
	Change in Net Position		667,257
	Net Position - October 1, 2023		(4,070,623)
	Net Position - September 30, 2024		$ (3,403,366)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

ASSETS	General Fund	Debt Service	Capital Projects	Total Governmental Funds
Cash	$ 143,438	$ -	$ 72,367	$ 215,805
Investments	252,111	-	680,201	932,312
Due from others	550	-	-	550
Prepaid expenses	36,400	-	-	36,400
Restricted assets				
Investments	-	509,266	-	509,266
Total Assets	$ 432,499	$ 509,266	$ 752,568	$ 1,694,333
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 14,711	$ -	$ -	$ 14,711
FUND BALANCES				
Nonspendable-prepaids	36,400	-	-	36,400
Restricted				
Debt service	-	509,266	-	509,266
Assigned-capital projects	-	-	752,568	752,568
Unassigned	381,388	-	-	381,388
Total Fund Balance	417,788	509,266	752,568	1,679,622
Total Liabilities and Fund Balances	$ 432,499	$ 509,266	$ 752,568	$ 1,694,333

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	$ 1,679,622
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, construction in progress, $2,069,888, infrastructure, $2,810,596, buildings and improvements, $2,362,810, and equipment, $19,480, net of accumulated depreciation, $(2,413,705), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,849,069
Long-term liabilities, including bonds payable, $(9,955,000), and bond premium, net, $(73,429), are not due and payable in the current period and therefore, are not reported at the fund level.	(10,028,429)
Deferred outflows of resources, deferred amount on refunding, are not current financial resources and therefore, are not reported at the fund level.	207,439
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(111,067)
Net Position of Governmental Activities	$ (3,403,366)

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 752,392	$ 928,348	$ -	$ 1,680,740
Investment earnings	20,859	36,853	33,064	90,776
Miscellaneous revenues	10,725	-	-	10,725
Total Revenues	783,976	965,201	33,064	1,782,241
Expenditures				
Current				
General government	97,079	-	3,109	100,188
Physical environment	210,727	-	35,255	245,982
Culture and recreation	302,488	-	-	302,488
Capital outlay	-	-	21,869	21,869
Debt service				
Principal	-	640,000	-	640,000
Interest	-	285,412	-	285,412
Total Expenditures	610,294	925,412	60,233	1,595,939
Revenues over/(under) expenditures	173,682	39,789	(27,169)	186,302
Other Financing Sources/(Uses)				
Transfers in	-	-	682,202	682,202
Transfers out	(682,202)	-	-	(682,202)
Total Other Financing Sources/(Uses)	(682,202)	-	682,202	-
Net change in fund balances	(508,520)	39,789	655,033	186,302
Fund Balances - October 1, 2023	926,308	469,477	97,535	1,493,320
Fund Balances - September 30, 2024	$ 417,788	$ 509,266	$ 752,568	$ 1,679,622

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$	186,302
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, $(178,146), was exceeded by capital outlay, $21,869, in the current year.		(156,277)
Principal payments are reported as expenditures at the fund level, but are reported as reductions of liabilities in the Statement of Net Position.		640,000
The deferred amount on refunding is recognized as other debt service costs in the year of refunding at the fund level, however, at the government-wide level this cost is amortized over the life of the bonds.		(16,442)
Bond premium is recognized as an other financing source in the year the bonds are issued at the fund level, however, the premium is combined with bonds payable at the government-wide level and amortized over the life of the bonds.		5,820
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest during the current period.		7,854
Change in Net Position of Governmental Activities	$	667,257

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 750,976	$ 750,976	$ 752,392	$ 1,416
Investment earnings	12,500	12,500	20,859	8,359
Miscellaneous revenues	3,000	3,000	10,725	7,725
Total Revenues	766,476	766,476	783,976	17,500
Expenditures				
Current				
General government	121,250	120,670	97,079	23,591
Physical environment	228,017	228,017	210,727	17,290
Culture and recreation	335,007	335,384	302,488	32,896
Total Expenditures	684,274	684,071	610,294	73,777
Revenues over/(under) expenditures	82,202	82,405	173,682	91,277
Other Financing Sources/(Uses)				
Transfers out	(82,202)	(682,202)	(682,202)	-
Net change in fund balances	-	(599,797)	(508,520)	91,277
Fund Balances - October 1, 2023	-	599,797	926,308	326,511
Fund Balances - September 30, 2024	$ -	$ -	$ 417,788	$ 417,788

See accompanying notes to financial statements.

Pine Ridge Plantation Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

Governmental activities are primarily supported by special assessments and interest. Program revenues include charges for services. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

Debt service expenditures are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

b. Non-Current Governmental Assets/Liabilities

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

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

b. Restricted Net Position

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

c. Capital Assets

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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

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

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

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

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

d. Unamortized Bond Premiums

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

e. Budgets

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

f. Deferred Outflow of Resources

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

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

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

"Total fund balances" of the District's governmental funds, $1,679,622, differs from "net position" of governmental activities, $(3,403,366), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Construction in progress	$ 2,069,888
Infrastructure	2,810,596
Buildings and improvements	2,362,810
Equipment	19,480
Accumulated depreciation	(2,413,705)
Total	$ 4,849,069

Deferred outflow of resources

Deferred outflow of resources applicable to the District's governmental activities are not current financial resources and therefore, are not reported at the fund level.

Deferred amount on refunding, net	$ 207,439

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	$ (9,955,000)
Bond premium, net	(73,429)
Total	$ (10,028,429)

Accrued interest

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

Accrued interest	$ (111,067)

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

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

The "net change in fund balances" for government funds, $186,302, differs from the "change in net position" for governmental activities, $667,257, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Depreciation	$ (178,146)
Capital outlay	21,869
Total	$ (156,277)

Long-term debt transactions

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

Bond principal payments	$ 640,000

Bond premiums are amortized over the life of the bonds as interest. This is the current year amortization.

Bond premium amortization	$ 5,820

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the fund level.

Change in accrued interest	$ 7,854
Deferred amount on refunding amortization	$ (16,442)

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was $217,660 and the carrying value was $215,805. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	$ 26,983
First American Treasury Obligations Fund	31 days*	509,266
Florida PRIME	39 days*	905,329
Total		$ 1,441,578

* Weighted Average Maturity

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

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

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

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100% of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments in the First American Treasury Obligations Fund and Florida PRIME were rated AAAm by Standard & Poor's as of September 30, 2024. The investments in U S Bank Money Market were not rated at September 30, 2024.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the First American Treasury Obligations Fund are 35% of the District's total investments. The District's investments in Florida PRIME are 63% of the District's investments. The District also has 2% of its investments in the U S Bank Money Market.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

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

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

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
Governmental Activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 2,078,019	$ 21,869	$ (30,000)	$ 2,069,888
Capital assets, being depreciated:				
Infrastructure	2,810,596	-	-	2,810,596
Buildings and improvements	2,332,810	30,000	-	2,362,810
Equipment	19,480	-	-	19,480
Total Capital Assets, Being Depreciated	5,162,886	30,000	-	5,192,886
Less accumulated depreciation for:				
Infrastructure	(1,217,199)	(97,180)	-	(1,314,379)
Buildings and improvements	(1,006,588)	(79,760)	-	(1,086,348)
Equipment	(11,772)	(1,206)	-	(12,978)
Total Accumulated Depreciation	(2,235,559)	(178,146)	-	(2,413,705)
Total Capital Assets, Being Depreciated, Net	2,927,327	(148,146)	-	2,779,181
Governmental Activities Capital Assets	$ 5,005,346	$ (126,277)	$ (30,000)	$ 4,849,069

Depreciation of $97,180 was charged to physical environment and $80,966 was charged to culture/recreation.

NOTE F – LONG-TERM DEBT

The following is a summary of long-term debt activity for the District for the year ended September 30, 2024.

Long-term debt at October 1, 2023	$ 10,595,000
Principal payments	(640,000)
Long-term debt at September 30, 2024	$ 9,955,000
Plus: bond premium, net	73,429
Bonds payable, net at September 30, 2024	$ 10,028,429

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

Capital Improvement Revenue and Refunding Bonds

$9,545,000 Series 2020A-1 Senior Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2021 maturing May 2037. Interest at various rates between 2% and 3% is due May and November beginning November 2020. Current portion is $510,000.	$ 7,620,000
$2,890,000 Series 2020A-2 Subordinate Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2021 and maturing May 2037. Interest at various rates between 2.75% and 3.75% is due May and November beginning November 2020. Current portion is $145,000.	2,335,000
Bonds Payable	$ 9,955,000

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 655,000	$ 266,561	$ 921,561
2026	670,000	252,374	922,374
2027	685,000	237,024	922,024
2028	705,000	221,309	926,309
2029	720,000	205,129	925,129
2030-2034	3,895,000	738,841	4,633,841
2035-2037	2,625,000	160,702	2,785,702
Totals	$ 9,955,000	$ 2,081,940	$ 12,036,940

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue and Refunding Bonds

Significant Bond Provisions

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

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

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

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

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

The following is a schedule of required reserve deposits as of September 30, 2024:

Capital Improvement Revenue and Refunding Bonds	Reserve Balance	Reserve Requirement
Series 2020A-1 (Senior Bond)	$ 173,593	$ 173,593
Series 2020A-2 (Subordinate Bond)	$ 114,609	$ 113,875

NOTE G – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2024, consisted of the following:

	Transfers Out
Transfers In	General Fund
Capital Projects Fund	$ 682,202

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

NOTE H – RISK MANAGEMENT

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Pine Ridge Plantation Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 30, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger Toombs Elam
Gaines + Frank

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

September 30, 2025

Berger, Toombs, Elam,
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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Pine Ridge Plantation Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated September 30, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated September 30, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

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Certified Public Accountants PL

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Pine Ridge Plantation Community Development District. It is management's responsibility to monitor the Pine Ridge Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Pine Ridge Plantation Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year: 5
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $5,171.60
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $602,100.88
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: See budget below:

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To the Board of Supervisors
Pine Ridge Plantation Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 750,976	$ 752,392	$ 1,416
Investment income	12,500	20,859	8,359
Miscellaneous revenues	3,000	10,725	7,725
Total Revenues	766,476	783,976	17,500
Expenditures			
Current			
General government	121,250	97,079	24,171
Physical environment	228,017	210,727	17,290
Culture and recreation	335,007	302,488	32,519
Total Expenditures	684,274	610,294	73,980
Excess of revenues over/(under) expenditures	82,202	173,682	91,480
Other Financing Sources/(Uses)			
Transfers out	(82,202)	(682,202)	(600,000)
Net changes in fund balance	-	(508,520)	(508,520)
Fund Balances - October 1, 2023	-	926,308	926,308
Fund Balances - September 30, 2024	$ -	$ 417,788	$ 417,788

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Pine Ridge Plantation Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1,083.97 for the General Fund and $201.33 – $1,511.72 for the Debt Service Fund.
2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was $1,680,740.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $7,620,000 Series 2020A-1 Bonds due on May 1, 2037 at various rates from 2% to 3% and $2,335,000 Series 2020A-2 Bonds due on May 1, 2037 at various rates from 2.75% to 3.75%.

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Certified Public Accountants PL

To the Board of Supervisors
Pine Ridge Plantation Community Development District

Additional Matters

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

Purpose of this Letter

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

Berger Toombs Elam Gaines + Frank

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

September 30, 2025

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Fort Pierce, Florida 34950

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FAX: 772/468-9278

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

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

We have examined Pine Ridge Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Pine Ridge Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Pine Ridge Plantation Community Development District's compliance based on our examination.

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

In our opinion, Pine Ridge Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger Toombs Elam
Gaines + Frank

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

September 30, 2025

FIFTH ORDER OF BUSINESS

THIRD AMENDMENT TO THE AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BY AND BETWEEN THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.

This Third Amendment is effective as of October 1, 2025, by and between:

Pine Ridge Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

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

RECITALS

WHEREAS, on November 9, 2022, the District and the Contractor entered into an *Agreement for Landscape and Irrigation Maintenance Services* ("Agreement"), which is incorporated herein by reference; and

WHEREAS, the initial term of the Agreement was from November 15, 2022, through September 30, 2023, with the option of two one-year annual renewals upon mutual agreement of the Parties; and

WHEREAS, the Parties acknowledge that the original Agreement has expired, and that both Parties have agreed to reinstate and modify the Agreement; and

WHEREAS, Section 3 of the Agreement provides that the Agreement may be amended by written instrument executed by the Parties; and

WHEREAS, the Parties wish to enter into this Third *Amendment to the Agreement for Landscape and Irrigation Maintenance Services* ("Amendment") to renew the Agreement effective as of October 1, 2025, with a termination date of September 30, 2026; and

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

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

SECTION 1. The Parties confirm that the above stated recitals are true and correct and are hereby incorporated by reference.

SECTION 2. The Agreement is hereby amended as follows:

A. The Parties hereby renew the Agreement beginning October 1, 2025, and ending September 30, 2026.

B. As compensation for the completion of the landscape and irrigation services, including labor and materials, the District agrees to pay the Contractor a total amount not to exceed One Hundred Sixty-One Thousand Nine Hundred Forty-Eight Dollars and Zero Cents **($161,948.00).**

SECTION 3. All remaining terms and conditions of the Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein.

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

ATTEST:

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

BRIGHTVIEW LANDSCAPE SERVICES, INC.

____

By:______________________________

By:______________________________

Its:______________________________

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Pine Ridge Plantation Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for fiscal year 2025, and

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

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

1. The General Fund and Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 18th day of November 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

Pine Ridge Plantation
Community Development District

by: ______________________________
Chairman

Attest:

by: ______________________
Secretary

PINE RIDGE PLANTATION CDD
RESOLUTION 2026-01

EXHIBIT A

Pine Ridge Plantation

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/25
Revenues:				
Special Assessments - Tax Roll	$ 750,976	$ 1,648	$ 752,624	$ 752,624
Misc./Facility Rental Income	5,000	5,900	10,900	10,900
Interest Income	12,500	12,844	25,344	25,344
Total Revenues	**$ 768,476**	**$ 20,392**	**$ 788,868**	**$ 788,868**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ (3,200)	$ 4,800	$ 4,800
PR-FICA	612	(245)	367	367
Engineering	3,000	4,655	7,655	7,655
Attorney	20,000	(10,000)	10,000	6,465
Annual Audit	3,175	-	3,175	3,175
Assessment Administration	5,911	-	5,911	5,911
Arbitrage Rebate	600	-	600	600
Dissemination Agent	5,565	-	5,565	5,565
Trustee Fees	4,100	-	4,100	4,041
Management Fees	54,866	-	54,866	54,866
Information Technology	1,696	-	1,696	1,696
Website Maintenance	1,272	-	1,272	1,272
Telephone	500	(399)	101	101
Postage & Delivery	1,000	-	1,000	944
General Liability and Public Officials Insurance	10,146	(278)	9,868	9,868
Printing & Binding	1,500	(500)	1,000	1,000
Legal Advertising	1,500	(825)	675	675
Other Current Charges	600	303	903	903
Office Supplies	300	(295)	5	5
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 124,517**	**$ (10,783)**	**$ 113,734**	**$ 110,084**
Operations & Maintenance				
Grounds Maintenance				
Landscape Maintenance	$ 161,948	$ -	$ 161,948	$ 161,948
Lake Maintenance	14,830	(4,330)	10,500	10,500
Electric	3,000	(851)	2,149	2,149
Water	26,000	7,825	33,825	33,825
Repairs And Maintenance	22,000	817	22,817	22,817
Irrigation Repairs	4,000	1,875	5,875	5,875
Contingencies	4,451	(4,451)	-	-
Subtotal Grounds Maintenance	**$ 236,229**	**$ 886**	**$ 237,114**	**$ 237,114**

Pine Ridge Plantation

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/25
Amenity Center				
Property Insurance	$ 27,728	$ (1,196)	$ 26,532	$ 26,532
General Facility Maintenance	24,200	-	24,200	23,932
Repairs & Replacements	24,200	626	24,826	24,826
Recreational Passes	500	349	849	849
Office Supplies	500	-	500	428
Permit Fees	780	(304)	476	476
Contingency	1,000	(626)	374	374
Special Events	15,000	(320)	14,680	14,680
Security	18,646	(2,956)	15,690	15,690
Utilities				
Water & Sewer	5,400	(1,236)	4,164	4,164
Electric	25,000	(1,861)	23,139	23,139
Cable/Phone/Internet	5,900	1,105	7,005	7,005
Refuse Service	11,040	6,165	17,205	17,205
Management Contracts				
Amenity Management	71,472	0	71,472	71,472
Facility Assistant	14,000	(3,258)	10,742	10,742
Field Management Services	27,168	0	27,168	27,168
Lifeguards	20,511	(2,780)	17,731	17,731
Pool Maintenance	16,500	313	16,813	16,813
Pool Chemicals	22,333	537	22,870	22,870
Janitorial	10,080	-	10,080	10,080
Janitorial Supplies	5,000	(1,478)	3,522	3,522
Subtotal Amenity Center	**$ 346,957**	**$ (6,919)**	**$ 340,038**	**$ 339,698**
Total Operations & Maintenance	**$ 583,186**	**$ (6,034)**	**$ 577,152**	**$ 576,812**
Total Expenditures	**$ 707,703**	**$ (16,817)**	**$ 690,887**	**$ 686,896**
Excess (Deficiency) of Revenues over Expenditures	$ 60,773	$ 37,208	$ 97,981	$ 101,971
Other Financing Sources/(Uses):				
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)**	**$ 37,208**	**$ 14,452**	**$ 18,442**
Fund Balance - Beginning	$ 22,756	$ 395,032	$ 417,788	$ 417,788
Fund Balance - Ending	$ -	$ 432,241	$ 432,241	$ 436,231

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/25
Revenues				
Interest	$ 3,353	$ 29,028	$ 32,381	$ 32,381
Total Revenues	**$ 3,353**	**$ 29,028**	**$ 32,381**	**$ 32,381**
Expenditures:				
Capital Outlay	$ 50,000	$ (40,000)	$ 10,000	$ -
Streetlights	-	7,425	7,425	7,425
Parking Light Fixtures	-	1,687	1,687	1,687
Sports Lighting	-	68,865	68,865	68,865
Repairs and Maintenance	22,380	2,102	24,482	24,482
Other Service Charges	500	10	510	510
Total Expenditures	**$ 72,880**	**$ 40,089**	**$ 112,969**	**$ 102,969**
Excess (Deficiency) of Revenues over Expenditures	**$ (69,527)**	**$ (11,061)**	**$ (80,588)**	**$ (70,588)**
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**	**$ (11,061)**	**$ 2,941**	**$ 12,941**
Fund Balance - Beginning	$ 657,746	$ 94,822	$ 752,568	$ 752,568
Fund Balance - Ending	$ 671,748	$ 83,761	$ 755,509	$ 765,509

SEVENTH ORDER OF BUSINESS

B.

