

PINE RIDGE PLANTATION
Community Development District

January 8, 2026

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

December 22, 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 Thursday, January 8, 2026 at 5:30pm 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. Ratification of Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025 Audit
- IV. Consideration of Proposals from Brightview Landscaping Services, Inc. for Additional Trees
- V. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Engineer
 - D. Amenity & Operations Manager
 - 1. Landscape Quality Inspection Reports
 - 2. Report
- VI. Public Comments / Supervisor's Requests

VII. Approval of Consent Agenda

- A. Approval of the Minutes of the November 18, 2025 Meeting
- B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending November 30, 2025
- C. Assessment Receipts Schedule
- D. Approval of Check Register

VIII. Next Scheduled Meeting – 03/05/26 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

IX. Adjournment

THIRD ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 21, 2025

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Pine Ridge Plantation Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Pine Ridge Plantation Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



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2. Consider the entity's system of internal control 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and



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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,175 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.



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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



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

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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL


Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: *Maritza Stonebraker*

Title: Secretary

Date: Dec 1, 2025



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
(DATED OCTOBER 21, 2025)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 407-841-5524
EMAIL: ETORRES@GMSNF.COM**

Auditor: Maritza Stonebraker

**District: Pine Ridge Plantation
CDD**

By: _____



Title: Director

Date: October 21, 2025

By: _____



Title: _____

Secretary

Date: _____

Dec 1, 2025

FOURTH ORDER OF BUSINESS

Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Maria Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To Billing Address	Pine Ridge Plantation CDD 475 W Town Place Ste 114 St Augustine, FL 32092
Project Name	Pine Ridge - Landscape Enhancements		
Project Description	Enhancements at the 4 way Intersection, in front of the Amenity Center and inside at the Roundabout		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
25.00	HOUR	Mobilization. Labor to remove several declining plants, prep and grade areas. Debris disposal.	\$80.17	\$2,004.17
91.00	EACH	3g Jack Frost Ligustrum - Installed	\$15.50	\$1,410.50
91.00	EACH	1g Variegated Flax Lily - Installed	\$13.56	\$1,234.31
32.00	EACH	1g Purple Agapanthus - Installed	\$7.76	\$248.32
15.00	EACH	3g Red Knockout Rose - Installed	\$41.32	\$619.79
25.00	EACH	7g Loropetalum - Installed	\$62.73	\$1,568.18
25.00	EACH	3g Loropetalum - Installed	\$15.50	\$387.50
129.00	EACH	1g Emerald Goddess Liriope - Installed	\$11.41	\$1,472.41
15.00	EACH	7g Schilling - Installed	\$75.47	\$1,132.08
1.00	LUMP SUM	Irrigation - Adjustments/additions for newly installed plants (material and labor included)	\$492.10	\$492.10

For internal use only

SO# 8742872
JOB# 346100576
Service Line 130

Total Price \$10,569.36

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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

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

Customer

Property Manager	
Signature _____	Title _____
Maria Cranford	December 30, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Karen E Fisher	December 30, 2025
Printed Name _____	Date _____

Job #:	346100576		
SO #:	8742872	Proposed Price:	\$10,569.36

Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Maria Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To	Pine Ridge Plantation CDD
		Billing Address	475 W Town Place Ste 114 St Augustine, FL 32092
Project Name	Pine Ridge: Amenity Center Parking Lot Extending Plants and Trees		
Project Description	Pine Ridge: Amenity Center Parking Lot Extending Plants and Trees		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Live Oak Trees and 3g Viburnum:			Subtotal	\$14,283.99
1.00	LUMP SUM	Mobilization. Prep area by removing sod and creating new beds and tree rings for plantings. Grade areas. Remove any debris from site.	\$2,416.80	\$2,416.80
5.00	EACH	Southern Live Oak 4" Cal - Installed	\$1,416.87	\$7,084.33
134.00	EACH	Sandankwa Viburnum 3g Approx. 24" OC - Installed	\$21.02	\$2,817.12
15.00	CUBIC YARD	Pine Bark Mulch - Installed	\$53.00	\$795.03
1.00	EACH	Irrigation adjustments/additions for newly installed trees and plants (Material and labor included)	\$1,170.71	\$1,170.71
Live Oak Trees and 7g Viburnum:			Subtotal	\$17,531.79
1.00	LUMP SUM	Mobilization. Prep area by removing sod and creating new beds and tree rings for plantings. Grade areas. Remove any debris from site.	\$2,416.80	\$2,416.80
5.00	EACH	Southern Live Oak 4" Cal - Installed	\$1,416.87	\$7,084.33
99.00	EACH	Sandankwa Viburnum 7g Approx. 36" OC - Installed	\$61.26	\$6,064.92
15.00	CUBIC YARD	Pine Bark Mulch - Installed	\$53.00	\$795.03
1.00	EACH	Irrigation adjustments/additions for newly installed trees and plants (Material and labor included)	\$1,170.71	\$1,170.71

THIS IS NOT AN INVOICE

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Pine Ridge CDD

Images

PRV



For internal use only

SO# 8824160
JOB# 346100576
Service Line 130

Total Price \$31,815.78

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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Customer

Property Manager	
Signature _____	Title _____
Maria Cranford	December 30, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Karen E Fisher	December 30, 2025
Printed Name _____	Date _____