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

October 1, 2024 – September 30, 2025

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. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: 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 3.2: 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 3.3: Annual Financial Audit

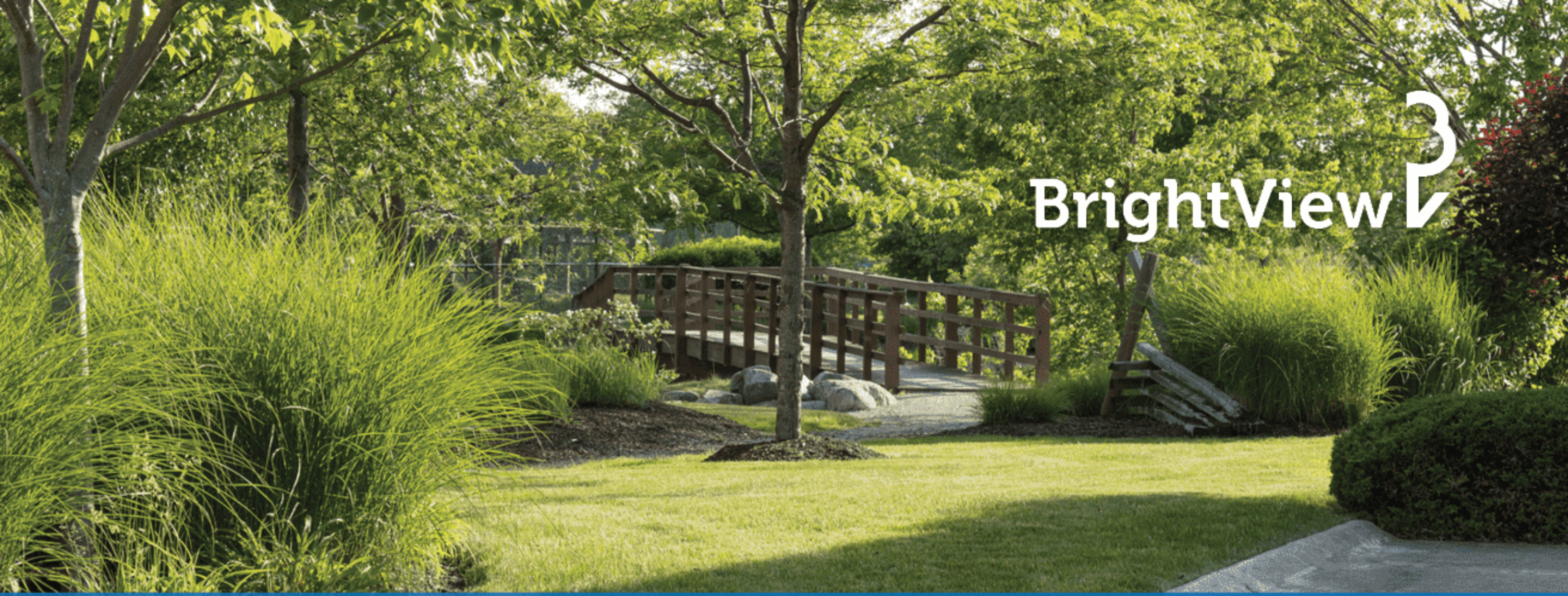
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted 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.



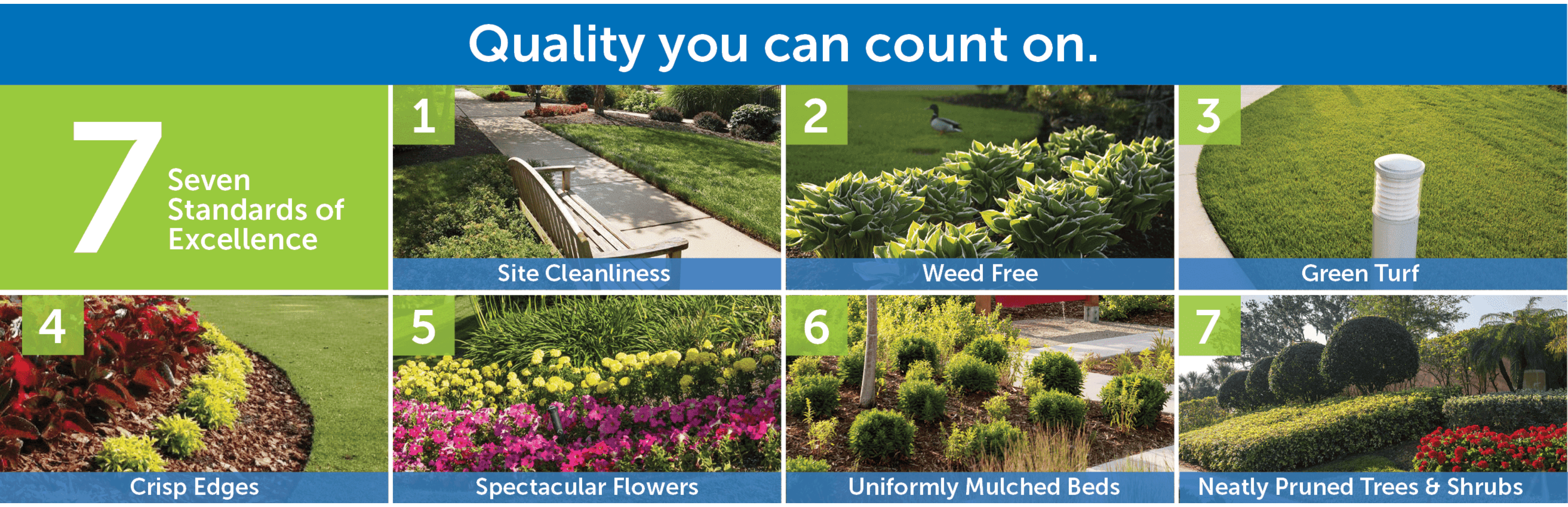
Quality Site Assessment

Prepared for: **Pine Ridge CDD**

General Information

DATE:	Friday, Oct 31, 2025
NEXT QSA DATE:	Tuesday, Jan 27, 2026
CLIENT ATTENDEES:	Karen Fisher
BRIGHTVIEW ATTENDEES:	Karen Fisher

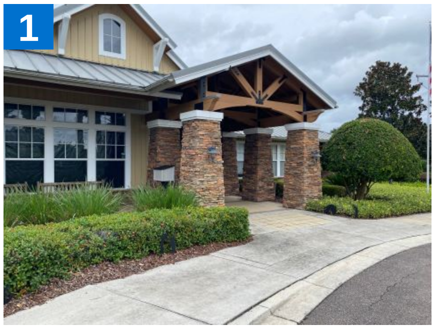
Customer Focus Areas



QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items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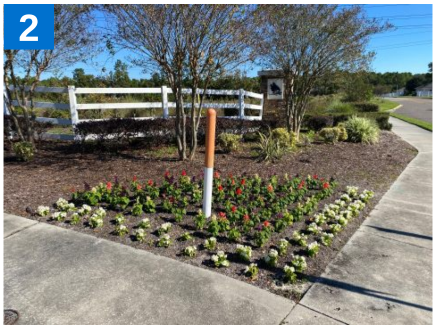
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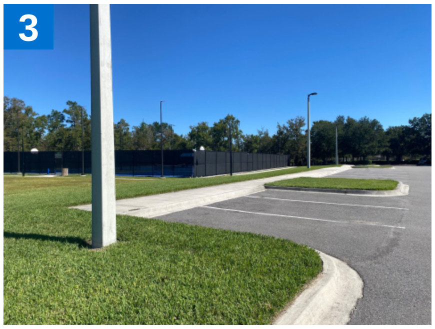
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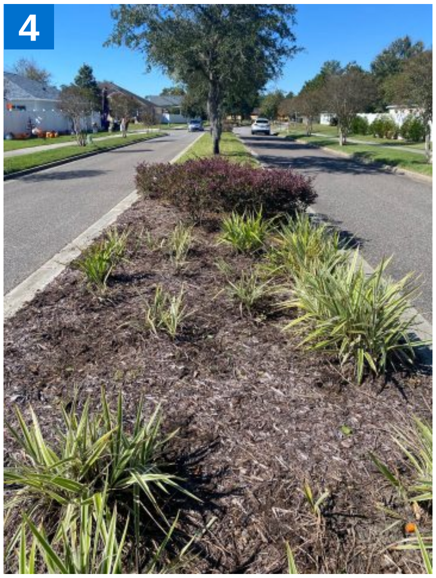

4

1 Amenity Center detail is tight, grasses have been cut back and walkways are blown off.

2 Newly installed annuals are healthy and showing good color. Bloom booster will be applied first week of November.

3 Amenity Center parking lot turf is green and healthy.

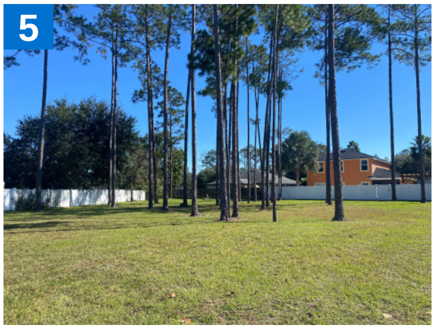
4 Pine Ridge Pkwy Islands are well maintained, weed and trash free.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

BrightView

Maintenance Items

5


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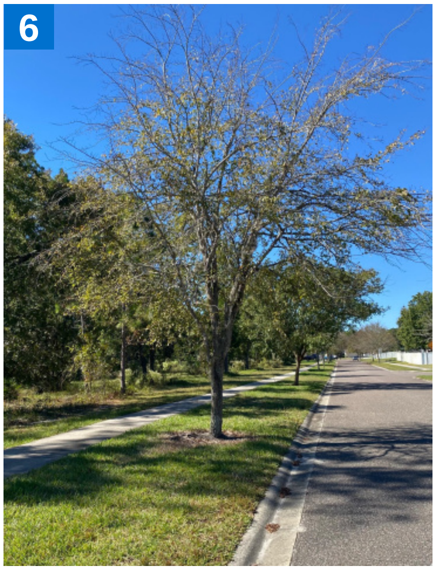

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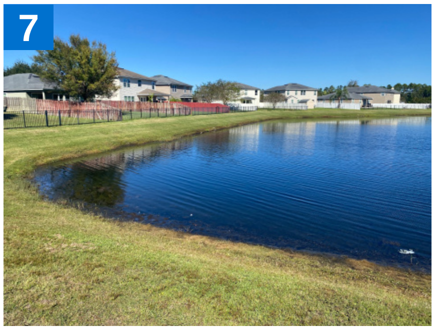

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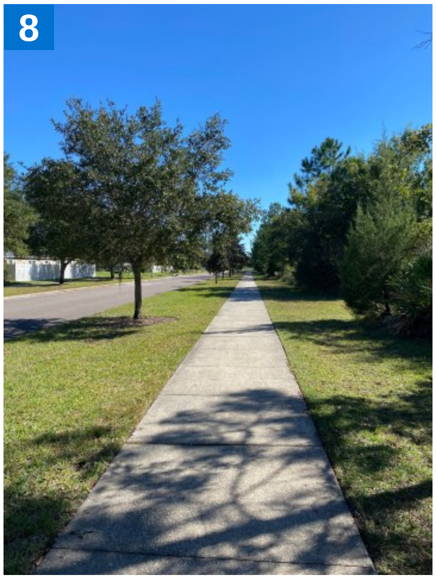


5 Pocket parks throughout are in neat order.

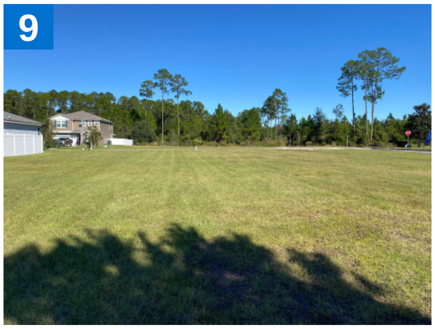
6 Tree on Creek Bluff Ln. that was straighten last year is doing great.

7 Pond maintenance is in rotation.

8 Seasonal tree canopy lifting will being soon.

Maintenance Items

9



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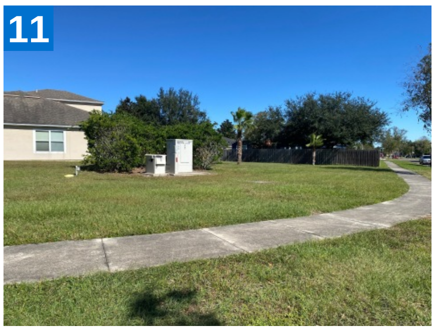

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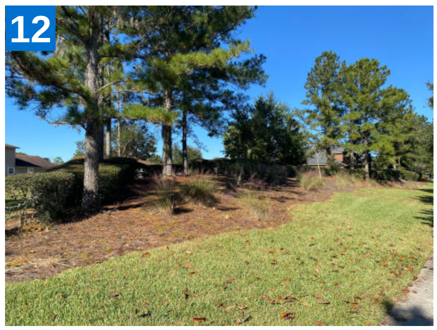


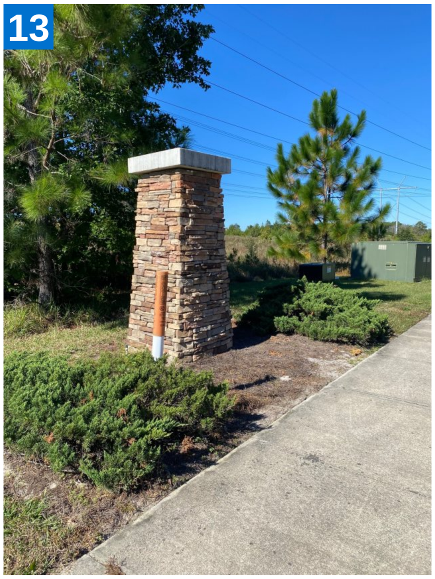
9 **Common area next to the school on Pine Ridge Pkwy is in rotation.**

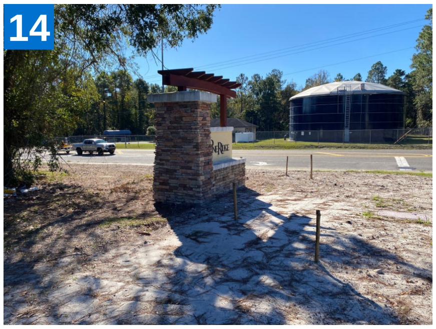
10 **Pond maintenance is in rotation.**

11 **Common area on Pine Lake Dr. is well maintained, palms were recently pruned.**

12 **Berm along the main entrance is looking sharp, trimming in rotation and defined bed lines.**

Maintenance Items





13 **Pillar at the north end of Tynes is clean and weed free.**

14 **All plant material was removed at the Old Jennings Rd. monument sign due to construction work.**

2.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: November 10, 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
- WebWatch Dogs completed the installation of the new security cameras and system on October 13th
- Several signs have been replaced on the pool deck and field area
- Staff installed a cattle gate at the Isle of Pine area to help prevent the issues with illegal dumping
- Staff made repairs to the door handle of the fitness center
- A broken pickleball net was removed from the courts and a new one was assembled and put in its place
- Staff checked all of the playground equipment and tightened all necessary bolts
- Staff cleaned up a deceased goose that had been laying in the grass along Pine Ridge Parkway

- Staff cleaned up the build up of leaves inside the dumpster gate area and other trash that had been thrown over the gate
- Flush valve in both the men's and women's restrooms in the clubhouse had to be replaced as several had quit flushing
- Fitness Pro completed preventative maintenance inspection on October 20th

In Progress Items:

- Brad with the Pool and Patio Shop, is currently in the process of re-strapping a number of our lounge chairs from the pool deck that were broken
- 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 preforming trash clean-up of the main roadway multiple days throughout the week and emptying all dog waste receptacles
- TruGreen was on site October 28th treating all contracted areas

Amenity Manager:

- Number of rentals booked for September and October = 16
- Number of rentals tentatively scheduled for November and December = 13
- The Frozen Sweets truck was scheduled to be at the amenity center on October 5th but had to cancel due to rainy weather

- The Frozen Sweets truck was at the amenity center on Sunday, November 9th from 2 to 5 p.m.
- Filipin Go is scheduled to be at the amenity center next year on January 28th and again on April 15th
- Pizza Pitt Stop will be returning to the amenity center next year on January 7th, February 11th, March 4th and April 1st
- The annual haunted house was held on Saturday, October 25th from 7 to 10 p.m. Next year in effort to take advantage of Halloween being on a Saturday, the haunted house will be held the evening of that Friday, October 30th
- Community Christmas event will be held at the amenity center on Saturday, December 13th from 5 to 8 p.m. featuring Santa, a few special quests and plenty of holiday treats
- 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 November 13th and the next meeting is scheduled for December 11th at 7 p.m.
- Pine Ridge West HOA holds their HOA meetings in the clubhouse the second Tuesday of every other month. However, the annual November meeting was moved to November 20th at 7 p.m.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, **September 16, 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:

Jerry Ritchie	Vice Chairman
Nelson Nazario	Assistant Secretary
Jeff Lewis	Assistant Secretary
Jack Montoya	Assistant Secretary

Also, present were:

Marilee Giles	District Manager
Kyle Magee *by phone*	District Counsel
Jay Soriano	GMS Operations
Maria Cranford	GMS Amenity Management
Karen Fisher	Brightview Landscaping

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 6:00 p.m. Four Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comments** *(Regarding Agenda Items Listed Below)*

Ms. Giles stated that there were no members of the public present other than staff in the room.

THIRD ORDER OF BUSINESS **Consideration of Proposal from The Lake Doctors for Fiscal Year 2026**

Ms. Cranford stated that they had received the renewal letter from Mr. Jesse Mason at Lake Doctors to keep services going. Ms. Cranford noted that the rate had increased from $875 to $900 per month. They had emailed Mr. Mason to ask if the company would stick with the $875 rate since that's what was budgeted but hadn't heard back yet.

Ms. Giles agreed that it would be fine if Lake Doctors couldn't honor the $875 rate. She stated that the Board had approved the proposal in substantial form. They added that Ms. Cranford could try to get the lower price, but if not, they'd move forward at $900 since there was room in the contingency.

On MOTION by Mr. Lewis, seconded by Mr. Ritchie, with all in favor, the Proposal from the Lake Doctors for Fiscal Year 2026, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Revisions to the Amenity Facility Policy**

Ms. Giles stated that the Board had reviewed the updated amenity facility policy. She reminded everyone that the last set of changes about the courts and splash pad had been added, and the new version showed all edits in red. She said that most updates were just administrative, like moving "no smoking" and "no loud or profane language" to a general rules section for consistency. Mr. Magee mentioned that their office had discussed the recent open court ruling and said that no policy changes were needed yet. However, open carry might eventually be allowed in amenity areas, but still not during Board meetings. A Board member clarified that the courts stay open until 10:00 p.m. since that's when the lights and gate timers shut off. Ms. Cranford noted that one row of tennis court lights wasn't coming on, but T&M would handle it during their next visit. With no further comments, the Board voted unanimously to approve the revised policy and post it on the website, and Ms. Cranford planned to send an e-blast summarizing the changes.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, the Revisions to the Amenity Facility Policy, were approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Magee stated that he had nothing to report but was happy to answer any questions.

B. District Manager – Discussion of Fiscal Year 2026 Goals & Objectives

Ms. Giles stated that the Board had reviewed the FY 2026 goals and objectives, which are now required for all CDDs to adopt each year with measurable performance standards. Ms. Giles explained that the rule started in summer 2024 and that the goals must be adopted by October 1 and reported on by December 1. She noted the goals were the same as last year since the state hadn't provided any real guidance beyond saying they were required. The Board members agreed that the goals were "vanilla," but that keeping them made sense until more direction came from the legislature. Mr. Magee added that most Districts were handling them the same way and that it functioned like a self-report card. The Board decided to keep the goals as presented and approved them with a motion, which passed unanimously.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives were approved.

C. Engineer

Mr. Soriano stated that they had talked about the lighting and noted that the court lights were working, but one parking lot light was still out and would be replaced with a new LED shoebox light. He also mentioned that a few other lights on the court needed to be checked. After the last meeting, Ms. Cranford contacted the county about the sign at the intersection. At that time, the county noted that they hadn't finished surveying and were still clearing the area, but now survey markers were out. It looked like the sign wouldn't need to be moved since the work was staying within the right-of-way and would be re-grassed afterward. Ms. Cranford said they would follow up with the county to confirm once the survey was finalized.

D. Amenity & Operations Manager

1. Landscape Quality Inspection Report

Ms. Fisher had brought back the landscape proposals the Board had requested at the previous meeting. One Board member asked whether this new version had replaced the old seven- or eight-page document, and Karen confirmed it had, except for the insurance section, which would remain separate for now. Ms. Fisher stated that they had discussed fertilization. Ms. Fisher said that fertilizing shrubs and palms was included in the contract and was usually done in the fall and winter. She said that she would check whether the contractor used granular or liquid fertilizer. There was a discussion about adding trees near the courts and parking area. The Board agreed not to plant any trees directly in front of the courts for safety and visibility reasons but liked the idea of putting trees in the outer parking-lot islands. Ms. Fisher stated that she could bring back proposals for all four islands, priced per tree, so the Board could choose to do two now and two later if they wanted.

Ms. Fisher added that they went over the BrightView proposal that Mr. Nazario and she had reviewed together. She noted that it covered infill plantings around the roundabout, the monument sign, and the four-way intersection—filling in bare spots and replacing dead plants rather than doing a full re-landscaping. Ms. Fisher added that the total was about $10,077.26. Ms. Fisher said she would double-check which plants could be installed safely now versus waiting until spring, since some species might not withstand a freeze. She also planned to confirm whether the plants would be under warranty. Ms. Cranford confirmed that the cost fit in the budget, and the Board had voted to approve the proposal, with the condition that if any plants had to wait until spring, the amount would be adjusted accordingly. Mr. Magee asked for a copy of the proposal for a work authorization. Ms. Fisher also mentioned an irrigation upgrade project to replace smaller sprinkler heads with 6-inch heads to improve coverage along the road and the fenced area.

> On MOTION by Mr. Nazario, seconded by Mr. Lweis, with all in favor, the Brightview Proposal for Landscape Enhancements for $10,077.26, was approved.

2. Report

Ms. Cranford stated that there were discussions about the cleanup along Brightview Boulevard — Ms. Cranford said it had already been approved back in May, so the work could move forward. There was a discussion about equipment and debris that had been dropped off on the old county road that now belongs to the District. It turned out to be from Loblolly's crew, and while the Board didn't mind them setting up there temporarily, they agreed that they needed to get permission first. Maintenance had already installed a new farm-style fence with a lock to control that area better. Ms. Cranford stated that she had replaced the old, worn pool rule signs and the slide height sign, and she plans to get new ones made for the courts now that the new rules are finalized. She also got extra yard sale signs so they can advertise in more spots. Ms. Cranford mentioned that several pool loungers had the same strap cut, which looked more like someone had sliced them than normal wear and tear. The repair company agreed to hold its pricing until October 1 so the fixes could line up with the new budget year. Ms. Cranford added that there had been some minor vandalism in the bathrooms — toilet paper, seat covers, and paper towels thrown at the walls — and she had to clean it up. She also mentioned the clubhouse A/C units had been acting up again with multiple repairs over the past couple of weeks, but she was hoping to make it to October 1 without going over budget.

3. Consideration of Book Library

Ms. Cranford stated that a resident had reached out about a community service project and offered to build and donate a Little Book Library to replace the storage tote currently in use. Ms. Cranford said that it seemed fine but wanted to run it by the Board first. The Board agreed the design looked good and had no objections.

SIXTH ORDER OF BUSINESS Public Comments/Supervisor's Requests

Ms. Cranford updated the Board that the outdoor AC unit repair had cost about $4,495, as confirmed by an invoice from Howard Service Air Conditioner dated August 14. She stated that the work had included replacing a changeover valve. The main invoice had been sent through Ms. Giles for processing. The Board had planned to ratify the expense at the next meeting once it appeared in the financials. Mr. Soriano noted that the repaired upper unit was older and already listed in the district's capital plan, so the replacement wasn't unexpected. When asked about maintenance, Ms. Cranford said that there was no service agreement in place. She handled filter changes and drain cleaning herself every six months and scheduled service only when something broke. Ms. Cranford also mentioned that one of the indoor units had frozen, and she tried to defrost it with a heat gun while asking the on-site technician to check it. The technician needed a new service ticket and couldn't return the same day, so Ms. Cranford planned to follow up to avoid additional service fees. The unit was working again for now, and she said she would keep an eye on it.

SEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the July 22, 2025 Meeting

Ms. Giles presented the minutes from the July 22, 2025, meeting and asked for any comments, corrections, or changes. The Board had no revisions.

> On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, the Minutes of the July 22, 2025, Meeting, were approved.

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

Ms. Giles presented the balance sheet and income statement for the period ending July 31, 2025.

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 June and July in the amount of $106,657.05. Ms. Giles saw no unusual variances with the check register. She asked for comments or questions, Then asked for a motion to approve.

> 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 – 11/18/25 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for November 18, 2025, at 6:00 p.m. at the same location.

NINTH ORDER OF BUSINESS **Adjournment**

Ms. Giles asked for a motion to adjourn the meeting.

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

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

B.

Pine Ridge Plantation
Community Development District

Unaudited Financial Reporting
September 30, 2025

Table of Contents

Pine Ridge Plantation

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	77,516	$ 39,398	$ -	$ 116,914
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund		-	-	-
Investments:				
State Board of Administration (SBA)	289,355	726,111	-	1,015,466
Custody US Bank Account	52,195	-	-	52,195
Series 2020				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,875	113,875
Revenue	-	-	250,806	250,806
Prepay 2020A1	-	-	-	-
Construction	-	-	-	-
Prepaid Expenses	35,023	-	-	35,023
Deposits	-	-	-	-
Total Assets	**$ 454,089**	**$ 765,509**	**$ 538,274**	**$ 1,757,871**
Liabilities:				
Accounts Payable	$ 15,131	-	$ -	$ 15,131
Accrued Expenses	2,727	-	-	2,727
Due to Debt Service	-	-	-	-
Due to Others	-	-	-	-
Total Liabilites	**$ 17,858**	**$ -**	**$ -**	**$ 17,858**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 35,023	$ -	$ -	$ 35,023
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	538,274	538,274
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	765,509	-	765,509
Capital Reserves	-	-	-	-
Unassigned	401,208	-	-	401,208
Total Fund Balances	**$ 436,231**	**$ 765,509**	**$ 538,274**	**$ 1,740,013**
Total Liabilities & Fund Balance	$ 454,089	$ 765,509	$ 538,274	$ 1,757,871

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 750,976	$ 750,976	$ 752,624	$ 1,648
Misc./Facility Rental Income	5,000	5,000	10,900	4,200
Interest Income	12,500	12,500	25,344	12,844
Total Revenues	**$ 768,476**	**$ 768,476**	**$ 788,868**	**$ 18,692**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 8,000	$ 4,800	$ 3,200
PR-FICA	612	612	367	245
Engineering	3,000	3,000	7,655	(4,655)
Attorney	20,000	20,000	6,465	13,535
Annual Audit	3,175	3,175	3,175	-
Assessment Administration	5,911	5,911	5,911	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	5,565	5,565	5,565	-
Trustee Fees	4,100	4,100	4,041	59
Management Fees	54,866	54,866	54,866	-
Information Technology	1,696	1,696	1,696	-
Website Maintenance	1,272	1,272	1,272	-
Telephone	500	500	101	399
Postage & Delivery	1,000	1,000	944	56
General Liability and Public Officials Insurance	10,146	10,146	9,868	278
Printing & Binding	1,500	1,500	1,000	500
Legal Advertising	1,500	1,500	675	825
Other Current Charges	600	600	903	(303)
Office Supplies	300	300	5	295
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 124,517**	**$ 124,517**	**$ 110,084**	**$ 14,434**
Operations & Maintenance				
Grounds Maintenance				
Landscape Maintenance	$ 161,948	$ 161,948	$ 161,948	$ -
Lake Maintenance	14,830	14,830	10,500	4,330
Electric	3,000	3,000	2,149	851
Water	26,000	26,000	33,825	(7,825)
Repairs And Maintenance	22,000	22,000	22,817	(817)
Irrigation Repairs	4,000	4,000	5,875	(1,875)
Contingencies	4,451	4,451	-	4,451
Subtotal Grounds Maintenance	**$ 236,229**	**$ 236,229**	**$ 237,114**	**$ (886)**

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Amenity Center				
Property Insurance	$ 27,728	$ 27,728	$ 26,532	$ 1,196
General Facility Maintenance	24,200	24,200	23,932	268
Repairs & Replacements	24,200	24,200	24,826	(626)
Recreational Passes	500	500	849	(349)
Office Supplies	500	500	428	72
Permit Fees	780	780	476	304
Contingency	1,000	1,000	374	626
Special Events	15,000	15,000	14,680	320
Security	18,646	18,646	15,690	2,956
Utilities				
Water & Sewer	5,400	5,400	4,164	1,236
Electric	25,000	25,000	23,139	1,861
Cable/Phone/Internet	5,900	5,900	7,005	(1,105)
Refuse Service	11,040	11,040	17,205	(6,165)
Management Contracts				
Amenity Management	71,472	71,472	71,472	-
Facility Assistant	14,000	14,000	10,742	3,258
Field Management Services	27,168	27,168	27,168	-
Lifeguards	20,511	20,511	17,731	2,780
Pool Maintenance	16,500	16,500	16,813	(313)
Pool Chemicals	22,333	22,333	22,870	(537)
Janitorial	10,080	10,080	10,080	-
Janitorial Supplies	5,000	5,000	3,522	1,478
Subtotal Amenity Center	**$ 346,957**	**$ 346,957**	**$ 339,698**	**$ 7,260**
Total Operations & Maintenance	**$ 583,186**	**$ 583,186**	**$ 576,812**	**$ 6,375**
Total Expenditures	**$ 707,703**	**$ 707,703**	**$ 686,896**	**$ 20,808**
Excess (Deficiency) of Revenues over Expenditures	$ 60,773		$ 101,971	
Other Financing Sources/(Uses):				
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)**		**$ 18,442**	
Fund Balance - Beginning	$ 22,756		$ 417,788	
Fund Balance - Ending	$ -		$ 436,231	

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	$ 3,353	$ 3,353	$ 32,381	$ 29,028
Total Revenues	**$ 3,353**	**$ 3,353**	**$ 32,381**	**$ 29,028**
Expenditures:				
Capital Outlay	$ 50,000	$ 50,000	$ -	50,000
Streetlights	-	-	7,425	(7,425)
Parking Light Fixtures	-	-	1,687	(1,687)
Sports Lighting	-	-	68,865	(68,865)
Repairs and Maintenance	22,380	22,380	24,482	(2,102)
Other Service Charges	500	500	510	(10)
Total Expenditures	**$ 72,880**	**$ 72,880**	**$ 102,969**	**$ (2,112)**
Excess (Deficiency) of Revenues over Expenditures	**$ (69,527)**		**$ (70,588)**	
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**		**$ 12,941**	
Fund Balance - Beginning	$ 657,746		$ 752,568	
Fund Balance - Ending	$ 671,748		$ 765,509	

Pine Ridge Plantation

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 926,572	$ 926,572	$ 928,634	$ 2,062
Interest Income	20,000	20,000	31,936	11,936
Total Revenues	**$ 946,572**	**$ 946,572**	**$ 960,569**	**$ 13,998**
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		$ 29,008	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 25,010**		**$ 29,008**	
Fund Balance - Beginning	$ 221,031		$ 509,266	
Fund Balance - Ending	$ 246,042		$ 538,274	

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	-	600	10,900
Interest Income	12,500	1,075	1,014	1,198	4,381	2,890	2,724	2,440	2,282	2,134	2,008	1,767	1,433	25,344
Total Revenues	**$ 768,476**	**$ 1,075**	**$ 30,015**	**$ 693,212**	**$ 16,537**	**$ 9,090**	**$ 8,252**	**$ 5,446**	**$ 8,758**	**$ 7,726**	**$ 4,958**	**$ 1,767**	**$ 2,033**	**$ 788,868**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 8,000	$ -	$ 1,000	$ -	$ 800	$ -	$ 600	$ -	$ 600	$ -	$ 1,000	$ -	$ 800	$ 4,800
PR-FICA	612	-	77	-	61	-	46	-	46	-	77	-	61	367
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	1,427	-	-	6,465
Annual Audit	3,175	-	-	-	-	-	-	-	-	-	-	-	3,175	3,175
Assessment Administration	5,911	5,911	-	-	-	-	-	-	-	-	-	-	-	5,911
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	600	-	600
Dissemination Agent	5,565	464	464	464	464	464	464	464	464	464	464	464	464	5,565
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	4,572	4,572	54,866
Information Technology	1,696	141	141	141	141	141	141	141	141	141	141	141	141	1,696
Website Maintenance	1,272	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Telephone	500	-	15	-	16	-	22	-	16	-	32	-	-	101
Postage & Delivery	1,000	76	37	32	9	60	6	42	12	548	54	33	35	944
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	74	1	1,000
Legal Advertising	1,500	-	-	-	44	-	45	-	44	448	-	49	44	675
Other Current Charges	600	62	47	69	54	59	57	292	50	57	57	42	57	903
Office Supplies	300	0	0	0	0	1	0	0	1	0	0	0	0	5
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**	**$ 7,945**	**$ 6,082**	**$ 9,457**	**$ 110,084**

Pine Ridge Plantation

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
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	$ 13,496	$ 13,496	$ 161,948
Lake Maintenance	14,830	875	875	875	875	875	875	875	875	875	875	875	875	10,500
Electric	3,000	179	187	188	187	188	152	151	150	163	201	202	202	2,149
Water	26,000	1,832	2,484	2,380	1,731	1,561	1,538	1,859	1,927	2,009	4,798	6,178	5,526	33,825
Repairs And Maintenance	22,000	5,695	950	1,262	-	2,596	2,223	857	3,900	1,400	949	960	2,025	22,817
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**	**$ 21,710**	**$ 22,124**	**$ 237,114**
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	329	1,787	23,932
Repairs & Replacements	24,200	3,687	1,946	518	738	8,152	183	309	909	555	1,800	2,655	3,374	24,826
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	-	-	-	2,454	14,680
Security	18,646	487	942	1,687	3,727	487	1,087	887	1,087	1,637	1,687	1,087	887	15,690
Utilities														
Water & Sewer	5,400	345	362	362	362	359	388	442	376	-	405	388	373	4,164
Electric	25,000	1,978	1,526	1,632	1,546	2,263	1,558	1,493	1,746	2,055	2,254	2,562	2,525	23,139
Cable/Phone/Internet	5,900	550	550	550	585	585	585	585	585	585	615	615	615	7,005
Refuse Service	11,040	917	917	1,919	1,375	1,472	1,774	1,472	1,472	1,472	1,472	1,472	1,472	17,205
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	5,956	5,956	71,472
Facility Assistant	14,000	-	-	-	-	-	881	-	1,764	1,984	1,774	2,861	1,478	10,742
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	2,264	2,264	27,168
Lifeguards	20,511	-	-	-	-	-	677	-	3,838	4,745	4,949	3,522	-	17,731
Pool Maintenance	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,413	1,650	1,375	1,375	1,375	16,813
Pool Chemicals	22,333	1,694	1,593	1,800	1,700	1,778	1,693	1,757	1,828	2,149	2,020	2,440	2,420	22,870
Janitorial	10,080	840	840	840	840	840	840	840	840	840	840	840	840	10,080
Janitorial Supplies	5,000	249	233	152	141	334	75	313	543	246	540	265	430	3,522
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**	**$ 28,631**	**$ 28,249**	**$ 339,698**
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**	**$ 50,341**	**$ 50,374**	**$ 576,812**
Total Expenditures	**$ 707,703**	**$ 99,733**	**$ 47,580**	**$ 51,653**	**$ 47,755**	**$ 53,022**	**$ 48,864**	**$ 48,948**	**$ 56,982**	**$ 55,346**	**$ 60,760**	**$ 56,423**	**$ 59,830**	**$ 686,896**
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)	$ (55,802)	$ (54,656)	$ (57,798)	$ 101,971
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)**	**$ (55,802)**	**$ (54,656)**	**$ (57,798)**	**$ 18,442**