Job #:	346100576		
SO #:	8824160	Proposed Price:	\$31,815.78

Proposal for Extra Work at Pine Ridge CDD

Property Name	Pine Ridge CDD	Contact	Maria Cranford
Property Address	4200 Pine Ridge Plantation Middleburg, FL 32068	To	Pine Ridge Plantation CDD
		Billing Address	475 W Town Place Ste 114 St Augustine, FL 32092
Project Name	Pine Ridge: Amenity Center Parking Lot Extending Plants Only		
Project Description	Pine Ridge: Amenity Center Parking Lot Extending Plants Only		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3g Viburnum:				Subtotal
				\$6,685.91
1.00	LUMP SUM	Mobilization. Prep area by removing sod and creating new beds for plantings. Grade areas. Remove any debris from site.	\$2,014.00	\$2,014.00
134.00	EACH	Sandankwa Viburnum 3g Approx. 24" OC - Installed	\$21.02	\$2,817.12
13.00	CUBIC YARD	Pine Bark Mulch - Installed	\$78.35	\$1,018.57
1.00	EACH	Irrigation adjustments/additions for newly installed plants (Material and labor included)	\$836.22	\$836.22
7g Viburnum:				Subtotal
				\$9,933.71
1.00	LUMP SUM	Mobilization. Prep area by removing sod and creating new beds for plantings. Grade areas. Remove any debris from site.	\$2,014.00	\$2,014.00
99.00	EACH	Sandankwa Viburnum 7g Approx. 36" OC - Installed	\$61.26	\$6,064.92
13.00	CUBIC YARD	Pine Bark Mulch - Installed	\$78.35	\$1,018.57
1.00	EACH	Irrigation adjustments/additions for newly installed trees and plants (Material and labor included)	\$836.22	\$836.22

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Proposal for Extra Work at Pine Ridge CDD

Images

PRV



For internal use only

SO# 8824182
JOB# 346100576
Service Line 130

Total Price \$16,619.62

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Customer

Property Manager	
Signature _____	Title _____
Maria Cranford	December 30, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Karen E Fisher	December 30, 2025
Printed Name _____	Date _____

Job #:	346100576		
SO #:	8824182	Proposed Price:	\$16,619.62

FIFTH ORDER OF BUSINESS

D.

1.

Quality Site Assessment

Prepared for: Pine Ridge CDD

General Information

DATE: Tuesday, Nov 25, 2025

NEXT QSA DATE: Friday, Mar 27, 2026

CLIENT ATTENDEES: Karen Fisher

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Quality you can count on.

7
Seven
Standards of
Excellence



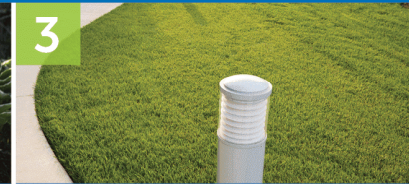
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Site Cleanliness



2

Weed Free



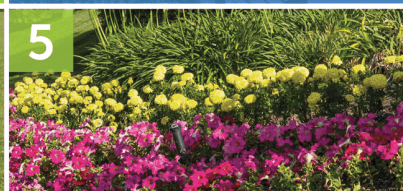
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Green Turf



4

Crisp Edges



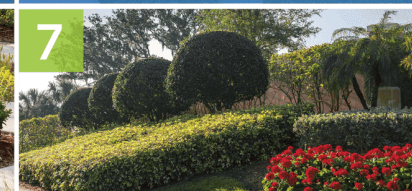
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Spectacular Flowers



6

Uniformly Mulched Beds



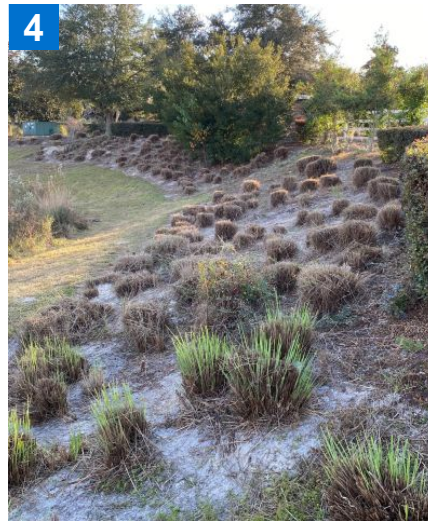
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Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items

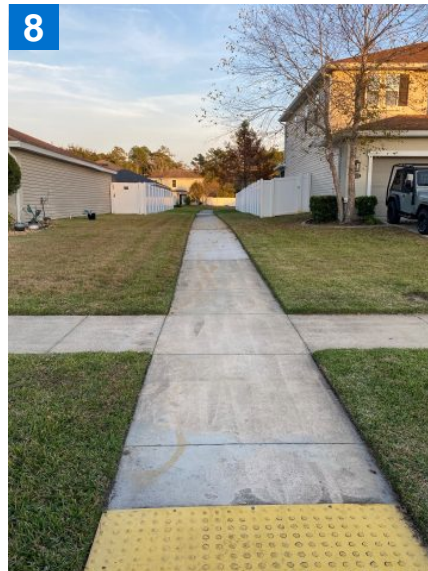


- 1** Pool area is looking sharp, beds are weed and trash free.
- 2** Common areas throughout are well maintained.
- 3** Soft and hard edging throughout is in rotation and well defined.
- 4** Seasonal grass cut backs are underway.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 5** The 4-way intersection is in neat order.
- 6** The crew will remove dead plants at the amenity center during their next detail rotation.
- 7** JEA station is well maintained. Turf health and color is ideal this time of year.
- 8** Common area sidewalks between homes are in rotation with maintenance and weed control.

Maintenance Items



- 9** Replacement annuals were installed after cold weather damage and are looking healthy.

Quality Site Assessment

Prepared for: Pine Ridge CDD

General Information

DATE: Tuesday, Dec 30, 2025

NEXT QSA DATE: Monday, Mar 30, 2026

CLIENT ATTENDEES: Karen Fisher

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Quality you can count on.