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**

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			
8/1/2025 - 8/31/2025	3618-3641	$	61,225.26
9/01/2025 - 9/30/2025	3642-3658		80,583.53
		$	**141,808.79**
Capital Reserve			
8/1/2025 - 8/31/2025	80	$	6,000.00
9/01/2025 - 9/30/2025	81-86	$	11,191.72
		$	**17,191.72**
Utilities and Autopayments			
08/15/25	Waste Management	$	1,471.73
08/19/25	SafeTouch		87.10
08/25/25	Comcast		615.11
		$	**2,173.94**
09/02/25	Clay Electric	$	2,763.74
09/02/25	CCUA		6,565.56
09/16/25	Waste Management		1,471.73
09/17/25	SafeTouch		87.10
09/19/25	IRS FICA Payment		122.40
09/25/25	Comcast		615.11
09/29/25	CCUA		5,898.70
		$	**17,524.34**
	TOTAL		**$178,698.79**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/25	00038	7/17/25	24609	202507	330-57200-46000		*	45.00		
			BACKFLOW TEST							
						BOB'S BACKFLOW & PLUMBING CO. INC.			45.00	003618
8/11/25	00183	7/30/25	9458305	202507	320-53800-46300		*	510.00		
			WIRE RPR W/VOLTAGE DROP							
						BRIGHTVIEW LANDSCAPE SERVICES,INC			510.00	003619
8/11/25	00183	7/30/25	9458324	202507	320-53800-46300		*	1,018.00		
			LOCATE VALVE							
						BRIGHTVIEW LANDSCAPE SERVICES,INC			1,018.00	003620
8/11/25	00183	7/30/25	9458417	202507	320-53800-46300		*	1,098.00		
			REPLACE 2" VALVE							
						BRIGHTVIEW LANDSCAPE SERVICES,INC			1,098.00	003621
8/11/25	00183	8/01/25	9437689	202508	320-53800-46200		*	13,495.67		
			AUG LANDSCAPE MAINTENANCE							
						BRIGHTVIEW LANDSCAPE SERVICES,INC			13,495.67	003622
8/11/25	00080	7/25/25	W2168478	202507	330-57200-49100		*	849.00		
			ACCESS CARDS							
						CONVERGINT TECHNOLOGIES LLC			849.00	003623
8/11/25	00039	7/31/25	35624	202507	330-57200-46000		*	205.00		
			JUL PREVENTATIVE MAINT							
						FITNESS PRO			205.00	003624
8/11/25	00003	8/01/25	273	202508	310-51300-34000		*	4,572.17		
			AUG MANAGEMENT FEES							
		8/01/25	273	202508	310-51300-49100		*	106.00		
			AUG WEBSITE ADMIN							
		8/01/25	273	202508	310-51300-35100		*	141.33		
			AUG INFO TECH							
		8/01/25	273	202508	310-51300-31300		*	463.75		
			AUG DISSEM AGENT SRVCS							
		8/01/25	273	202508	310-51300-51000		*	.36		
			OFFICE SUPPLIES							
		8/01/25	273	202508	310-51300-42000		*	33.32		
			POSTAGE							
		8/01/25	273	202508	310-51300-42500		*	73.65		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			5,390.58	003625
8/11/25	00106	7/30/25	07302025	202507	330-57200-34500		*	800.00		
			JUL SECURITY SERVICES							
						MATTHEW EDMONSON			800.00	003626

*** CHECK DATES 08/01/2025 - 09/30/2025 *** PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/25	00176	7/28/25	07282025	202507	330-57200-34500		*	800.00		
			JUL SECURITY SERVICES							
						MICHAEL C LAYNE			800.00	003627
8/11/25	00054	8/01/25	13129563	202508	330-57200-46500		*	1,669.21		
			AUG POOL CHEMICALS							
						POOLSURE			1,669.21	003628
8/11/25	00073	7/18/25	571	202506	320-53800-46000		*	1,400.00		
			JUN GROUNDS RPR & MAINT							
		7/18/25	571	202506	330-57200-46000		*	1,957.60		
			JUN GEN FACILITY MAINT							
		7/18/25	571	202506	330-57200-46201		*	245.67		
			JUN JANITORIAL SUPPLIES							
		7/18/25	571	202506	330-57200-46100		*	555.18		
			JUN AMENITY RPR & RPLC							
						RIVERSIDE MANAGEMENT SERVICES INC			4,158.45	003629
8/11/25	00073	8/01/25	572	202508	330-57200-46200		*	840.00		
			AUG JANITORIAL SERVICES							
		8/01/25	572	202508	330-57200-46400		*	1,375.00		
			AUG POOL MAINTENANCE SRVC							
		8/01/25	572	202508	330-57200-34000		*	2,264.00		
			AUG CONTRACT ADMIN							
		8/01/25	572	202508	330-57200-34100		*	5,956.00		
			AUG FACILITY MANAGEMENT							
		8/01/25	572	202508	330-57200-46500		*	699.60		
			POOL CHEM-TRICHLOR							
		8/01/25	572	202508	330-57200-46500		*	70.95		
			POOL CHEM-DE POWDER							
						RIVERSIDE MANAGEMENT SERVICES INC			11,205.55	003630
8/11/25	00076	8/01/25	295639B	202508	320-53800-46400		*	875.00		
			AUG LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			875.00	003631
8/11/25	00152	7/24/25	62090301	202507	330-57200-46000		*	120.94		
			JUL PEST CONTROL							
						TURNER PEST CONTROL,LLC			120.94	003632
8/29/25	00069	8/07/25	2025-301	202508	310-51300-48000		*	49.35		
			8/7 NTC OF MTGS/FY26							
						OSTEEN MEDIA GROUP - CLAY TODAY			49.35	003633
8/29/25	00109	8/13/25	S-20808	202508	330-57200-46100		*	330.00		
			A/C NOT COOLING							
						TKW ENTERPRISES OF JACKSONVILLE INC			330.00	003634

*** CHECK DATES 08/01/2025 - 09/30/2025 *** PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/29/25	00185	8/25/25	3612556	202505	310-51300-31500		*	1,297.50		
			MAY GENERAL COUNSEL							
		8/25/25	3612556A	202506	310-51300-31500		*	386.00		
			JUN GENERAL COUNSEL							
						KUTAK ROCK LLP			1,683.50	003635
8/29/25	00073	7/31/25	574	202507	330-57200-34110		*	1,774.03		
			JUL FACILITY ASSISTANT							
						RIVERSIDE MANAGEMENT SERVICES INC			1,774.03	003636
8/29/25	00073	7/31/25	575	202507	330-57200-34200		*	4,948.66		
			AUG/JUL LIFEGUARDS							
						RIVERSIDE MANAGEMENT SERVICES INC			4,948.66	003637
8/29/25	00073	8/13/25	576	202507	330-57200-46000		*	700.00		
			JUL GEN FACILITY MAINT							
		8/13/25	576	202507	320-53800-46000		*	948.81		
			JUL GROUNDS RPR & MAINT							
		8/13/25	576	202507	330-57200-46100		*	1,800.00		
			JUL AMENITY RPR & RPLC							
		8/13/25	576	202507	330-57200-46201		*	540.32		
			JUL JANITORIAL SUPPLIES							
						RIVERSIDE MANAGEMENT SERVICES INC			3,989.13	003638
8/29/25	00045	8/25/25	08252025	202508	300-20700-10300		*	2,093.10		
			JAN CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		*	1,920.21		
			FEB CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		*	1,926.88		
			MAR CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		V	2,093.10-		
			JAN CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		V	1,920.21-		
			FEB CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		V	1,926.88-		
			MAR CCUA PMT-GF RT							
						STATE BOARD OF ADMINISTRATION			.00	003639
8/29/25	00208	8/14/25	73476	202508	330-57200-46100		*	270.00		
			REPAIR POOL LIGHTS							
						T & M ELECTRIC OF CLAY COUNTY, LLC			270.00	003640
8/29/25	00023	8/25/25	08252025	202508	300-20700-10300		*	2,093.10		
			JAN CCUA PMT-GF RT							
		8/25/25	08252025	202508	300-20700-10300		*	1,920.21		
			FEB CCUA PMT-GF RT							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/25/25	08252025	202508	300-20700-10300	MAR CCUA PMT-GF RT	*	1,926.88		
						RIDGEWOOD TRAILS CDD			5,940.19	003641
9/05/25	00183	8/21/25	9471164	202508	320-53800-46000	RMV HAZARD/LEANING TREE	*	960.00		
						BRIGHTVIEW LANDSCAPE SERVICES,INC			960.00	003642
9/05/25	00183	9/01/25	9473662	202509	320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	13,495.63		
						BRIGHTVIEW LANDSCAPE SERVICES,INC			13,495.63	003643
9/05/25	00003	9/01/25	274	202509	310-51300-34000	SEP MANAGEMENT FEES	*	4,572.17		
		9/01/25	274	202509	310-51300-49100	SEP WEBSITE ADMIN	*	106.00		
		9/01/25	274	202509	310-51300-35100	SEP INFO TECH	*	141.33		
		9/01/25	274	202509	310-51300-31300	SEP DISSEM AGENT SRVCS	*	463.75		
		9/01/25	274	202509	310-51300-51000	OFFICE SUPPLIES	*	.39		
		9/01/25	274	202509	310-51300-42000	POSTAGE	*	34.51		
		9/01/25	274	202509	310-51300-42500	COPIES	*	1.05		
						GOVERNMENTAL MANAGEMENT SERVICES			5,319.20	003644
9/05/25	00054	9/01/25	13129563	202509	330-57200-46500	SEP POOL CHEMICALS	*	1,669.21		
						POOLSURE			1,669.21	003645
9/05/25	00076	9/01/25	303989B	202509	320-53800-46400	SEP LAKE MAINTENANCE	*	875.00		
						THE LAKE DOCTORS INC			875.00	003646
9/11/25	00069	9/04/25	2025-302	202509	310-51300-48000	9/16 NTC OF MTG	*	44.10		
						OSTEEN MEDIA GROUP - CLAY TODAY			44.10	003647
9/11/25	00172	9/10/25	09102025	202509	300-36900-10100	SECURITY DEPOSIT REFUND	*	500.00		
						LATOYA BARRETT			500.00	003648
9/11/25	00073	8/31/25	578	202508	330-57200-34110	AUG FACILITY ASSISTANT	*	2,860.83		
						RIVERSIDE MANAGEMENT SERVICES INC			2,860.83	003649

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/25	00073	8/31/25	579	202508	330-57200-34200		*	3,522.35		
			AUG LIFEGUARDS							
						RIVERSIDE MANAGEMENT SERVICES INC			3,522.35	003650
9/11/25	00073	9/01/25	577	202509	330-57200-46200		*	840.00		
			SEP JANITORIAL SRVCS							
		9/01/25	577	202509	330-57200-46400		*	1,375.00		
			SEP POOL MAINT SRVCS							
		9/01/25	577	202509	330-57200-34000		*	2,264.00		
			SEP CONTRACT ADMIN							
		9/01/25	577	202509	330-57200-34100		*	5,956.00		
			SEP FACILITY MANAGEMENT							
		9/01/25	577	202509	330-57200-46500		*	524.70		
			POOL CHEM-TRICHLOR							
		9/01/25	577	202509	330-57200-46500		*	84.32		
			POOL CHEM-TILE SOAP							
		9/01/25	577	202509	330-57200-46500		*	141.90		
			POOL CHEM-DE POWDER							
						RIVERSIDE MANAGEMENT SERVICES INC			11,185.92	003651
9/19/25	00213	9/05/25	3637	202509	330-57200-46100		*	1,075.00		
			16 SIGNS-POOL&PLAYGROUND							
						JASON P HARTLEY			1,075.00	003652
9/19/25	00109	9/11/25	S-20995	202509	330-57200-46100		*	422.40		
			A/C NOT COOLING							
						TKW ENTERPRISES OF JACKSONVILLE INC			422.40	003653
9/19/25	00212	9/15/25	09152025	202509	300-36900-10100		*	250.00		
			SECURITY DEPOSIT REFUND							
						WES GOODMAN			250.00	003654
9/26/25	00035	9/19/25	29627	202509	300-15500-10000		*	35,023.00		
			FY26 INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS, LLC			35,023.00	003655
9/26/25	00016	9/24/25	28113	202508	310-51300-31200		*	600.00		
			ARBIT SE2020 FYE 8/31/25							
						GRAU & ASSOCIATES			600.00	003656
9/26/25	00109	9/19/25	S-21043	202509	330-57200-46000		*	132.00		
			FRONT OFFICE A/C ON-OFF							
						TKW ENTERPRISES OF JACKSONVILLE INC			132.00	003657
9/26/25	00073	9/11/25	580	202508	330-57200-46000		*	329.14		
			AUG GEN FACILITY MAINT							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/11/25	580	202508	330-57200-46100		*	2,054.60		
			AUG REPAIRS & REPLACEMENT							
		9/11/25	580	202508	330-57200-46201		*	265.15		
			AUG JANITORIAL SUPPLIES							
						RIVERSIDE MANAGEMENT SERVICES INC			2,648.89	003658

TOTAL FOR BANK A 141,808.79

TOTAL FOR REGISTER 141,808.79

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009   Fax # (904) 292-4403

INVOICE

24609

Invoice Date

7/17/2025

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	8/16/2025

Serviced	Description	Quantity	Price Each	Amount
7/14/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 4201-2 Pine Ridge Pkwy 1" Wilkins 975XL2 Serial# ABQ7546 - PASSED General Facility Maintenance 1.330.57200.46000 7/17/25 RECEIVED JUL 17 2025 BY:	1	45.00	45.00

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

Total	$45.00
Payments/Credits	$0.00
Balance Due	$45.00

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: 9458305
Invoice Date: 7/30/2025
Sales Order: 8696844
Cust PO #:

Project Name: Pine Ridge Proposal to investigate and repair irrigation wiring (voltage dropping)
Project Description: Located on Clock D / Zone 10

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Tech labor to repair wiring with voltage dropping	6.000	HR	85.00	510.00
	Irrigation Repairs. 1.320.53800.46300 8/4/25				
	RECEIVED AUG 04 2025 BY:				
				Total Invoice Amount	**510.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**510.00**

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 #: 9458305
Invoice Date: 7/30/2025

Amount Due: $ 510.00

Thank you for allowing us to serve you

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

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

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: 9458324
Invoice Date: 7/30/2025
Sales Order: 8721765
Cust PO #:

Project Name: Pine Ridge Proposal to locate and replace inoperable irrigation valve
Project Description: Located on Zone 5/Exit side of road

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	Tech labor to locate valve	2.000	HR	85.00	170.00
	2" Valve	1.000	EA	848.00	848.00
	Irrigation Repairs 1.320.53800.46300 8/4/25 RECEIVED AUG 04 2025 BY:				
				Total Invoice Amount	**1,018.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**1,018.00**

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 #: 9458324
Invoice Date: 7/30/2025

Amount Due: $ 1,018.00

Thank you for allowing us to serve you

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

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

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: **9458417**
Invoice Date: 7/30/2025
Sales Order: 8722372
Cust PO #:

Project Name: Pine Ridge CDD - Replace stuck valve at playground area
Project Description: Replace stuck valve at playground area

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	labor and material to replaceinoperable 2" valve	1.000	EA	848.00	848.00
	Emergency Service Charge - shut off stuck on valve	1.000	LS	250.00	250.00
	IRRIGation Repairs 1.320.53800.46300 8/1/25				
	RECEIVED AUG 01 2025 BY:				
				Total Invoice Amount	**1,098.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**1,098.00**

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 #: 9458417
Invoice Date: 7/30/2025

Amount Due:	$ 1,098.00

Thank you for allowing us to serve you

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

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

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: 9437689
Invoice Date: 8/1/2025
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For August Landscape Maintenance 1.320.53800.46200 7/28/25 RECEIVED JUL 28 2025 BY:	13,495.67
	Total invoice amount	**13,495.67**
	Tax amount	
	Balance due	**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 #: 9437689
Invoice Date: 8/1/2025

Amount Due: $13,495.67

Thank you for allowing us to serve you

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

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

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

Invoice

convergint

Invoice	W2168478
Invoice Date	07/25/25
Payment Terms	NET DUE UPON RECEIPT
Customer Code	1015876
Customer P.O. #	SIGNED QUOTE
Current Due	**$ 849.00**

PLEASE Remit To: **CONVERGINT TECHNOLOGIES LLC**
35257 EAGLE WAY
CHICAGO, IL 60678-1352

** Include invoice # or customer code on check or send to:
achremit@convergint.com

Bill to:

Pine Ridge CDD
475 W Town Pl
Ste114
St Augustine, FL 32092

Ship To / Work Site:

Pine Ridge CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

Remarks: **Pine Ridge CDD WO# W2168478**

Quantity	Description	Unit Price	Extension
1.000	QUOTED MATERIAL	849.00	849.00
	Total:	**$**	**849.00**

Problem Description: BOX SALE - (300) Clamshell Badges (Part # 1326LSSMV)

Solution: Received.

Thank you for your business!