7
Seven
Standards of
Excellence



Site Cleanliness



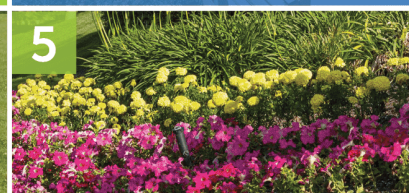
Weed Free



Green Turf



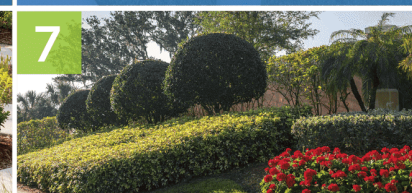
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



- 1** Mailbox Kiosk area at the back of the community is well maintained.
- 2** Field behind the Mail Kiosk is in neat order and trash free.
- 3** Pond maintenance is in rotation.
- 4** Common area along Lemon Drop Ln. - Hard edging and maintenance is in rotation.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



5 Property is neatly blown off and trash is picked up.

6 Seasonal grass cut backs are about 95% complete.

7 The crew continues to remove tree suckers and moss throughout the community as they work/while in their detail sections.

8 Trimming operation throughout are in rotation and looking sharp.

QUALITY SITE ASSESSMENT

Pine Ridge CDD

Maintenance Items



9 Grass beds are clean and weed free following cut backs, some grasses have already started to bloom again.

10 Playground area grasses have been cut back.

11 Pond maintenance is in rotation.

2.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: December 22, 2025
To: Pine Ridge Plantation CDD, Board of Supervisors
From: Maria Cranford, Amenity Manager & Operations Manager
Re: Monthly Facility Memorandum

Completed Items:

- Howard Heating and Air completed repairs to the office side unit on November 10th
- RMS staff tested all strands of holiday lights and made necessary bulb replacements to ensure all were in working order prior to hanging.
- RMS staff completed hanging all holiday lights on December 3rd
- RMS staff was able to correct issues of sagging in tennis nets and cord alignment in the net reel
- RMS staff continues to do weekly routine cleaning of the BBQ grills to ensure they are clean and ready for use even during the slower season
- Staff is conducting weekly checks of the windscreens at the courts to make sure all are properly secured
- Staff is doing weekly cobweb sweeps of the amenity building and removing wasp nests as they start
- Fitness Pro completed a number of repairs on December 11th, that had been identified during the preventative maintenance inspection back in October

In Progress Items:

- Coordinating with maintenance staff to get the dumb bucket feature painted during January/February

- Working to get rules for use signage made for the sports courts
- Staff will be completing some pressure washing around the amenity center and monument signs after the new year once all of the holiday décor has been removed
- Requests have been submitted to public works to once again address the build up of dirt in the curb along Pine Ridge Parkway at the Buggy Whip intersection
- 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 performing trash clean-up of the main roadway multiple days throughout the week and emptying all dog waste receptacles
- Brightview completed a number of irrigation repairs and a broken mainline

Amenity Manager:

- Number of rentals booked for November and December = 10
- Number of rentals tentatively scheduled for January and February = 8
- Jaquis Java was at the amenity center the morning of November 28th
- The Frozen Sweets truck was at the amenity center on December 6th from 1 to 4 p.m. and is scheduled to return on Friday, December 26th
- Brochachos Fusion Eats was at the amenity center on December 10th for dinner from 5 to 8 p.m.

- Community Christmas event was held on Saturday, December 13th and Santa is looking forward to returning next year on December 12th
- 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 January 8th, at 7 p.m. following the CDD meeting
- Pine Ridge West HOA holds their HOA meetings in the clubhouse the second Wednesday of every other month at 7 p.m. There is a meeting scheduled for January 14th



SEVENTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, **November 18, 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 <i>by phone</i>	Assistant Secretary

Also, present were:

Marilee Giles	District Manager
Michelle Rigoni <i>by phone</i>	District Counsel
Jay Soriano	GMS Operations
Maria Cranford	GMS Amenity Management

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Ms. Giles stated there were no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Ms. Giles presented the Fiscal Year 2024 audit report. She reminded the Board that all Districts are required to have an annual audit done by an independent CPA. She highlighted

some comments on the audit report from Berger, Toombs, Elam, Gaines & Frank that indicated their opinion is that everything looked good, and they did not identify any deficiencies in internal control that they consider to be a material weakness. She also pointed out in the management letter that there were no findings or recommendations in the preceding financial audit. She noted that under financial condition and management, it noted that they did not have any such recommendations. Lastly, she pointed out in the compliance letter that Pine Ridge Plantation CDD complied in all material respects the aforementioned requirements during the Fiscal Year September 30, 2024. She concluded that this is a clean audit and a very good audit.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

FOURTH ORDER OF BUSINESS

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

Ms. Giles explained that they use Berger, Toombs, Elam, Gaines & Frank and this District has used them since 2010. She noted they've done a great job for this District, but this year they fell behind. She further explained that they had a turnover of one of their partners and maybe some of the staff. She pointed out that the audit is due by June 30, but they didn't receive this District audit until September 30, so it wasn't received by the June 30 date. She noted that there were numerous emails sent from GMS staff, the accountant, and District Counsel to Berger, Toombs, Elam, Gaines & Frank following up on that. She added that they did get it, they are okay, and it was submitted to the state before the November 21 deadline. She opened up for discussion. After discussion, the Board decided to stay with Berger, Toombs, Elam, Gaines & Frank for their auditing services.

FIFTH ORDER OF BUSINESS

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

Ms. Giles stated their current agreement expired September 30, 2025, and this is just an agreement to take them for one more year to September 30, 2026. After discussion, the Board agreed to approve the Third Amendment to the Brightview Landscape Agreement in substantial

form and authorize staff to negotiate rates to remain flat for Fiscal Year 2026 and Fiscal Year 2027.

On MOTION by Mr. Lewis, seconded by Mr. Nazario, with all in favor, the Third Amendment to the Agreement for Landscape and Irrigation Maintenance Services with Brightview Landscaping Services Inc. and Authorizing Staff to Negotiate Rates to Remain Flat for Fiscal Year 2026 and Fiscal Year 2027, was approved in substantial form.