Access Cards
1.330.57200.49100
7/25/25

RECEIVED
JUL 25 2025
BY:

For questions about this invoice, contact your local Convergint office at (877) 881 - 7724
You can pay your invoice online at: www.convergint.com/invoice Note 2.3% surcharge for CC payments
Convergint is an Equal Opportunity/Affirmative Action Employer who is committed to workforce diversity. M/F/D/V.
CYBER CRIME AWARENESS: WE WILL NOT ASK YOU TO CHANGE CONVERGINT REMIT-TO ADDRESS OR BANKING INFORMATION VIA EMAIL

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com

FITNESS

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

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

RECEIVED
AUG 01 2025
BY:

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

General Facility Maintenance
1.330.57200.46000
8/1/25

Invoice details
Invoice no.: 35624
Terms: Net 15
Invoice date: 07/31/2025
Due date: 08/15/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43937 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Pine Ridge SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Units and 2x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x CrossTrainers and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW ISSUES FOUND	1	$205.00	$205.00

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

Invoice

Invoice #: 273
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

Bill To:

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

RECEIVED
AUG 06 2025
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2025		4,572.17	4,572.17
Website Administration - August 2025		106.00	106.00
Information Technology - August 2025		141.33	141.33
Dissemination Agent Services - August 2025		463.75	463.75
Office Supplies		0.36	0.36
Postage		33.32	33.32
Copies		73.65	73.65

Total	$5,390.58
Payments/Credits	$0.00
Balance Due	$5,390.58

Matt Edmonson

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:07/30/2025

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

FOR:
prmgr@riversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
07-06-2025	Neighborhood Pool and Clubhouse patrol and security		4	$50.00	$200.00
	Made contact with 5 citizens at pool				
	Patrolled Neighborhood				
07-11-2025	Neighborhood Pool and Clubhouse patrol and security		4	$50.00	$200.00
	Made contact with 6 citizens at pool				
	Patrolled Neighborhood				
07-18-2025	Neighborhood Pool and Clubhouse patrol and security		4	$50.00	$200.00
	Made contact with 6 citizens at pool				
	Patrolled Neighborhood				
07-25-2025	Neighborhood Pool and Clubhouse patrol and security		4	$50.00	$200.00
	Made contact with 4 citizens at pool				
	Patrolled Neighborhood				
DEPUTY SIGNATURE:	TOTAL				**$800.00**

Security / Monitoring
1.330.572.00.34500
7/30/25

RECEIVED
AUG 01 2025
BY:

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
JULY 2025

Security/Monitoring
1.330.57200.34500
7/28/25

RECEIVED
JUL 28 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
07/05/25	Amenity center checked, neighborhood patrol, amenity center checked, citizen contact, amenity center checked, neighborhood patrol.		4.0	$50.00	$200.00
07/12/2025	Amenity center checked – all doors secured and it was unoccupied, neighborhood patrol, amenity center checked.		4.0	$50.00	$200.00
07/19/2025	Amenity center checked, neighborhood patrol, citizen contact, disabled vehicle, amenity center checked		4.0	$50.00	$200.00
07/26/2025	Amenity center checked, neighborhood patrol, amenity center checked, citizen contact, amenity center checked, neighborhood patrol, amenity center checked.		4.0	$50.00	$200.00
DEPUTY SIGNATURE:	Total		16.0		$800.00

Make all checks payable to Michael Layne

Thank you for your business!

poolsure
AN AQUASOL COMPANY

Invoice

Date	8/1/2025
Invoice#	131295630501

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

Terms	Net 20
Due Date	8/21/2025
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
7/17/25

RECEIVED
JUL 17 2025
BY:

131295630501

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

Invoice

Invoice #: 571
Invoice Date: 7/18/2025
Due Date: 7/18/2025
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 June 1 - June 30, 2025	83.94	40.00	3,357.60
Maintenance Supplies		800.85	800.85

• Grounds Repair & maintenance - $1,400
1.320.53800.46000

• General Facility maintenance - $1,957.60
1.330.57200.46000

• Janitorial Supplies - $245.67
1.330.57200.46201

• Amenity Repairs & Replacements $555.18
1.330.57200.46100

7/18/25

Total	$4,158.45
Payments/Credits	$0.00
Balance Due	$4,158.45

RECEIVED
JUL 21 2025
BY:

Alison Mossing
7-21-25

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

Date	Hours	Employee	Description
6/2/25	3.17	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
6/3/25	8	A.A.	Repaired umbrella, folding table and decorative table in clubhouse, straightened and organized pool furniture, blew leaves and debris off pool deck and walkways, removed debris on pool deck, pickleball courts, basketball courts, parking lot and playground
6/3/25	8	C.W.	Straightened and organized pool furniture, repaired umbrella, folding table and decorative table in clubhouse, blew leaves and debris off pool deck and walkways, removed debris on pool deck, pickleball courts, basketball courts, parking lot and playground
6/4/25	3	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
6/9/25	3.2	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
6/10/25	5	A.A.	Repaired down spout in water park, secured screen in tennis court, repaired water valve in men's bathroom, changed light bulbs in breezeway and women's bathroom, straightened furniture on pool deck, removed debris on pool deck, tennis court and pickleball courts, repaired pickleball nets, blew leaves and debris off pool deck, covered area and breezeway
6/10/25	5	C.W.	Repaired ballets, repaired pipe on pool water park, repaired toilet valve, changed light bulbs in bathroom and on walkway, straightened and organized pool deck and patio furniture, removed debris at amenity center, pool deck, courts and playground, checked and changed trash receptacles
6/11/25	3.15	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
6/16/25	3	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
6/17/25	7	A.A.	Installed fiberglass board on splash park, repaired gate latch, cleaned grills, sanded wall in gym, secured net in basketball court, blew leaves and debris off pool deck, cleaned vomit off pool deck, removed debris on pool deck, playground and courts, straightened and organized pool deck furniture
6/17/25	7	C.W.	Repaired gate latch, cleaned grills, sanded wall in gym, installed fiberglass board on splash park, secured net in basketball court, blew leaves and debris off pool deck, cleaned vomit off pool deck, removed debris on pool deck, playground and courts, straightened and organized pool deck furniture
6/18/25	3.12	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
6/23/25	3.3	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
6/24/25	8	A.A.	Cleaned BBQ grills, repaired sink in men's bathroom, repaired latch in splash park, painted breezeway gate, repaired woman's bathroom stall latch, wiped down bar countertop and fireplace, repaired door locking mechanism in tennis courts, secured windscreens, raked mulch in playground, painted gym wall, removed spiderwebs from breezeway, rest patio and pool furniture, blew off deck and walkways, removed debris from pool deck, walkways and tennis courts, blew off debris on courts
6/24/25	8	C.W.	Painted breezeway gate, repaired woman's bathroom stall latch, wiped down bar countertop and fireplace, repaired door locking mechanism in tennis courts, secured windscreens, raked mulch in playground, painted gym wall, removed spiderwebs from breezeway, rest patio and pool furniture, blew off deck and walkways, removed debris from pool deck, walkways and tennis courts, blew off debris on courts, Cleaned BBQ grills, repaired sink in men's bathroom, repaired latch in splash park
6/25/25	3	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

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

Date	Hours	Employee	Description
6/30/25	3	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

TOTAL	83.94	
MILES	0	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	5/30/25	Toilet Paper (2)	73.86	M.C.
	5/30/25	Paper Towels	32.61	M.C.
	6/6/25	Epson Printer Ink	97.67	M.C.
	6/10/25	Flat Cap Screw (4)	17.25	M.C.
	6/10/25	60W Light Bulbs 8pk	18.38	M.C.
	6/10/25	3/4 PVC Male Adapter	0.83	A.A.
	6/10/25	PVC Cement	11.48	A.A.
	6/11/25	Variety Pack Band-Aids 163ct	15.86	M.C.
	6/11/25	Copy Paper 10 Reams	50.67	M.C.
	6/16/25	Alcohol Wipes 400ct	15.54	M.C.
	6/16/25	Epson Yellow Cartridge (3)	118.65	M.C.
	6/17/25	SDRL Screw Zink Hex 1/4x2	3.38	A.A.
	6/17/25	Fender Washers SS 1/4x1-1/14 (WCE)	1.10	A.A.
	6/17/25	BLK Nitrile Gloves 40pk (2)	22.72	A.A.
	6/17/25	SDRL Screws SS PHK Pan #8x1 25pc	6.87	A.A.
	6/17/25	Nirtile Gloves Blue 100ct	20.67	A.A.
	6/17/25	Prem ADV Deckovers	51.73	A.A.
	6/17/25	Keys (3)	24.05	A.A.
	6/20/25	Toilet Paper (2)	78.60	M.C.
	6/24/25	Walk-A-Bout- Portable Char Grill	65.47	A.A.
	6/24/25	19" Grill Brush	17.23	A.A.
	6/24/25	Dynaflex Ultra 5.5 oz Clear	8.37	A.A.
	6/24/25	LM Small Projects & Repair Voc	4.58	A.A.
	6/24/25	Power Grab Ultimate Crystal Clear	10.67	A.A.
	7/1/25	5/16" 12" Bit	18.37	A.A.
	7/1/25	Bolt 5/16x4-1/2 (4)	9.84	A.A.
	7/1/25	Hex Nut 5/16-18 (4)	1.38	A.A.
	7/1/25	Flat Washer 5/16 (4)	1.38	A.A.
	7/1/25	3/4" PVC Male Adapter (2)	1.66	A.A.
		TOTAL	$800.85	

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

Invoice

Invoice #: 572
Invoice Date: 8/1/2025
Due Date: 8/1/2025
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 - August 2025		840.00	840.00
1.330.57200.46400- Pool Maintenance Services - August 2025		1,375.00	1,375.00
1.330.57200.34000- Contract Administration - August 2025		2,264.00	2,264.00
1.330.57200.34100-Facility Management - Pine Ridge Plantation - August 2025		5,956.00	5,956.00
Pool Chemicals - Trichlor		699.60	699.60
Pool Chemicals - DE Powder		70.95	70.95

RECEIVED
AUG 06 2025
BY:

Alison Mossing
8-6-25

Total	$11,205.55
Payments/Credits	$0.00
Balance Due	$11,205.55

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
719342	8/1/2025	$875.00

ADDRESSEE

☐

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

000000000754060010000000295639000000008750021

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 8/11/2025 **Invoice 295639B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Monthly		$875.00	$0.00	$875.00

Lake maintenance
1.320.53800.46400
8/1/25

Please remit payment for this month's invoice.

RECEIVED
AUG 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

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

INVOICE:	620903010
DATE:	07/24/2025
ORDER:	620903010

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

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

Work Date	Time	Target Pest	Technician	Time In
07/24/2025	01:04 PM	GHP		01:04 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	07/24/2025		01:43 PM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	$120.94

SUBTOTAL	$120.94
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$120.94

AMOUNT DUE **$120.94**

General Facility maintenance
1.330.57200.46000
7/25/25

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
JUL 25 2025
BY:

PLEASE PAY FROM THIS INVOICE

CLAY TODAY
A Division of Osteen Media Group

INVOICE

Invoice Number: 2025-301152
Invoice Date: 8/7/2025
Due Date: 9/6/2025

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

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 # 158441	Notice of Meetings/ FY 2026	CT - Clay Today	Aug 7	2025		Column Inch	Black & White	4.7000	$49.35

Total:	
	$49.35

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.

RECEIVED
AUG 11 2025

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 Notice of Meetings

In the matter of FY 2026

LEGAL: 158441

Was published in said newspaper in the issues:

8/7/2025

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.

Hugh Osteen III

Sworn to me and subscribed before me 08/07/2025

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # [illegible]
EXPIRES: September 30, 202[illegible]

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

NOTICE OF MEETINGS

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at 6:00 p.m. on the third Tuesday of each month listed as follows:
November 18, 2025
January 20, 2026
March 17, 2026
May 19,2026
July 21, 2026
September 15, 2026
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles
District Manager
Legal 158441 Published 8/7/2025 in Clay County's Clay Today newspaper

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

RECEIVED
AUG 14 2025
BY:

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

22476 8/13/2025 S-20808 09/12/2025 **Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22476	8/13/2025	S-20808	09/12/2025	CAC1822034

General Facility Maintenance
1.330.57200.46008
8/14/25

```
Problem Reported:
        ***  NC-No Cooling - Com  ***
No Cooling - Commerical Call
Maria Cranford called it in  904-572-8107
A/C not cooling
Tech          Date
DAVIDF     08/13/2025

Equipment:
Unit : RCOND              Model  : 24ABB360A310
Brand: CARR               Serial#: 3908E1440
Location: Next to side door

Upon arrival unit not operational. Contactor was pulled in unit wasn't running. I checked for
line voltage and had 0V on contactor and in service disconnect. I ohm out compressor.  It ohm
out fine and was not grounded. I checked the dual cap rated at 70+7.5mfd measured 0+0mfd. I
put a new cap on system left compressor unplugged. Fan came on a ran normally. I killed power
and plug the compressor back in. Started power back up. The compressor ran for a minute
sounded bad and blew the breaker again. Compressor failure.
Quote one man six hours compressor and 70+7.5mfd dual cap.

ADDITIONAL DETAILS:
Job complete and ready to bill out this service call.
There are quotes in my notes.
```

Material	0.00
Labor	330.00
Subtotal	330.00
Tax	0.00
Grand Total	330.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

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

August 25, 2025

RECEIVED
AUG 25 2025
BY:

Reference: Invoice No. 3612556
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. 3612556
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

05/17/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/19/25	W. Haber	0.30	78.00	Review proposal for summer camp and confer with Giles regarding same
05/20/25	W. Haber	2.20	572.00	Prepare for and participate in Board meeting
05/23/25	W. Haber	0.30	78.00	Confer with Kroggel regarding summer camp agreement
05/28/25	W. Haber	0.60	156.00	Prepare agreement for use of CDD facilities for summer camp
05/30/25	A. Cox	1.00	125.00	Prepare agreement from Riverside Management Services proposal
05/30/25	W. Haber	0.60	156.00	Finalize agreement for summer camp and confer with Kroggel regarding same and revisions to certificate of insurance
06/01/25	K. Jusevitch	0.80	100.00	Prepare budget hearing notices; confer with Haber
06/02/25	W. Haber	0.20	52.00	Respond to inquiry regarding summer camp agreement

06/03/25	W. Haber	0.50	130.00	Review and revise budget and O&M assessment notices
06/23/25	W. Haber	0.40	104.00	Review and revise agreement with Riverside

TOTAL HOURS	7.40	
TOTAL FOR SERVICES RENDERED		$1,683.50
TOTAL CURRENT AMOUNT DUE		$1,683.50

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

Invoice

Invoice #: 574
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	64.51	27.50	1,774.03

RECEIVED
AUG 12 2025
BY:

Alison Mossing
8-12-25

Total	$1,774.03
Payments/Credits	$0.00
Balance Due	$1,774.03

PINE RIDGE CDD

FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
64.51	Facility Assistant	$ 27.50	$ 1,774.03
	Covers Period: July 2025		
	GL # 1.330.57200.34110		
	TOTAL DUE:		$ 1,774.03

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

Date	Hours	Employee	Description
7/4/25	8.02	S.W.	Completed daily checklist, returned calls and emails
7/5/25	8	S.W.	Completed daily checklist, returned calls and emails
7/6/25	8.45	S.W.	Completed daily checklist, returned calls and emails
7/12/25	7.97	S.W.	Completed daily checklist, returned calls and emails
7/19/25	7.97	S.W.	Completed daily checklist, returned calls and emails
7/20/25	8.03	S.W.	Completed daily checklist, returned calls and emails
7/26/25	8.05	S.W.	Completed daily checklist, returned calls and emails
7/27/25	8.02	S.W.	Completed daily checklist, returned calls and emails
	64.51		

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

Invoice

Invoice #: 575
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	230.17	21.50	4,948.66

RECEIVED
AUG 12 [illegible]
BY:

Alison Mossing
8-12-25

Total	$4,948.66
Payments/Credits	$0.00
Balance Due	$4,948.66

PINE RIDGE CDD

LIFEGUARDS

Qty./Hours	Description	Rate	Amount
230.17	Lifeguards	$ 21.50	$ 4,948.66
	Covers July 2025		
	GL # 330.572.3420		
	TOTAL DUE:		$ 4,948.66

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR JULY 2025

Date	Hours	Employee	Description
7/3/25	4.25	S.M.	Lifeguard
7/3/25	3.55	M.M.	Lifeguard
7/4/25	5.77	S.M.	Lifeguard
7/4/25	5.73	M.M.	Lifeguard
7/4/25	5.75	K.N.	Lifeguard
7/4/25	5.75	E.T.	Lifeguard
7/5/25	5.77	S.M.	Lifeguard
7/5/25	5.67	M.M.	Lifeguard
7/5/25	5.75	E.T.	Lifeguard
7/6/25	5.75	S.M.	Lifeguard
7/6/25	5.75	K.N.	Lifeguard
7/6/25	5.75	E.T.	Lifeguard
7/10/25	4.25	S.M.	Lifeguard
7/10/25	4.27	A.G.	Lifeguard
7/11/25	4.25	S.M.	Lifeguard
7/11/25	4.25	A.G.	Lifeguard
7/11/25	4.23	M.M.	Lifeguard
7/12/25	5.77	S.M.	Lifeguard
7/12/25	5.75	K.N.	Lifeguard
7/12/25	5.75	E.T.	Lifeguard
7/13/25	5.77	S.M.	Lifeguard
7/13/25	5.75	A.G.	Lifeguard
7/13/25	5.75	E.T.	Lifeguard
7/17/25	4.25	S.M.	Lifeguard
7/17/25	4.25	K.N.	Lifeguard
7/18/25	4.25	S.M.	Lifeguard
7/18/25	4.2	E.T.	Lifeguard
7/19/25	5.75	S.M.	Lifeguard
7/19/25	5.73	A.G.	Lifeguard
7/19/25	5.75	E.T.	Lifeguard
7/20/25	5.77	S.M.	Lifeguard
7/20/25	5.75	K.N.	Lifeguard
7/20/25	5.75	A.G.	Lifeguard
7/24/25	4.25	S.M.	Lifeguard
7/24/25	4.25	M.M.	Lifeguard
7/25/25	4.25	S.M.	Lifeguard
7/25/25	4.25	E.T.	Lifeguard
7/26/25	7.73	A.G.	Lifeguard
7/26/25	5.75	M.M.	Lifeguard
7/26/25	5.75	K.N.	Lifeguard
7/27/25	5.78	M.M.	Lifeguard
7/27/25	5.75	A.G.	Lifeguard
7/27/25	5.68	E.T.	Lifeguard
7/31/25	4.25	S.M.	Lifeguard
GRAND TOTAL	230.17		

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

Invoice

Invoice #: 576
Invoice Date: 8/13/2025
Due Date: 8/13/2025
Case:
P.O. Number:

Bill To:

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

RECEIVED
AUG 15 2025
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2025	78.11	40.00	3,124.40
Maintenance Supplies		864.73	864.73

- General Facility Maintenance - $700.00
  1.330.57200.46000
- Grounds Repair & maintenance - $948.81
  1.320.53800.46000
- Amenity Repairs & Replacements - $1,800
  1.330.57200.46100
- Janitorial Supplies - $540.32
  1.330.57200.46201

8/14/25

Alison Mossing
8-15-25

Total	$3,989.13
Payments/Credits	$0.00
Balance Due	$3,989.13

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

Date	Hours	Employee	Description
7/1/25	7	A.A.	Repaired splash park shower, reinstalled gym baseboard, repaired and secured steel base in women's bathroom, secured playground pole, cleaned barbeque grills, blew leaves and debris off pool deck, straightened and organized patio and pool furniture, removed debris on pool deck, around amenity center and tennis courts
7/1/25	7	C.W.	Cleaned barbeque grills, repaired splash park shower, reinstalled gym baseboard, secured steel base in bathroom, secured playground pole, removed debris in tennis courts and tightened net, blew leaves and debris off patio and pool deck, removed debris of pool deck, straightened and organized pool and patio furniture
7/2/25	3	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
7/7/25	3	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
7/8/25	8	A.A.	Raked mulch in playground, wiped down surfaces at bar and fireplace, removed spider webs around amenity center, reattached rock on entry wall, cleaned windows in gym patio, blew leaves and debris off walkways and breezeway, checked and cleaned barbeque, straightened and organized pool and patio furniture, removed debris from pool deck, parking lot and basketball courts
7/9/25	3	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
7/14/25	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
7/15/25	1.07	A.A.	Installed two new signs, straightened and organized pool and patio furniture, removed debris from basketball courts
7/15/25	1.3	C.W.	Installed two new signs on deck, blew leaves and debris off pool deck, straightened and organized pool deck and patio furniture, removed debris around courts
7/16/25	3	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
7/18/25	1	A.A.	Repaired broken lounge chair
7/18/25	1.02	C.W.	Assisted with repaired broken lounge chair
7/21/25	3	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
7/22/25	8.5	A.A.	Secured net in ball court, repaired folding tables, installed battery pack, removed spider webs around amenity center, removed debris from walkways, parking lot and roadways, blew leaves and debris off pool patio and breezeway, straightened and organized pool deck, patio and breezeway
7/22/25	8.05	C.W.	Filled stripped holes in folding table and screwed back in, installed batter pack holders and chargers, raked playground, secured net in ball court, blew leaves and debris off pool deck and walkways, straightened and organized all furniture
7/23/25	3.02	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
7/28/25	3.13	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
7/29/25	8	A.A.	Tried to repair broken table, picked up weeds off roadway, straightened and organize all furniture on pool deck and patio, blew leaves and debris off pool deck and patio, removed debris on pool deck, roadways and community
7/31/25	3	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 78.11

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 78/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	6/24/25	Dog Pot Bags 10pk 200ct	56.86	M.C.
	6/24/25	10pk Wave 3F Urinal Screens	33.07	M.C.
	6/24/25	Sanitary Bin Bags 250ct	39.42	M.C.
	6/24/25	Buckle Clips for Backboard Straps (3)	38.56	M.C.
	7/7/25	42 Gallon Trash Bags 50ct (4)	122.98	M.C.
	7/7/25	Trifold Paper Towels 16pk (2)	84.71	A.A.
	7/7/25	Gym Wipes 4pk	115.49	A.A.
	7/10/25	Toilet Paper	39.30	M.C.
	7/10/25	Soft Soap 2pk	11.20	M.C.
	7/18/25	48" Round Folding Table (2)	137.98	M.C.
	7/18/25	Duct Tape 3pk	13.79	M.C.
	7/18/25	AA Batteries	28.74	M.C.
	7/18/25	Paper Towels	33.30	M.C.
	7/19/25	Zevo Trap Twin Pack	42.52	M.C.
	7/19/25	Zevo Fly, Gnat and Fruit Fly Spray (2)	18.33	M.C.
	7/22/25	Yellow Battery Mounts	29.64	M.C.
	7/22/25	Zinc PHL PAN 1/4x1 (2)	3.38	A.A.
	7/22/25	Zinc PHL Pan 1/4x1/2	1.69	A.A.
	7/22/25	8" Cable Tie 100pk	13.78	A.A.
		TOTAL	$864.73	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
AUG 25 2025
BY:

General Fund

Check Request

Date	Amount	Authorized By
August 25, 2025	$5,940.19	Bernadette Peregrino

Payable to:

State Board of Administration #45

Date Check Needed:	Budget Category:
ASAP	1.300.20700.10300

Intended Use of Funds Requested:

Jan CCUA Payment from Ridgewood Trails GF	2,093.10
Feb CCUA Payment from Ridgewood Trails GF	1,920.21
Mar CCUA Payment from Ridgewood Trails GF	1,926.88
	5,940.19

(Attach supporting documentation for request.)

Commercial Checking Acct Public Funds

WELLS FARGO

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT
DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: *wellsfargo.com*

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$54,511.71	$80,000.00	-$42,595.75	$91,915.96

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	02/12	80,000.00	WT Fed#09162 Bank of America, N /Org=State Board of Administration of FL Srf# 2025021200354201 Trn#250212083876 Rfb# 252Cb08462M42226
		$80,000.00	**Total electronic deposits/bank credits**
		$80,000.00	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	02/03	19.79	Clay County Utility 250131 5997510 Ridgewood Trails *Cdd
	02/03	20.84	Clay County Utility 250131 5997561 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997408 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997409 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997410 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997432 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997500 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5999425 Ridgewood Trails *Cdd
	02/03	33.20	Clay County Utility 250131 5999417 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5997574 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5999458 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5999470 Ridgewood Trails *Cdd
	02/03	50.64	Clay County Utility 250131 5997518 Ridgewood Trails *Cdd
	02/03	110.82	Clay County Utility 250131 5999430 Ridgewood Trails *Cdd
	02/03	129.66	Clay County Utility 250131 5997576 Ridgewood Trails *Cdd

WELLS FARGO

Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*		*Transaction detail*
	02/03	134.47		Clay County Utility 250131 5997411 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5997537 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5997549 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5999365 Ridgewood Trails *Cdd
	02/03	158.55		Clay County Utility 250131 5999407 Ridgewood Trails *Cdd
	02/03	166.38		Clay County Utility 250131 5999392 Ridgewood Trails *Cdd
	02/03	309.08		Clay County Utility 250131 5999452 Ridgewood Trails *Cdd
	02/03	362.04		Clay County Utility 250131 5997497 Ridgewood Trails *Cdd
	02/03	571.59		Clay County Utility 250131 5997505 Ridgewood Trails *Cdd
	02/03	673.70		Clay County Utility 250131 5999434 Ridgewood Trails *Cdd
	02/06	261.42		Wasteprojacksnvi 5555555555 250205 xxxxx4977 Ridgewood Trails Cdd
	02/06	276.77		Comcast 8495741 441276965 250205 8069706 Ridgewood *Trails Ccd
	02/11	53.49		Client Analysis Srvc Chrg 250210 Svc Chge 0125 002000028168472
	02/12	382.55		Comcast 8495741 441868084 250211 0216350 Ridgwood *Trails Cdd
	02/25	395.12	<	Business to Business ACH Debit - Newlane Auth Payme 250225 G-B2E9497A7E2A4 Ridgewood Trails Commu
		$4,911.74		**Total electronic debits/bank debits**

< ***Business to Business ACH:*** *If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
2771	750.00	02/12	2776	4,517.42	02/12	2780	4,737.53	02/12
2772	1,065.11	02/05	2777	142.95	02/10	2781	800.00	02/18
2773	1,021.23	02/05	2778	10,703.68	02/24	2782	8,388.78	02/12
2774	35.00	02/12	2779	726.64	02/24	2785*	4,103.67	02/25
2775	692.00	02/10						

$37,684.01 **Total checks paid**

* *Gap in check sequence.*

$42,595.75 **Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
01/31	54,511.71	02/10	47,509.84	02/18	107,845.07
02/03	50,969.32	02/11	47,456.35	02/24	96,414.75
02/05	48,882.98	02/12	108,645.07	02/25	91,915.96
02/06	48,344.79				

Average daily ledger balance **$82,543.20**

Commercial Checking Acct Public Funds

Account number: [redacted] ■ March 1, 2025 - March 31, 2025 ■ Page 1 of 3

WELLS FARGO

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT
DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: *wellsfargo.com*

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$91,915.96	$1,075.00	-$37,294.41	$55,696.55

Credits

Deposits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	03/12	1,075.00	Deposit
		$1,075.00	**Total deposits**
		$1,075.00	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	03/03	20.84	Clay County Utility 250228 6919274 Ridgewood Trails *Cdd
	03/03	24.51	Clay County Utility 250228 6936476 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6919273 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6936474 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6936475 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6936502 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6936534 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6936573 Ridgewood Trails *Cdd
	03/03	36.50	Clay County Utility 250228 6919118 Ridgewood Trails *Cdd
	03/03	46.98 <	Business to Business ACH Debit - Clay Electric Electric 250228 0009153302 Ridgewood Trails Commu
	03/03	49.47	Clay County Utility 250228 6919129 Ridgewood Trails *Cdd
	03/03	49.47	Clay County Utility 250228 6919183 Ridgewood Trails *Cdd
	03/03	49.47	Clay County Utility 250228 6919222 Ridgewood Trails *Cdd
	03/03	50.18	Clay County Utility 250228 6936500 Ridgewood Trails *Cdd
	03/03	64.97	Clay County Utility 250228 6936589 Ridgewood Trails *Cdd

WELLS FARGO

Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*		*Transaction detail*
	03/03	109.90		Clay County Utility 250228 6919109 Ridgewood Trails *Cdd
	03/03	158.30		Clay County Utility 250228 6919134 Ridgewood Trails *Cdd
	03/03	158.30		Clay County Utility 250228 6936518 Ridgewood Trails *Cdd
	03/03	158.30		Clay County Utility 250228 6936539 Ridgewood Trails *Cdd
	03/03	165.33		Clay County Utility 250228 6919143 Ridgewood Trails *Cdd
	03/03	195.72		Clay County Utility 250228 6919095 Ridgewood Trails *Cdd
	03/03	230.29		Clay County Utility 250228 6919185 Ridgewood Trails *Cdd
	03/03	232.61		Clay County Utility 250228 6919187 Ridgewood Trails *Cdd
	03/03	358.87		Clay County Utility 250228 6936530 Ridgewood Trails *Cdd
	03/03	444.54		Clay County Utility 250228 6936601 Ridgewood Trails *Cdd
	03/03	585.28		Clay County Utility 250228 6919120 Ridgewood Trails *Cdd
	03/04	36.23	<	Business to Business ACH Debit - Clay Electric Electric 250303 0009047502 Ridgewood Trails Commu
	03/04	36.23	<	Business to Business ACH Debit - Clay Electric Electric 250303 0009047503 Ridgewood Trails Commu
	03/04	42.12	<	Business to Business ACH Debit - Clay Electric Electric 250303 0009144433 Ridgewood Trails Commu
	03/04	42.83	<	Business to Business ACH Debit - Clay Electric Electric 250303 0009011950 Ridgewood Trails Commu
	03/04	1,028.60	<	Business to Business ACH Debit - Clay Electric Electric 250303 0008874493 Ridgewood Trails Commu
	03/06	276.77		Comcast 8495741 441276965 250305 9351667 Ridgewood *Trails Ccd
	03/07	260.82		Wasteprojacksnvi 5555555555 250306 xxxxx4535 Ridgewood Trails Cdd
	03/11	30.05		Client Analysis Srvc Chrg 250310 Svc Chge 0225 002000028168472
	03/12	382.55		Comcast 8495741 441868084 250311 1517710 Ridgwood *Trails Cdd
	03/17	153.00	<	Business to Business ACH Debit - IRS Usataxpymt 031725 270547672671371 Ridgewood Trails Commu
	03/25	395.12	<	Business to Business ACH Debit - Newlane Auth Payme 250325 G-5134E05Cbdfc4 Ridgewood Trails Commu
	03/31	20.84		Clay County Utility 250328 7397627 Ridgewood Trails *Cdd
	03/31	26.50		Clay County Utility 250328 7397621 Ridgewood Trails *Cdd
	03/31	29.72		Clay County Utility 250328 7390905 Ridgewood Trails *Cdd
	03/31	29.72		Clay County Utility 250328 7390908 Ridgewood Trails *Cdd
	03/31	29.72		Clay County Utility 250328 7390944 Ridgewood Trails *Cdd
	03/31	29.72		Clay County Utility 250328 7397564 Ridgewood Trails *Cdd
	03/31	29.72		Clay County Utility 250328 7401186 Ridgewood Trails *Cdd
	03/31	31.43		Clay County Utility 250328 7401234 Ridgewood Trails *Cdd
	03/31	35.58		Clay County Utility 250328 7390309 Ridgewood Trails *Cdd
	03/31	47.10	<	Business to Business ACH Debit - Clay Electric Electric 250328 0009153302 Ridgewood Trails Commu
	03/31	49.47		Clay County Utility 250328 7390263 Ridgewood Trails *Cdd
	03/31	49.47		Clay County Utility 250328 7397567 Ridgewood Trails *Cdd
	03/31	49.47		Clay County Utility 250328 7397628 Ridgewood Trails *Cdd
	03/31	50.25		Clay County Utility 250328 7390959 Ridgewood Trails *Cdd
	03/31	56.56		Clay County Utility 250328 7401172 Ridgewood Trails *Cdd
	03/31	104.76		Clay County Utility 250328 7401173 Ridgewood Trails *Cdd
	03/31	126.67		Clay County Utility 250328 7390239 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7390934 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7397620 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7401190 Ridgewood Trails *Cdd

WELLS FARGO

Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*	*Transaction detail*
	03/31	164.59	Clay County Utility 250328 7390304 Ridgewood Trails *Cdd
	03/31	207.74	Clay County Utility 250328 7397576 Ridgewood Trails *Cdd
	03/31	251.60	Clay County Utility 250328 7390237 Ridgewood Trails *Cdd
	03/31	388.46	Clay County Utility 250328 7401214 Ridgewood Trails *Cdd
	03/31	389.03	Clay County Utility 250328 7401248 Ridgewood Trails *Cdd
	03/31	575.83	Clay County Utility 250328 7390247 Ridgewood Trails *Cdd
		$9,301.32	**Total electronic debits/bank debits**

*< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
2783	110.00	03/03	2791	4,672.78	03/12	2797	92.70	03/24
2784	135.00	03/14	2792	8,424.34	03/12	2798	1,163.77	03/28
2786*	92.70	03/03	2793	142.95	03/19	50427*	184.70	03/10
2787	46.20	03/07	2794	379.17	03/19	50428	184.70	03/11
2788	35.00	03/12	2795	112.00	03/19	50429	184.70	03/10
2789	692.00	03/10	2796	452.00	03/19	50430	184.70	03/11
2790	10,703.68	03/20						
	$27,993.09	**Total checks paid**						

** Gap in check sequence.*

$37,294.41 Total debits

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
02/28	91,915.96	03/11	85,114.46	03/20	60,596.99
03/03	88,345.11	03/12	72,674.79	03/24	60,504.29
03/04	87,159.10	03/14	72,539.79	03/25	60,109.17
03/06	86,882.33	03/17	72,386.79	03/28	58,945.40
03/07	86,575.31	03/19	71,300.67	03/31	55,696.55
03/10	85,513.91				

Average daily ledger balance $72,855.72

Funds Availability Policy Update

Effective June 4, 2025, we are updating the Funds Availability Policy in our Commercial Account Agreement as follows:

In the "Longer delays may apply" section, we are making the following changes:
- The amount of your deposit that may be available on the first business day after the day of your deposit is increasing from $225 to $275.
- The amount of funds you deposit by check on any one day that may lead to a longer delay in availability of generally no more than seven business days is increasing from $5,525 to $6,725.

T&M Electric of Clay County,
200 College Drive

Orange Park, FL 32065
Phone: (904) 272-0272

License# EC0001152

Invoice

Invoice Number
73476
Invoice Date
8/14/2025

Bill To: **Pine Ridge Plantation**
Community Development District
4200 Pine Ridge Parkway
Middleburg, FL 32068

Re:
Community Development District
4200 Pine Ridge Parkway

Job No	Customer Job No	Customer PO	Payment Terms	Due Date
			Net 15 Days	8/29/2025

Quantity	Description	Rate/Unit	Price
1.00	Repair pool lights	195.00	195.00
0.50	Additional labor	150.00	75.00

Amenity Repairs & Replacements
1.330.57200.46100
8/18/25

RECEIVED
AUG 18 2025
BY:

Subtotal	$	270.00
Sales Tax (if applicable)	$	0.00
Total Due	**$**	**270.00**

Thank you for your business!

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
AUG 29 2025
BY:

General Fund

Check Request

Date	Amount	Authorized By
August 25, 2025	$5,940.19	Bernadette Peregrino

Payable to:

Ridgewood Trails CDD #23

Date Check Needed:	Budget Category:
ASAP	1.300.20700.10300

Intended Use of Funds Requested:

Jan CCUA Payment from Ridgewood Trails GF	2,093.10
Feb CCUA Payment from Ridgewood Trails GF	1,920.21
Mar CCUA Payment from Ridgewood Trails GF	1,926.88
	5,940.19
(Attach supporting documentation for request.)	

Commercial Checking Acct Public Funds

Account number: [redacted] ■ February 1, 2025 - February 28, 2025 ■ Page 1 of 2

WELLS FARGO

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT
DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Questions?