SIXTH ORDER OF BUSINESS

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

Ms. Giles stated this item is to true up the budget. She explained that when the District exceeds the budgeted expenses an amendment is necessary. She further explained that the amendment is a formality for the audit purposes and the expenses are projection. She pointed out that there are several lines that are under budget and a few lines that were over budget. She added that the funds have already been expensed, so no funds are actually really moving. She stated this is a paper trail, it's for the audit, and is a way to true up the budget.

On MOTION by Mr. Nazario, seconded by Mr. Ritchie, with all in favor, Resolution 2026-01, Amending the Fiscal Year 2025 General Fund & Capital Reserve Fund Budget, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated she had nothing to report but was happy to answer any questions.

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

Ms. Giles presented the Fiscal Year 2025 goals and objectives.

On MOTION by Mr. Nazario, seconded by Mr. Lewis, with all in favor, the Fiscal Year 2025 Goals & Objectives, was approved.

Ms. Giles reminded the Board to complete their four hours of ethics training, which is due by December 31.

Ms. Giles also stated that after speaking with each of the Supervisors outside of the meeting, they have a conflict with the rest of the dates for the fiscal year. She asked for Board approval to change the current dates to Thursday nights. After discussion, the Board decided to change the dates to January 8, 2026 at 5:30 p.m., March 5, 2026 at 6:00 p.m., May 7, 2026 at 6:00 p.m., July 9, 2026 at 6:00 p.m., and September 3, 2026 at 6:00 p.m.

On MOTION by Mr. Nazario, seconded by Mr. Ritchie, with all in favor, Meeting Date Changes, were approved.

C. Engineer

There being nothing to report from the engineer, the next item followed.

D. Amenity & Operations Manager

1. Landscape Quality Inspection Report

Ms. Giles presented this item to the Board. Ms. Cranford stated she had nothing to report on this item.

2. Report

Ms. Cranford stated that Ms. Fisher and Royce are both aware of the fact that in the cold snap their annuals did not do well. She explained that they are working to get those replaced so they don't have dead flowers everywhere. She noted that Ms. Fisher is out on vacation, but she will be at the January meeting and will have the quote for those trees for the islands. Ms. Cranford also pointed out that she is going to work to get some of the sod areas addressed so they can have that discussion as well. She added that after talking with Mr. Soriano prior to the meeting, he may also get an additional quote for the trees so the Board will have comparable information. She stated that the new security cameras are up and functioning and they have already come in super handy. She also stated that they are working on the Christmas stuff right now.

Mr. Soriano updated the Board on the erosion work stating they are about halfway through that on the front pond. He explained that they put their base layer of the riprap and rock in there so far other than some small gravel bags that they added today. He noted they have been

able to reuse a lot of materials from other projects they've had. He also stated he met with the tennis court people about a month ago and they are not seeing many issues right now, which leads him to believe any kind of water issue coming from under the asphalt is more related to a broken irrigation part. He explained that if he can, he would rather go the route to find the leak without excavating the actual courts. He explained that they are still working on that, and they want to try to find that before they get back to springtime, summertime and an increase in the irrigation, but they are not seeing any major issues right now. He concluded his update.

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

Ms. Giles opened for public comments and Supervisor's requests. There were no public comments.

A Supervisor requested to check the serviceability of the walking path lights at locations two, four, and five. Mr. Soriano will check the serviceability for those specified lights as requested.

**Supervisor Montoya left the meeting at this time.*

NINTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the September 16, 2025 Meeting**

Ms. Giles presented the minutes from the September 16, 2025, meeting and asked for any comments, corrections, or changes. The Board had no revisions.

On MOTION by Mr. Lewis, seconded by Mr. Ritchie, with all in favor, the Minutes of the September 16, 2025, Meeting, were approved.

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

Ms. Giles presented the balance sheet and income statement for the period ending September 30, 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 August and September in the amount of \$178,698.79. She noted this amount is a little higher than normal because it includes their insurance payment. She asked for comments or questions, Then asked for a motion to approve.

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 01/08/2026 @
5:30 p.m. at the Pine Ridge Plantation
Amenity Center**

Ms. Giles stated the next meeting is scheduled for January 8, 2026, at 5:30 p.m. at the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Lewis, 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
November 30, 2025



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Pine Ridge Plantation
Community Development District
Combined Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 84,900	\$ 21,215	\$ -	\$ 106,116
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
Investments:				
State Board of Administration (SBA)	191,046	731,239	-	922,285
Custody US Bank Account	90,571	-	-	90,571
Series 2020				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,641	113,641
Revenue	-	-	171,612	171,612
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
Total Assets	\$ 366,517	\$ 752,454	\$ 459,079	\$ 1,578,051
Liabilities:				
Accounts Payable	\$ 7,763	3,989	\$ -	\$ 11,751
Accrued Expenses	7,011	-	-	7,011
Total Liabilities	\$ 14,774	\$ 3,989	\$ -	\$ 18,762
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	459,079	459,079
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	748,466	-	748,466
Capital Reserves	-	-	-	-
Unassigned	351,744	-	-	351,744
Total Fund Balances	\$ 351,744	\$ 748,466	\$ 459,079	\$ 1,559,289
Total Liabilities & Fund Balance	\$ 366,517	\$ 752,454	\$ 459,079	\$ 1,578,051

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 808,015	\$ 38,023	\$ 38,023	\$ -
Misc./Facility Rental Income	5,000	833	1,625	792
Interest Income	15,000	2,500	2,044	(456)

Total Revenues	\$ 828,015	\$ 41,356	\$ 41,692	\$ 336
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 800	\$ 800	\$ -
PR-FICA	612	61	61	-
Engineering	8,000	1,333	-	1,333
Attorney	15,000	2,500	214	2,286
Annual Audit	3,175	-	-	-
Assessment Administration	6,207	6,207	6,207	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	5,843	974	974	-
Trustee Fees	4,434	4,434	4,445	(10)
Management Fees	57,609	9,602	9,602	-
Information Technology	1,781	297	297	-
Website Maintenance	1,336	223	223	-
Telephone	500	83	15	68
Postage & Delivery	1,000	167	135	32
General Liability and Public Officials Insurance	11,102	11,102	10,460	642
Printing & Binding	1,500	250	78	172
Legal Advertising	1,500	250	93	157
Other Current Charges	900	150	123	27
Office Supplies	300	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 129,574	\$ 38,657	\$ 33,902	\$ 4,756
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Operations & Maintenance

Grounds Maintenance

Landscape Maintenance	\$ 171,665	\$ 28,611	\$ -	\$ 28,611
Lake Maintenance	14,830	2,472	1,800	672
Electric	3,000	500	407	93
Water	26,000	4,333	11,050	(6,717)
Repairs And Maintenance	24,000	4,000	4,609	(609)
Irrigation Repairs	3,500	583	-	583
Contingencies	1,500	-	-	-

Subtotal Grounds Maintenance	\$ 244,495	\$ 40,499	\$ 17,866	\$ 22,633
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Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Amenity Center				
Property Insurance	\$ 29,155	\$ 29,155	\$ 24,563	\$ 4,592
General Facility Maintenance	24,000	4,000	3,679	321
Repairs & Replacements	24,000	4,000	3,531	469
Recreational Passes	500	-	-	-
Office Supplies	500	83	-	83
Permit Fees	780	-	-	-
Contingency	1,000	-	-	-
Special Events	15,000	2,500	3,056	(556)
Security	20,000	3,333	1,179	2,154
Utilities				
Water & Sewer	5,400	900	748	152
Electric	25,000	4,167	4,543	(376)
Cable/Phone/Internet	7,250	1,208	1,232	(23)
Refuse Service	17,760	2,960	2,943	17
Management Contracts				
Amenity Management	75,760	12,627	12,627	-
Facility Assistant	14,000	2,333	-	2,333
Field Management Services	28,798	4,800	4,800	-
Lifeguards	21,947	3,658	-	3,658
Pool Maintenance	18,150	3,025	3,025	-
Pool Chemicals	23,226	3,871	4,508	(637)
Janitorial	10,685	1,781	1,781	(0)
Janitorial Supplies	5,000	833	485	349
Subtotal Amenity Center	\$ 367,911	\$ 85,234	\$ 72,698	\$ 12,536
Total Operations & Maintenance	\$ 612,406	\$ 125,734	\$ 90,565	\$ 35,169
Total Expenditures	\$ 741,980	\$ 164,391	\$ 124,467	\$ 39,925
Excess (Deficiency) of Revenues over Expenditures	\$ 86,035		\$ (82,774)	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer In/(Out)	\$ (86,035)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (86,035)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ (82,774)	
Fund Balance - Beginning	\$ -		\$ 434,518	
Fund Balance - Ending	\$ -		\$ 351,744	

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues				
Interest	\$ 3,353	\$ 559	\$ 5,128	\$ 4,569
Total Revenues	\$ 3,353	\$ 559	\$ 5,128	\$ 4,569
Expenditures:				
Capital Outlay	\$ 25,000	\$ 4,167	\$ -	4,167
Repairs and Maintenance	15,525	15,525	22,089	(6,564)
Other Service Charges	600	100	82	18
Total Expenditures	\$ 41,125	\$ 19,792	\$ 22,171	\$ (6,546)
Excess (Deficiency) of Revenues over Expenditures	\$ (37,772)		\$ (17,043)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 86,035	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 86,035	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 48,263		\$ (17,043)	
Fund Balance - Beginning	\$ 782,435		\$ 765,509	
Fund Balance - Ending	\$ 830,698		\$ 748,466	

Pine Ridge Plantation

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 926,572	\$ 43,603	\$ 43,603	\$ -
Interest Income	25,000	4,167	3,245	(921)
Total Revenues	\$ 951,572	\$ 47,770	\$ 46,849	\$ (921)
Expenditures:				
Series 2020 A1				
Interest Expense - 11/1	\$ 86,874	\$ 86,874	\$ 86,874	\$ -
Interest Expense - 5/1	86,874	-	-	-
Principal Expense - 5/1	520,000	-	-	-
Special Call - 5/1	-	-	-	-
Series 2020 A2				
Interest Expense - 11/1	39,169	39,169	39,169	-
Interest Expense - 5/1	39,169	-	-	-
Principal Expense - 5/1	150,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 922,086	\$ 126,043	\$ 126,043	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,485		\$ (79,194)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,485		\$ (79,194)	
Fund Balance - Beginning	\$ 248,701		\$ 538,274	
Fund Balance - Ending	\$ 278,187		\$ 459,079	

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	\$ 808,015	\$ -	\$ 38,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,023
Misc./Facility Rental Income	5,000	-	1,625	-	-	-	-	-	-	-	-	-	-	1,625
Interest Income	15,000	1,218	826	-	-	-	-	-	-	-	-	-	-	2,044
Total Revenues	\$ 828,015	\$ 1,218	\$ 40,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,692
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 8,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	612	-	61	-	-	-	-	-	-	-	-	-	-	61
Engineering	8,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	15,000	214	-	-	-	-	-	-	-	-	-	-	-	214
Annual Audit	3,175	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	6,207	6,207	-	-	-	-	-	-	-	-	-	-	-	6,207
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	5,843	487	487	-	-	-	-	-	-	-	-	-	-	974
Trustee Fees	4,434	4,445	-	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	57,609	4,801	4,801	-	-	-	-	-	-	-	-	-	-	9,602
Information Technology	1,781	148	148	-	-	-	-	-	-	-	-	-	-	297
Website Maintenance	1,336	111	111	-	-	-	-	-	-	-	-	-	-	223
Telephone	500	-	15	-	-	-	-	-	-	-	-	-	-	15
Postage & Delivery	1,000	75	60	-	-	-	-	-	-	-	-	-	-	135
General Liability and Public Officials Insurance	11,102	10,460	-	-	-	-	-	-	-	-	-	-	-	10,460
Printing & Binding	1,500	69	10	-	-	-	-	-	-	-	-	-	-	78
Legal Advertising	1,500	-	93	-	-	-	-	-	-	-	-	-	-	93
Other Current Charges	900	58	65	-	-	-	-	-	-	-	-	-	-	123
Office Supplies	300	1	0	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 129,574	\$ 27,250	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,902