Call your Customer Service Officer or Client Services
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Online: *wellsfargo.com*

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$54,511.71	$80,000.00	-$42,595.75	$91,915.96

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	02/12	80,000.00	WT Fed#09162 Bank of America, N /Org=State Board of Administration of FL Srf# 2025021200354201 Trn#250212083876 Rfb# 252Cb08462M42226
		$80,000.00	**Total electronic deposits/bank credits**
		$80,000.00	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	02/03	19.79	Clay County Utility 250131 5997510 Ridgewood Trails *Cdd
	02/03	20.84	Clay County Utility 250131 5997561 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997408 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997409 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997410 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997432 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5997500 Ridgewood Trails *Cdd
	02/03	29.72	Clay County Utility 250131 5999425 Ridgewood Trails *Cdd
	02/03	33.20	Clay County Utility 250131 5999417 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5997574 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5999458 Ridgewood Trails *Cdd
	02/03	49.47	Clay County Utility 250131 5999470 Ridgewood Trails *Cdd
	02/03	50.64	Clay County Utility 250131 5997518 Ridgewood Trails *Cdd
	02/03	110.82	Clay County Utility 250131 5999430 Ridgewood Trails *Cdd
	02/03	129.66	Clay County Utility 250131 5997576 Ridgewood Trails *Cdd

WELLS FARGO

Electronic debits/bank debits *(continued)*

Effective date	*Posted date*	*Amount*		*Transaction detail*
	02/03	134.47		Clay County Utility 250131 5997411 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5997537 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5997549 Ridgewood Trails *Cdd
	02/03	158.30		Clay County Utility 250131 5999365 Ridgewood Trails *Cdd
	02/03	158.55		Clay County Utility 250131 5999407 Ridgewood Trails *Cdd
	02/03	166.38		Clay County Utility 250131 5999392 Ridgewood Trails *Cdd
	02/03	309.08		Clay County Utility 250131 5999452 Ridgewood Trails *Cdd
	02/03	362.04		Clay County Utility 250131 5997497 Ridgewood Trails *Cdd
	02/03	571.59		Clay County Utility 250131 5997505 Ridgewood Trails *Cdd
	02/03	673.70		Clay County Utility 250131 5999434 Ridgewood Trails *Cdd
	02/06	261.42		Wasteprojacksnvi 5555555555 250205 xxxxx4977 Ridgewood Trails Cdd
	02/06	276.77		Comcast 8495741 441276965 250205 8069706 Ridgewood *Trails Ccd
	02/11	53.49		Client Analysis Srvc Chrg 250210 Svc Chge 0125 002000028168472
	02/12	382.55		Comcast 8495741 441868084 250211 0216350 Ridgwood *Trails Cdd
	02/25	395.12	<	Business to Business ACH Debit - Newlane Auth Payme 250225 G-B2E9497A7E2A4 Ridgewood Trails Commu
		$4,911.74		**Total electronic debits/bank debits**

< ***Business to Business ACH:*** *If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

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2775	692.00	02/10						

$37,684.01 **Total checks paid**

* *Gap in check sequence.*

$42,595.75 **Total debits**

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02/06	48,344.79				

Average daily ledger balance **$82,543.20**

Commercial Checking Acct Public Funds

WELLS FARGO

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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San Francisco, CA 94163

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Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
[redacted]	$91,915.96	$1,075.00	-$37,294.41	$55,696.55

Credits

Deposits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	03/12	1,075.00	Deposit
		$1,075.00	**Total deposits**
		$1,075.00	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	03/03	20.84	Clay County Utility 250228 6919274 Ridgewood Trails *Cdd
	03/03	24.51	Clay County Utility 250228 6936476 Ridgewood Trails *Cdd
	03/03	29.72	Clay County Utility 250228 6919273 Ridgewood Trails *Cdd
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	03/03	29.72	Clay County Utility 250228 6936502 Ridgewood Trails *Cdd
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WELLS FARGO

Electronic debits/bank debits *(continued)*

Effective date	Posted date	Amount		Transaction detail
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	03/31	56.56		Clay County Utility 250328 7401172 Ridgewood Trails *Cdd
	03/31	104.76		Clay County Utility 250328 7401173 Ridgewood Trails *Cdd
	03/31	126.67		Clay County Utility 250328 7390239 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7390934 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7397620 Ridgewood Trails *Cdd
	03/31	158.30		Clay County Utility 250328 7401190 Ridgewood Trails *Cdd

WELLS FARGO

***Electronic debits/bank debits** (continued)*

Effective date	Posted date	Amount	Transaction detail
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	03/31	251.60	Clay County Utility 250328 7390237 Ridgewood Trails *Cdd
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	03/31	389.03	Clay County Utility 250328 7401248 Ridgewood Trails *Cdd
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		$9,301.32	**Total electronic debits/bank debits**

< ***Business to Business ACH:*** *If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.*

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
2783	110.00	03/03	2791	4,672.78	03/12	2797	92.70	03/24
2784	135.00	03/14	2792	8,424.34	03/12	2798	1,163.77	03/28
2786*	92.70	03/03	2793	142.95	03/19	50427*	184.70	03/10
2787	46.20	03/07	2794	379.17	03/19	50428	184.70	03/11
2788	35.00	03/12	2795	112.00	03/19	50429	184.70	03/10
2789	692.00	03/10	2796	452.00	03/19	50430	184.70	03/11
2790	10,703.68	03/20						

$27,993.09 **Total checks paid**

* *Gap in check sequence.*

$37,294.41 **Total debits**

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
02/28	91,915.96	03/11	85,114.46	03/20	60,596.99
03/03	88,345.11	03/12	72,674.79	03/24	60,504.29
03/04	87,159.10	03/14	72,539.79	03/25	60,109.17
03/06	86,882.33	03/17	72,386.79	03/28	58,945.40
03/07	86,575.31	03/19	71,300.67	03/31	55,696.55
03/10	85,513.91				

Average daily ledger balance **$72,855.72**

Funds Availability Policy Update

Effective June 4, 2025, we are updating the Funds Availability Policy in our Commercial Account Agreement as follows:

In the "Longer delays may apply" section, we are making the following changes:
- The amount of your deposit that may be available on the first business day after the day of your deposit is increasing from $225 to $275.
- The amount of funds you deposit by check on any one day that may lead to a longer delay in availability of generally no more than seven business days is increasing from $5,525 to $6,725.

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: **9471164**
Invoice Date: 8/21/2025
Sales Order: 8719406
Cust PO #:

Project Name: Pine Ridge - Tree Removals Option 2
Project Description: Pine Ridge - Tree Removals

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Remove hazardous/leaning treeon Camp Ridge and stump grind	1.000	LS	960.00	960.00
	Grounds repair & maintenance 1.320.53800.46000 9/2/25				
	RECEIVED SEP 02 2025 BY:			**Total Invoice Amount**	**960.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**960.00**

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 #: 9471164
Invoice Date: 8/21/2025

Amount Due: $ 960.00

Thank you for allowing us to serve you

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

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

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24488830
Invoice #: 9473662
Invoice Date: 9/1/2025
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For September Landscape Maintenance 1.320.53800.46200 9/2/25 RECEIVED SEP 02 2025 BY:	13,495.63
	Total Invoice amount	**13,495.63**
	Tax amount	
	Balance due	**13,495.63**

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 #: 9473662
Invoice Date: 9/1/2025

Amount Due: $13,495.63

Thank you for allowing us to serve you

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

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

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

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

Invoice

Invoice #: 274
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

Bill To:

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

RECEIVED
SEP 03 2025
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025		4,572.17	4,572.17
Website Administration - September 2025		106.00	106.00
Information Technology - September 2025		141.33	141.33
Dissemination Agent Services - September 2025		463.75	463.75
Office Supplies		0.39	0.39
Postage		34.51	34.51
Copies		1.05	1.05

Total	$5,319.20
Payments/Credits	$0.00
Balance Due	$5,319.20

poolsure
An Aquasol Company

Invoice

Date 9/1/2025
Invoice# 131295631344

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

Terms	Net 20
Due Date	9/21/2025
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
8/20/25

RECEIVED
AUG 20 2025
BY:

131295631344

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
719342	9/1/2025	$875.00

ADDRESSEE

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

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

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

000000000754060010000000303989000000008750021

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 9/11/2025 **Invoice 303989B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Monthly		$875.00	$0.00	$875.00

Lake maintenance
1.320.53800.46400
9/2/25

Please remit payment for this month's invoice.

RECEIVED
SEP 02 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

CLAY TODAY
A Division of Osteen Media Group

INVOICE

Invoice Number: 2025-302976
Invoice Date: 9/4/2025
Due Date: 10/3/2025

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

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 # 162382	Notice of Meeting September 16, 2025	CT - Clay Today	Sep 4	2025		Column Inch	Black & White	4.2000	$44.10
Total:									$44.10

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.

RECEIVED
SEP 08 2025

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 Notice of Meeting

In the matter of September 16, 2025

LEGAL: 162382

Was published in said newspaper in the issues:

9/4/2025

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.

Hugh Osteen III

Sworn to me and subscribed before me 09/04/2025

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH
EXPIRES: September 2?, 20??

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

Notice of Meeting

Pine Ridge Plantation

Community Development District

A meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on **Tuesday, September 16, 2025 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

Marilee Giles
District Manager

Legal 162382 Published 9/4/2025 in Clay County's Clay Today newspaper

From: **Pine Ridge Plantation** prmgr@riversidemgtsvc.com
Subject: Security deposit refund
Date: September 10, 2025 at 1:19 PM
To: Bernadette Peregrino bperegrino@gmsnf.com, Todd Polvere tpolvere@gmsnf.com

RECEIVED
SEP 10 2025
BY:

Good afternoon,

I need to have a security deposit refund issued. They had paid the deposit with a money order that had already been made out to Pine Ridge. It was included in the deposit summary from July. It was money order # 19-727936234 in the amount of $500

Mail to:
Latoya Barrett
1721 Foggy Day Dr.
Middleburg, 32068

Let me know if you have any questions or need anything additional and have a great day!

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 #: 578
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	104.03	27.50	2,860.83

RECEIVED
SEP 05 2025
BY:

Alison Mossing
9-5-25

Total	$2,860.83
Payments/Credits	$0.00
Balance Due	$2,860.83

PINE RIDGE CDD

FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
104.03	Facility Assistant	$ 27.50	$ 2,860.83
	Covers Period: August 2025		
	GL # 1.330.57200.34110		
	TOTAL DUE:		$ 2,860.83

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

Date	Hours	Employee	Description
8/2/25	8	S.W.	Completed daily checklist, returned calls and emails
8/3/25	8	S.W.	Completed daily checklist, returned calls and emails
8/9/25	8	S.W.	Completed daily checklist, returned calls and emails
8/10/25	8	S.W.	Completed daily checklist, returned calls and emails
8/16/25	8.03	S.W.	Completed daily checklist, returned calls and emails
8/17/25	7.98	S.W.	Completed daily checklist, returned calls and emails
8/23/25	8.08	S.W.	Completed daily checklist, returned calls and emails
8/24/25	8	S.W.	Completed daily checklist, returned calls and emails
8/25/25	8.07	S.W.	Completed daily checklist, returned calls and emails
8/26/25	7.5	S.W.	Completed daily checklist, returned calls and emails
8/27/25	2.25	S.W.	Completed daily checklist, returned calls and emails
8/29/25	6.05	S.W.	Completed daily checklist, returned calls and emails
8/30/25	8.07	S.W.	Completed daily checklist, returned calls and emails
8/31/25	8	S.W.	Completed daily checklist, returned calls and emails
	104.03		

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

Invoice

Invoice #: 579
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	163.83	21.50	3,522.35

RECEIVED
SEP 05 2025
BY:

Alison Mossing
9-5-25

Total	$3,522.35
Payments/Credits	$0.00
Balance Due	$3,522.35

PINE RIDGE CDD

LIFEGUARDS

Qty./Hours	Description	Rate	Amount
163.83	Lifeguards	$ 21.50	$ 3,522.35
	Covering August 2025 - September 1, 2025		
	GL # 330.572.3420		
	TOTAL DUE:		$ 3,522.35

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS FOR AUGUST 2025

Date	Hours	Employee	Description
8/1/25	4.23	S.M.	Lifeguard
8/1/25	3.15	E.T.	Lifeguard
8/2/25	5.78	S.M.	Lifeguard
8/2/25	5.75	K.N.	Lifeguard
8/2/25	5.75	E.T.	Lifeguard
8/3/25	5.77	S.M.	Lifeguard
8/3/25	5.72	E.T.	Lifeguard
8/7/25	4.25	S.M.	Lifeguard
8/7/25	4.25	E.T.	Lifeguard
8/8/25	4.25	S.M.	Lifeguard
8/9/25	5.77	S.M.	Lifeguard
8/9/25	5.75	E.T.	Lifeguard
8/10/25	5.77	S.M.	Lifeguard
8/10/25	5.77	E.T.	Lifeguard
8/16/25	5.77	S.M.	Lifeguard
8/16/25	5.75	K.N.	Lifeguard
8/16/25	5.75	E.T.	Lifeguard
8/17/25	5.77	S.M.	Lifeguard
8/17/25	5.48	E.T.	Lifeguard
8/23/25	5.77	S.M.	Lifeguard
8/23/25	5.75	E.T.	Lifeguard
8/24/25	5.78	S.M.	Lifeguard
8/24/25	5.75	K.N.	Lifeguard
8/24/25	5.75	E.T.	Lifeguard
8/30/25	5.78	S.M.	Lifeguard
8/30/25	5.75	E.T.	Lifeguard
8/31/25	5.77	S.M.	Lifeguard
8/31/25	5.73	E.T.	Lifeguard
9/1/25	5.77	S.M.	Lifeguard
9/1/25	5.75	E.T.	Lifeguard
GRAND TOTAL	163.83		

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

Invoice

Invoice #: 577
Invoice Date: 9/1/2025
Due Date: 9/1/2025
Case:
P.O. Number:

Bill To:

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

RECEIVED
SEP 03 2025
BY:

Description	Hours/Qty	Rate	Amount
1.330.57200.46200- Janitorial Services - September 2025		840.00	840.00
1.330.57200.46400- Pool Maintenance Services - September 2025		1,375.00	1,375.00
1.330.57200.34000- Contract Administration - September 2025		2,264.00	2,264.00
1.330.57200.34100-Facility Management - Pine Ridge Plantation - September 2025		5,956.00	5,956.00
Pool Chemicals - Trichlor		524.70	524.70
Pool Chemicals - Tile Soap		84.32	84.32
Pool Chemicals - DE Powder		141.90	141.90

Alison Mossing
9-3-25

Total	$11,185.92
Payments/Credits	$0.00
Balance Due	$11,185.92

INVOICE

A-Pro Signs & Promo
1232 Suite 2 Blanding Blvd.
Orange Park, FL 32065

Jason@aprosigns.com
+1 (904) 400-0882
www.aprosigns.com

PRO

Bill to
Maria Cranford
Pine Ridge Plantation CDD

RECEIVED
SEP 05 2025
BY:

Ship to
Maria Cranford
Pine Ridge Plantation CDD

Invoice details
Invoice no.: 3637
Terms: Payment Appreciated!
Invoice date: 09/05/2025
Due date: 09/09/2025

Sales Rep: Jason

Amenity Repairs & Replacements
1.330.57200.46100
9/5/25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sign**	2 - Pool Rules sign (aluminum) - 18" x 24"	3	$52.50	$157.50
2.		**Sign**	2 - Playground sign (aluminum) - 24" x 36"	2	$78.00	$156.00
3.		**Sign**	1 - Water slide rules sign (current one is a sticker like) 53.5" x 36"	1	$95.00	$95.00
4.		**Sign**	2 - Dumpster (aluminum) 12" x 18"	2	$45.00	$90.00
5.		**Sign**	1 - Field sign (aluminum) 18" x 24" slight edit to the original	1	$52.50	$52.50
6.		**Sign**	8 - yard sale signs (printed front & back) with stands	10	$25.00	$250.00
7.		**Sign**	Optional-combining the Pine Ridge specific pool rules sign with the specific lettering requirements from the Health Department except like the look of something community specific24" x 30.5 $62 ea.	2	$62.00	$124.00
8.		**Set Up**	1 Time Design/ Set Up and Type Set Fee (7 Different Designs)	1	$150.00	$150.00

Ways to pay

VISA

View and pay

Total $1,075.00

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22681	9/11/2025	S-20995	10/11/2025	**Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22681	9/11/2025	S-20995	10/11/2025	CAC1822034

Problem Reported:
*** NC-No Cooling - Com ***
No Cooling - Commerical Call
Unit #2 not cooling .
Tech Date
DAVIDF 09/11/2025

Equipment:
Unit : CCOND Model : 24ACC460A0030011
Brand: CARR Serial#: 4119E10059
Location: Cu #2

Upon arrival system was not operational. Speaking with customer, she told me outdoor unit was not running. She thought she seen what was smoke so she turned system off. Then with system off indoor fan would not turn off. So she turned off the indoor unit disconnect. First thing I checked the dual capacitor. It's rated at 70+7.5mfd. I checked this on the nameplate on both the outdoor fan and compressor and it is 70+7.5mfd. I measured the cap and it measured 0+0mfd. I do not have 70+5 or my truck. To test this I put three caps together to make a 70+7.5. Unit came on. It has a bad dual capacitor. Also this unit has a hard start but I get no reading on it either. Recommend replacing it as well. Unit has a RLA of 20.8A. At start up it measured 56A then ran at 16.5A.

Quote one man, a 70-7.5mfd capacitor, and a hard start.

Unit : CAHU Model : FB4CNP061
Brand: CARR Serial#: 4219F15204
Location: Hallway

The blower motor does not turn off with stat off or even when I pull green circuit off the gray in the air handler. A relay in the ECM has gotten stuck in the closed position. Needs to be replaced.

Quote one man and ECM motor module.

ADDITIONAL DETAILS:
Two quotes on the job one to replace ecm motor/module in the air handler and one to replace a dual capacitor 70-7.5mfd and a hard start in the condenser.

Diagnostic complete and ready to be billed.

Service Invoice

Amenity Repairs & Replacements
1.330.57200.46100
9/17/25

RECEIVED
SEP 17 2025
BY:

Material	0.00
Labor	422.40
Subtotal	422.40
Tax	0.00
Grand Total	422.40

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Re: Security deposit refund
Date: September 15, 2025 at 2:42 PM
To: Pine Ridge Plantation prmgr@riversidemgtsvc.com
Cc: Todd Polvere Tpolvere@gmsnf.com, Marilee Giles mgiles@gmsnf.com

Thank you! I apologize again. Please send my apologies to Mr. Goodman. I also was out a week after that email and thought Todd already processed the refund.