Pine Ridge Plantation
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Grounds Maintenance														
Landscape Maintenance	\$ 171,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	14,830	900	900	-	-	-	-	-	-	-	-	-	-	1,800
Electric	3,000	203	204	-	-	-	-	-	-	-	-	-	-	407
Water	26,000	6,846	4,204	-	-	-	-	-	-	-	-	-	-	11,050
Repairs And Maintenance	24,000	1,989	2,620	-	-	-	-	-	-	-	-	-	-	4,609
Irrigation Repairs	3,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 244,495	\$ 9,938	\$ 7,928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,866
Amenity Center														
Property Insurance	\$ 29,155	\$ 24,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,563
General Facility Maintenance	24,000	1,289	2,390	-	-	-	-	-	-	-	-	-	-	3,679
Repairs & Replacements	24,000	1,006	2,524	-	-	-	-	-	-	-	-	-	-	3,531
Recreational Passes	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees	780	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	15,000	2,507	549	-	-	-	-	-	-	-	-	-	-	3,056
Security	20,000	490	690	-	-	-	-	-	-	-	-	-	-	1,179
Utilities														
Water & Sewer	5,400	377	371	-	-	-	-	-	-	-	-	-	-	748
Electric	25,000	2,311	2,232	-	-	-	-	-	-	-	-	-	-	4,543
Cable/Phone/Internet	7,250	616	616	-	-	-	-	-	-	-	-	-	-	1,232
Refuse Service	17,760	1,472	1,472	-	-	-	-	-	-	-	-	-	-	2,943
Management Contracts														
Amenity Management	75,760	6,313	6,313	-	-	-	-	-	-	-	-	-	-	12,627
Facility Assistant	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management Services	28,798	2,400	2,400	-	-	-	-	-	-	-	-	-	-	4,800
Lifeguards	21,947	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	18,150	1,513	1,513	-	-	-	-	-	-	-	-	-	-	3,025
Pool Chemicals	23,226	2,790	1,718	-	-	-	-	-	-	-	-	-	-	4,508
Janitorial	10,685	890	890	-	-	-	-	-	-	-	-	-	-	1,781
Janitorial Supplies	5,000	87	398	-	-	-	-	-	-	-	-	-	-	485
Subtotal Amenity Center	\$ 367,911	\$ 48,623	\$ 24,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72,698
Total Operations & Maintenance	\$ 612,406	\$ 58,561	\$ 32,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,565
Total Expenditures	\$ 741,980	\$ 85,811	\$ 38,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,467
Excess (Deficiency) of Revenues over Expenditures	\$ 86,035	\$ (84,593)	\$ 1,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,774)
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 0	\$ (84,593)	\$ 1,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,774)

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	113,641	
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.

FISCAL YEAR 2026 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2020A DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	737	926,571.52	807,989.31	1,734,560.83
TOTAL ASSESSED NET	737	926,571.52	807,989.31	1,734,560.83

RECEIVED	BALANCE DUE	SERIES 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	43,735.49	903,208.80	787,616.54	1,690,825.34
TOTAL RECEIPTS	43,735.49	903,208.80	787,616.54	1,690,825.34

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2020A RECEIVED	O&M RECEIPTS	TOTAL	
1	11/7/2025	1,784.13	1,555.79	3,339.92	
2	11/13/2025	12,594.60	10,982.75	23,577.35	
3	11/25/2025	29,224.65	25,484.49	54,709.14	
4	12/8/2025	824,536.37	719,012.58	1,543,548.95	
5	12/18/2025	35,069.05	30,580.93	65,649.98	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL FY24 TAX ROLL RECEIPTS		903,208.80	787,616.54	1,690,825.34	

%TAX ROLL COLLECTED	97.48%	97.48%	97.48%
TOTAL COLLECTED	97.48%	97.48%	97.48%

D.

Pine Ridge Plantation
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

Date		check #'s	Amount
General Fund			
10/1/2025 - 10/31/2025		3659-3673	\$ 43,262.85
11/01/2025 - 11/30/2025		3674-3687	32,999.60
			\$ 76,262.45
Capital Reserve			
10/01/2025 - 10/31/2025		87	\$ 18,100.00
			\$ 18,100.00
Utilities and Autopayments			
10/02/25	Clay electric		\$ 2,727.02
10/17/25	SafeTouch		89.72
10/21/25	Waste Management		1,471.73
10/22/25	FL Commerce		175.00
10/27/25	Comcast		615.84
10/30/25	Clay Electric		2,514.34
			\$ 7,593.65
11/03/25	CCUA		\$ 7,223.26
11/18/25	Waste Management		1,471.73
11/18/25	SafeTouch		89.72
11/20/25	IRS FICA Payment		122.40
11/25/25	Comcast		615.84
			\$ 9,522.95
TOTAL			\$111,479.05