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

> On Sep 15, 2025, at 2:40 PM, Pine Ridge Plantation <prmgr@riversidemgtsvc.com> wrote:
>
> Yes ma'am, that is correct
>
> On Mon, Sep 15, 2025 at 2:38 PM Bernadette Peregrino <bperegrino@gmsnf.com> wrote:
> Hi Maria.
>
> Gees I'm so sorry about this. I thought Todd was CC on this email originally with the address and payee. Just to confirm Mr. Goodman's name is Wes correct? That's the file name you labeled on the pdf attached.
>
> Thank you,
> Bernadette Peregrino
> District Accountant
> 475 West Town Place Ste 114
> Saint Augustine, FL 32092
> Tel and Fax: 904-239-5309
> bperegrino@gmsnf.com
>
> RECEIVED
> SEP 15 2025
> BY:
>
> > Begin forwarded message:
> >
> > **From:** Pine Ridge Plantation <prmgr@riversidemgtsvc.com>
> > **Subject:** Security deposit refund
> > **Date:** August 15, 2025 at 3:18:05 PM EDT
> > **To:** Bernadette Peregrino <bperegrino@gmsnf.com>
> >
> > Hey! Quick question, Mr. Goodman just called looking for an update on his refund. Not sure if anyone paid attention to the notations so wanted to follow up so I can provide him an update. They paid the security deposit via money order #22-098895472, in the amount of $250
> >
> > Mailing address is:
> > 1094 Wetland Ridge Circle
> > Middleburg, 32068
> >
> > Thanks
> >
> > 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
>
> --
> Pine Ridge Plantation CDD
> 4200 Pine Ridge Parkway
> Middleburg, FL 32068
> Office: (904) 291-8878
> Email: prmgr@riversidemgtsvc.com
> CDD Website: www.pineridgeplantationcdd.com

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

Western Union

Payable at Wells Fargo Bank Grand Junction - Downtown N.A. Grand Junction, Colorado

MONEY ORDER

22-098895472

Walmart

$

[redacted]

PAY EXACTLY

PAY TO THE ORDER OF Pine Ridge Plantation CDD Security Deposit

1094 Wetland Ridge Cir

PURCHASER'S SIGNATURE

MOBILE DEPOSIT PROHIBITED

Deposit For Rental on 7/6/25 * mail Refund

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

Western Union

Payable at Wells Fargo Bank Grand Junction - Downtown N.A. Grand Junction, Colorado

MONEY ORDER

19-727936234

$

[redacted]

PAY EXACTLY

PAY TO THE ORDER OF Pine Ridge CDD Security Deposit

1721 Foggy day dr Middleburg FL 32068

PURCHASER'S SIGNATURE

MOBILE DEPOSIT PROHIBITED

Deposit For Rental on 9/6/25 * holding deposit for now

INVOICE

Egis Insurance & Risk Advisors

Customer	Pine Ridge Plantation Community Development District
Acct #	290
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 35,023.00
Payment Amount	
Payment for:	Invoice#29627
100125550	

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

Please detach and return with payment

Customer: Pine Ridge Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
29627	10/01/2025	Renew policy	Policy #100125550 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	35,023.00

RECEIVED
SEP 19 2025

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 35,023.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/19/2025

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

RECEIVED
SEP 24 2025
BY:

Invoice No. *28113*
Date *09/24/2025*

SERVICE **AMOUNT**

Project: Arbitrage - Series 2020 FYE 8/31/2025
Arbitrage Services
Arbitrage

		$ 600.00
Subtotal:		600.00
Total		600.00
Current Amount Due		$ 600.00

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

Payment due upon receipt.

Service Invoice

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Billed Customer: #001626

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22739 9/19/2025 S-21043 10/19/2025 **Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22739	9/19/2025	S-21043	10/19/2025	CAC1822034

```
Problem Reported:
         ***  NC-No Cooling - Com  ***
No Cooling - Commerical Call
front office A/c shutting off unit freezes up then drains and comes back on
Tech          Date
ADAM       09/19/2025


Equipment:
Unit : Res Condenser      Model  : 24ABB360A310
Brand: Carrier            Serial#: 3908E14490
Location: Next to side door

Upon arrival found system extremely low on freon.  Will need to get quote from office for a
leak check.  Called office to get quote for an leak check.. Cust approved $600.00 for leak
check.
```

General Facility maintenance
1.330.57200.46000
9/24/25

RECEIVED
SEP 24 2025
BY:

Material	0.00
Labor	132.00
Subtotal	132.00
Tax	0.00
Grand Total	132.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specifiied. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

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

Invoice

Invoice #: 580
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

Bill To:

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

RECEIVED
SEP 17 2025
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	54.47	40.00	2,178.80
Maintenance Supplies		470.09	470.09

- General Facility maintenance - $329.14
  1.330.57200.46000
- Amenity Repairs & Replacements - $2,054.60
  1.330.57200.46100
- Janitorial Supplies - $265.15
  1.330.57200.46201

9/16/25

Total	$2,648.89
Payments/Credits	$0.00
Balance Due	$2,648.89

Alison Mossing
9-17-25

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

Date	Hours	Employee	Description
8/4/25	2.98	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
8/5/25	8	C.W.	Fixed and rehung windscreen at basketball court, blew leaves and debris off courts, pool deck and walkways, straightened and organized pool deck and patio furniture, cleaned gym and amenity room windows, office windows and mirrors, fixed shower handle in bathroom, raked mulch on playground
8/6/25	3	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
8/11/25	3	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
8/12/25	7.3	C.W.	Repaired stucco on entrance wall, raked mulch in play area, rehung windscreen in court, fixed fence to dumpster area, removed and cleaned gunk stuck in bathroom door, fixed loose bricks on walkway, repaired fence to splash pad, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and walkways
8/13/25	1	R.A.	Fixed women's pool bathroom door latch
8/13/25	2.97	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
8/18/25	2.98	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
8/19/25	6.37	C.W.	Tightened entrance gate, painted gate, rehung windscreen, replaced hook for life rings, dusted cob webs and nests from breezeway, filled cracks on bricks on walkway, raked mulch in playground, replaced air filters in air conditioner unit, blew leaves and debris off ball courts, pool deck and walkways, straightened and organized pool deck furniture, removed debris from courts, parking lot and bushes
8/20/25	3.12	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
8/25/25	3.2	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
8/26/25	7.55	C.W.	Painted gate at pool, sanded foam off bricks, rehung windscreen, cleaned barbeque grills, fixed ball nets, deep cleaned dumpster area, dusted cobwebs off amenity center, painted stucco wall at entrance, straightened and organized pool deck and patio furniture, straightened gym equipment, blew leaves and debris off pool deck, walkways and courts, raked playground, removed debris around pool deck, courts, parking lot and bushes
8/27/25	3	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	54.47		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	7/25/25	Toilet Paper Rolls (2)	69.40	M.C.
	8/5/25	8" Black Cable Ties	13.78	M.C.
	8/5/25	10 oz Caulk Gun	6.88	M.C.
	8/5/25	10.1 oz Sikaflex Concrete Fix	10.32	M.C.
	8/7/25	5x8 American Flag (2)	57.62	M.C.
	8/7/25	Taylor Reagent Refill Kit	31.17	M.C.
	8/7/25	Master Combination Locks 4pk	37.84	M.C.
	8/7/25	Heavy Duty Pool Pole Hanger Hooks 2pk	15.47	M.C.
	8/7/25	Paper Towels	37.08	M.C.
	8/7/25	Glass Cleaner 4pk	10.87	M.C.
	8/7/25	Air Wick Refills	20.39	M.C.
	8/7/25	Clorox Wipes 5pk	19.45	M.C.
	8/7/25	Handi Wipes	16.05	M.C.
	8/12/25	Black Gloves 80pk	22.98	M.C.
	8/12/25	8" Cable Ties 100pk	13.78	M.C.
	8/12/25	8" Releasable Cable Tie Black	13.78	M.C.
	8/12/25	4" Mending Plate	4.34	M.C.
	8/20/25	42 Gallon Trash Bags 50ct (2)	68.93	M.C.
		TOTAL	$470.09	

*** CHECK DATES 08/01/2025 - 09/30/2025 *** PINE RIDGE PLANTATION - CAP RS
BANK B PINE RIDGE PLANTATIO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/29/25	00035	8/15/25	10198	202508 320-53800-61000		*	6,000.00		
			25% DEP WORK ORDER #8235						
					TYLEX ENTERPRISE LLC			6,000.00	000080
9/05/25	00006	8/19/25	S-20827	202508 320-53800-61000		*	4,495.00		
			RPLC COMPRESSOR						
					TKW ENTERPRISES OF JACKSONVILLE INC			4,495.00	000081
9/05/25	00006	8/22/25	S-20876	202508 320-53800-61000		*	1,752.00		
			RPLC TMX ICP AIR HANDLER						
					TKW ENTERPRISES OF JACKSONVILLE INC			1,752.00	000082
9/19/25	00006	9/12/25	S-21000	202509 320-53800-61000		*	1,767.00		
			RPLC BLOWER MOTOR						
					TKW ENTERPRISES OF JACKSONVILLE INC			1,767.00	000083
9/19/25	00006	9/12/25	S-21004	202509 320-53800-61000		*	615.00		
			RPLC DUAL CAPACITOR						
					TKW ENTERPRISES OF JACKSONVILLE INC			615.00	000084
9/26/25	00006	9/19/25	S-21046	202509 320-53800-61000		*	600.00		
			LEAK SEARCH ON UNIT						
					TKW ENTERPRISES OF JACKSONVILLE INC			600.00	000085
9/26/25	00006	9/19/25	S-21047	202509 320-53800-61000		*	1,962.72		
			RECHARGE UNIT REFRIGERANT						
					TKW ENTERPRISES OF JACKSONVILLE INC			1,962.72	000086
					TOTAL FOR BANK B		17,191.72		
					TOTAL FOR REGISTER		17,191.72		

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

Invoice

1 Hargrove Grade Suite 1A
Palm Coast, Fl 32137
(386) 957-9339
(866) 896-9055 Fax
www.WebWatchdogs.net
info@WebWatchdogs.net
Florida Contractor License #ES12000771

Date	Invoice #
8/15/2025	**10198**

Pineridge Plantation
4200 Pineridge Pkwy
Middleburg, FL 32068

Description	Qty	Rate	Amount
25% Deposit Due Work Order #8235	1	6,000.00	6,000.00

Capital Repair / Replacement
2.320.53800.61000

8/18/25

RECEIVED
AUG 18 2025
BY:

1 Year Extended Warranty on Camera Parts, Labor and Equipment
All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.
After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently $199 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for $65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.

Due Date	Terms
8/15/2025	Due on receipt

Subtotal	$6,000.00
Sales Tax (0.0%)	$0.00
Total	$6,000.00
Payments/Credits	$0.00
Balance Due	$6,000.00

CUSTOMER understands and agrees that balance of the agreement is due upon completion. If the balance is not paid within 21 days subsequent to completion of the work. CUSTOMER agrees additionally to pay interest on the unpaid amount equal to 18% simple until WebWatchDogs is paid in full. CUSTOMER agrees to pay an additional $50.00 for any payment that is returned as either refused or for insufficient funds or similar reason.

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22498	8/19/2025	S-20827	09/18/2025	Amount Paid

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22498	8/19/2025	S-20827	09/18/2025	CAC1822034

Problem Reported:
*** GENRPR-General Repairs ***

QTD: $4495.00
Replace the compressor on the Carrier Condenser located next to the side door SN# 3908E1440

Capital Repair/Replacement
2.320.53800.61000
9/2/25

RECEIVED
SEP 02 2025
BY:

Tech	Date
DAVIDF	08/15/2025
DAVIDF	08/18/2025

Qty	Material
(5)	R410A PER POUND
(0)	compressor
(1)	drier
(1)	capacitor
(1)	acid away
(1)	New Compressor

Equipment:
Unit : RCOND Model : 24ABB360A310
Brand: CARR Serial#: 3908E1440
Location: Next to side door

8/15/25 - I reclaim existing refrigerant. I cut out the discharge line and the suction line. Next I unbolted the compressor and lifted it out of the condenser. Then I added the acid away to the new compressor and set it in the condenser. I braised in the discharge and suction line. I cut out the old filter drier and braised in new filter drier. I pressured tested my braise joints and once I was satisfied I was leak free I pulled vacuum. Once vacuum was achieved I went to perform start up. Had issues with start up and it started to lighting and rain had to pull off job and return tomorrow to start system up.
8/16/25 - Came back on Saturday. Tried to continue start up but still having issues with breaker tripping. Found new compressor is DOA. Need to get another Compressor.

8/18/25 - Came back with another compressor. I reclaimed the refrigerant in system. I braised out the discharge and suction lines. Unbolted the existing DOA compressor and removed it from the unit. Placed the new compressor and braised it in. Leaked checked it with 300 psig of nitro. No leaks so I pulled a vacuum. Now,I added two pounds of 410a on the liquid line and started up unit. I added another three pounds for a total of five pounds. Unit calls for eight pounds. However, at five pounds my head pressure was at 470psig. I suspect a bad txv. I took bulb off of suction lines and set it outside the unit and put panel back on pressures didn't change. 130 psig suction and 470 psig liquid. With bulb off pipe that should have throttled open raising my suction and lowering my liquid. It didn't. Bad txv.

I went back to get the model number off the air handler and the lady working here already had left. We will have to call and get the model and serial numbers. Please quote one man and txv

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Service Invoice

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Invoice Number: S-20827

(Continued from previous page)

```
Unit : RAHU              Model  : WBHL604AD0E
Brand: ICP               Serial#: E231302238
Location: AHU #1

ADDITIONAL DETAILS:
Compressor changed out and ready to be billed.
```

Amount Due 4,495.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

Service Invoice

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22550	8/22/2025	S-20876	09/21/2025	Amount Paid

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22550	8/22/2025	S-20876	09/21/2025	CAC1822034

```
Problem Reported:
        ***  GENRPR-General Repairs  ***
Parts in hollys office
QTD: $1752.00  (part is under Warranty - return bad part )
Replace the TXV on the ICP Air Handler

Tech          Date
ANDRES      08/22/2025

Qty   Material
(1)   TXV   (Warranty)
(1)   FREIGHT
(3)   410a

Equipment:
Unit : RAHU               Model   : WBHL604AD01T
Brand: ICP                Serial#: F231302238
Location: AHU #1

Replaced TXV , adjusted refrigerant levels and vacuumed drain line.

Unit : RCOND              Model   : 24ABB360A310
Brand: CARR               Serial#: 3908E14490
Location: Next to side door

Added 3 lbs of410A


ADDITIONAL DETAILS:
Pumped down system ,Replaced TXV, pressurized and evacuated system .
Started system and added 3lbs of 410A.  System drain line backed up ( vacuumed drain line)
While working notice carrier next icp unit was short cycling. Checked delta T of that system
and was only getting 11 degrees.
```

Capital Repair & Replacement
2.320.53800.61000
9/3/25

RECEIVED
SEP 03 2025
BY:

Service Invoice

Amount Due 1,752.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specifiied. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

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A $25.00 service charge will be added for all returned checks.

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22684 9/12/2025 S-21000 10/12/2025 **Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22684	9/12/2025	S-21000	10/12/2025	CAC1822034

```
Problem Reported:
        *** GENRPR-General Repairs ***

QTD: $1767.00
Replace the blower motor for the Carrier Air Handler
FB4CNP061 / 4219F15204

Tech        Date
DAVIDE      09/12/2025

Qty   Material
(1)   blower motor
(1)   WEB

Equipment:
Unit : CCOND            Model   : 24ACC460A0030011
Brand: CARR             Serial#: 4119E10059
Location: Cu #2

Unit : CAHU             Model   : FB4CNP061
Brand: CARR             Serial#: 4219F15204
Location: Hallway
```

Capital Repair & Replacement
2.320.53800.61000
9/17/25

RECEIVED
SEP 17 2025
BY:

Replaced blower motor. I shut off power at service disconnect. I removed blower housing from the unit and removed the motor from the blower housing. Then, i removed the belly band and the ears from old motor and installed it back on housing. I reinstalled blower housing back in unit. I wired it back up and applied power. After motor determined proper rotation I let run for a few minutes then i assured it was rotating properly. Then i turned off at stat and blower turned off as it should. Unit operating properly at this time.

Amount Due 1,767.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

Service Invoice

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Billed Customer: #001626

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Site ID: # 001626-0001

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22685	9/12/2025	S-21004	10/12/2025	Amount Paid	

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22685	9/12/2025	S-21004	10/12/2025	CAC1822034

Problem Reported:
*** GLNRPR-General Repairs ***

QTD: $615.00
Replace the dual capacitor and hard start kit for Carrier condenser 24ACC460A003 / 4119E10059

RECEIVED
SEP 17 2025
BY:

Capital Repair & Replacement
2.320.53800.61000
9/17/25

Tech: DAVIDF
Date: 09/12/2025

Qty	Material
(1)	dual capacitor
(1)	hard start kit
(1)	WEB

Equipment:
Unit : CCOND
Brand: CARR
Location: Cu #2
Model : 24ACC460A0030011
Serial#: 4119E10059

Came back to change out the hard start and the run capacitor. I changed out the parts and restarted the unit. Start up amps on the compressor are now 42A down from 56A and now is in range. Compressor running amps are at 18A. Pressures are suction 130 psig and liquid 325 psig with a subcooling of 12*F. Rating plate calls for 13*F.
Unit is operational at this time.

Amount Due 615.00

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22744	9/19/2025	S-21046	10/19/2025	**Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22744	9/19/2025	S-21046	10/19/2025	CAC1822034

```
Problem Reported:
        ***  GENRPR-General Repairs  ***
QTD: $ 600.00
perform a leak search on unit
Tech        Date
ADAM      09/19/2025

Qty   Material
(1)   NITROGEN CHARGE PER TANK

Equipment:
Unit : RCOND            Model  : 24A3B36CA310
Brand: CARR             Serial#: 3908E14490
Location: Next to side door

Nitrogen test found leak on outside unit at shrader core and king valve cap.
```

Capital Repair/Replacement
2.320.53800.61000
9/24/25

RECEIVED
SEP 24 2025
BY:

Amount Due 600.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specifiied. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A $25.00 service charge will be added for all returned checks.

Service Invoice

HOWARD SERVICES AIR CONDITIONING
"Professionals You Can Trust"

Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001626

Site ID: # 001626-0001

Pineridge Plantation Community
4200 Pineridge Pkwy
Middleburg, Fl 32068

Pineridge Plantation Community
Maria Cranford
4200 Pineridge Pkwy
Middleburg, Fl 32068

22745 9/19/2025 S-21047 10/19/2025 **Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22745	9/19/2025	S-21047	10/19/2025	CAC1822034

```
Problem Reported:
        ***  GENREP-General Repairs  ***
QTD: $ 1962.72
Recharge unit with refrigerant
Tech          Date
ADAM       09/19/2025

Qty   Material
(10)  R22 PER POUND

Equipment:
Unit : ACOND          Model  : 24ABB360A310
Brand: CARR           Serial#: 3908E14490
Location: Next to side door

Added Freon to system and checked pressures made sure system was working properly before
leaving . I did find the txv on lower evac coil was sticking and will need replaced .
```

Capital Repair/Replacement
2.320.53800.61000
9/24/25

RECEIVED
SEP 24 2025
BY:

Amount Due 1,962.72

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

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