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/06/25	00039	9/23/25 36125	202509 330-57200-46000		*	213.15	
			RPR FITNESS EQUIP/PROCESS				
		9/23/25 36125	202509 330-57200-46100		*	1,876.11	
			FITNESS EQUIP PARTS/SHIP				
			FITNESS PRO				2,089.26 003659
10/06/25	00003	9/15/25 276	202510 310-51300-31400		*	6,207.00	
			FY26 ASSESSMENT ROLL CERT				
			GOVERNMENTAL MANAGEMENT SERVICES				6,207.00 003660
10/06/25	00106	9/30/25 09302025	202508 330-57200-34500		*	1,000.00	
			AUG SECURITY SERVICES				
		9/30/25 09302025	202509 330-57200-34500		*	400.00	
			SEP SECURITY SERVICES				
			MATTHEW EDMONSON				1,400.00 003661
10/06/25	00176	9/28/25 09282025	202509 330-57200-34500		*	400.00	
			SEP SECURITY SERVICES				
			MICHAEL C LAYNE				400.00 003662
10/06/25	00054	10/01/25 13129563	202510 330-57200-46500		*	1,669.21	
			OCT POOL CHEMICALS				
			POOLSURE				1,669.21 003663
10/06/25	00073	9/26/25 581	202509 330-57200-60100		*	2,454.34	
			9/26 EVENT PREP SUPPLIES				
			RIVERSIDE MANAGEMENT SERVICES INC				2,454.34 003664
10/06/25	00076	10/01/25 312381B	202510 320-53800-46400		*	900.00	
			OCT LAKE MAINTENANCE				
			THE LAKE DOCTORS INC				900.00 003665
10/17/25	00003	10/01/25 275	202510 310-51300-34000		*	4,800.75	
			OCT MANAGEMENT FEES				
		10/01/25 275	202510 310-51300-49100		*	111.33	
			OCT WEBSITE ADMIN				
		10/01/25 275	202510 310-51300-35100		*	148.42	
			OCT INFO TECH				
		10/01/25 275	202510 310-51300-31300		*	486.92	
			OCT DISSEM AGENT SRVCS				
		10/01/25 275	202510 310-51300-51000		*	.63	
			OFFICE SUPPLIES				
		10/01/25 275	202510 310-51300-42000		*	75.06	
			POSTAGE				
		10/01/25 275	202510 310-51300-42500		*	68.70	
			COPIES				
			GOVERNMENTAL MANAGEMENT SERVICES				5,691.81 003666

PRP --PINERIDGE-- TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/04/25	00185	10/24/25 3642400	202507 310-51300-31500	JUL GENERAL COUNSEL	*	1,426.58	
				KUTAK ROCK LLP			1,426.58 003674
11/04/25	00176	10/27/25 10272025	202510 330-57200-34500	OCT SECURITY SERVICES	*	400.00	
				MICHAEL C LAYNE			400.00 003675
11/04/25	00054	11/01/25 13129563	202511 330-57200-46500	NOV POOL CHEMICALS	*	1,669.21	
				POOLSURE			1,669.21 003676
11/04/25	00073	10/28/25 585	202510 330-57200-60100	10/25 HALLOWEEN HAUNT HSE	*	1,831.56	
				RIVERSIDE MANAGEMENT SERVICES INC			1,831.56 003677
11/04/25	00076	11/01/25 320920B	202511 320-53800-46400	NOV LAKE MAINTENANCE	*	900.00	
				THE LAKE DOCTORS INC			900.00 003678
11/04/25	00012	10/24/25 7945915	202510 310-51300-32300	FY26 TRUSTEE FEES	*	4,444.69	
				US BANK			4,444.69 003679
11/20/25	00194	10/24/25 36380	202510 330-57200-46000	OCT PREVENTATIVE MAINT	*	205.00	
				ALLWAYS IMPROVING LLC DBA			205.00 003680
11/20/25	00069	11/06/25 2025-306	202511 310-51300-48000	11/18 NOTICE OF MTG	*	44.10	
				OSTEEN MEDIA GROUP - CLAY TODAY			44.10 003681
11/20/25	00003	11/01/25 277	202511 310-51300-34000	NOV MANAGEMENT FEES	*	4,800.75	
		11/01/25 277	202511 310-51300-49100	NOV WEBSITE ADMIN	*	111.33	
		11/01/25 277	202511 310-51300-35100	NOV INFO TECH	*	148.42	
		11/01/25 277	202511 310-51300-31300	NOV DISSEM AGENT SRVCS	*	486.92	
		11/01/25 277	202511 310-51300-51000	OFFICE SUPPLIES	*	.27	
		11/01/25 277	202511 310-51300-42000	POSTAGE	*	59.81	
		11/01/25 277	202511 310-51300-42500	COPIES	*	9.75	

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
		11/01/25	277	202511	310-51300-41000					*	14.93		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,632.18	003682
11/20/25	00109	11/10/25	S-21294	202511	330-57200-46100					*	2,000.00		
			RPL LXV-CARRIER COIL UNIT										
									TKW ENTERPRISES OF JACKSONVILLE INC			2,000.00	003683
11/20/25	00109	11/10/25	S-21338	202511	330-57200-46000					*	780.00		
			CARRIER SYS RPR-RECHARGE										
									TKW ENTERPRISES OF JACKSONVILLE INC			780.00	003684
11/20/25	00168	10/28/25	10282025	202510	330-57200-60100					*	675.00		
			12/13 3HR SANTA EVENT										
		10/28/25	10282025	202510	330-57200-60100					V	675.00-		
			12/13 3HR SANTA EVENT										
									KEVIN M MASON			.00	003685
11/20/25	00073	11/14/25	587	202510	330-57200-46000					*	962.69		
			NOV GEN FACILITY MAINT										
		11/14/25	587	202510	320-53800-46000					*	978.71		
			NOV GROUND RPR & MAINT										
		11/14/25	587	202510	330-57200-46100					*	473.34		
			NOV AMENITY RPR & MAINT										
		11/14/25	587	202510	330-57200-46201					*	86.91		
			NOV JANITORIAL SUPPLIES										
									RIVERSIDE MANAGEMENT SERVICES INC			2,501.65	003686
11/20/25	00073	11/01/25	586	202511	330-57200-46200					*	890.42		
			NOV JANITORIAL SRVCS										
		11/01/25	586	202511	330-57200-46400					*	1,512.50		
			NOV POOL MAINT SRVCS										
		11/01/25	586	202511	330-57200-34000					*	2,399.83		
			NOV CONTRACT ADMIN										
		11/01/25	586	202511	330-57200-34100					*	6,313.33		
			NOV FACILITY MANAGEMENT										
		11/01/25	586	202511	330-57200-46500					*	13.07		
			POOL CHEM-LIQUID BLEACH										
		11/01/25	586	202511	330-57200-46500					*	35.48		
			POOL CHEM-DE POWDER										
									RIVERSIDE MANAGEMENT SERVICES INC			11,164.63	003687
									TOTAL FOR BANK A		76,262.45		
									TOTAL FOR REGISTER		76,262.45		

PRP --PINDERIDGE-- TLEE

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



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

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

Invoice details

Invoice no.: 36125
Terms: Net 15
Invoice date: 09/23/2025
Due date: 10/08/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44399 - REPAIRS IDENTIFIED DURING JULY PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced arm Pad for bi/tri, replaced upper thigh pad for leg ex/curl, replaced lower cable of pulldown, replaced plastic console cover. THESE UNITS TEST CLIENT	1.5	\$95.00	\$142.50
3.	2b. Shipping/ Handling		Shipping and Handling Estimate: Pads Oversized/Heavy. Console Oversized/Fragile. Multiple Boxes	1	\$156.57	\$156.57
4.	Cable with Hardware 10'		10' Cable with Hardware (Item 4)	2	\$100.00	\$200.00
5.	2a. Parts		Parts for Repair: Elbow Pad Vinyl Color: Dove (OLY120) (Item 3)	1	\$192.42	\$192.42
6.	2a. Parts		Parts for Repair: 18" Roller Pad with Washers Vinyl Color: Dove (OLY120) (Item 2)	1	\$127.12	\$127.12
7.	2a. Parts		Parts for Repair: Console Assy (Item 1)	1	\$1,200.00	\$1,200.00
8.			Service Request Details/Notes: 1. Spirit Treadmill XT685 sn: 6858151706002036 console screen plastic cover is broken and effecting buttons for speed, stop.			

and incline. Should replace console plastic cover SEE PHOTOS
 2. Paramount Leg Extension FS50 sn: FS500810043 Thigh pad breaking down. Should replace thigh roller pad (18"x5" 1.5" ID) SEE PHOTOS
 3. Paramount BVTri FS56 sn: FS560809034 arm pad material under cover is deteriorating and padding is flattening. Should replace arm pad. SEE PHOTOS
 4. Paramount Pull-down/Row FS-53 sn: FS530809007 cable sheath breaking down and exposing metal cable. Should replace upper and lower cables. (18' total with hardware) SEE PHOTOS

9. Processing Fee


Processing Fee	2018.61	\$0.035	\$70.65
Total			\$2,089.26

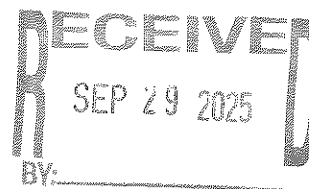
General Facility Maintenance - \$213.15

1.330.57200.46000

Amenity Repairs & Replacements - \$1,876.11

1.330.57200.46100

 9/29/25

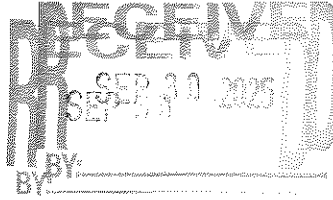


Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 276
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		6,207.00	6,207.00
Total			\$6,207.00
Payments/Credits			\$0.00
Balance Due			\$6,207.00

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE:09/30/2025

Security/Monitoring
1.330.57206.3456C
C 10/1/25

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

FOR: prmgr@riversidemgtsvc.com

RECEIVED
OCT 01 2025
BY: _____

[illegible]

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE: 09/30/2025

RECEIVED
OCT 01 2025
BY: _____

Security / Monitoring
1.330.57200.34500
10/1/25

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

FOR:
prmgr@riversidemgtsvc.com

[illegible]

Michael Layne

CCSO OFF-DUTY INVOICE

INVOICE DATE
SEPTEMBER 2025

Security / Monitoring
1.330.57200.34500
9/28/25

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

FOR:
prmgr@riversidemgtsvc.com

RECEIVED
SEP 29 2025
BY:

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
09/13/2025	Amenity center checked, 3 cars in the parking lot. All unoccupied and cold to the touch, suspicious person in the parking lot, amenity center checked, citizen contact, amenity center checked.			50.00	200.00
09/26/2025	Amenity center checked - 2 males in the pool and about 8 others playing Manhunt on the grounds around the parking lot. Told the guys to vacate the pool. Neighborhood patrol, amenity center checked, neighborhood patrol, amenity center checked.			50.00	200.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8.0		400.00

Make all checks payable to Michael Layne

Thank you for your business!



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

Invoice

Date
Invoice#

10/1/2025
131295632014

Terms	Net 20
Due Date	10/21/2025
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

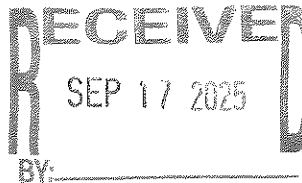
Amount Paid/Credit Applied \$0.00

Balance Due \$1,669.21

[Click Here to Pay Now](#)



Pool Chemicals
1.330.57200.46500
C. [Signature] 9/17/25



131295632014

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

Invoice

Invoice #: 581
Invoice Date: 9/26/2025
Due Date: 9/26/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Event Prep Supplies - 9/26/25 330.57200.60100		2,454.34	2,454.34
<div>RECEIVED SEP 30 2025 BY: _____</div>			

Total \$2,454.34

Payments/Credits \$0.00

Balance Due \$2,454.34

9/30/25
OD

Pine Ridge Plantation

GL#330-57200-60100

Event Prep Supplies

9/26/25

	Actual
Total Expenses	\$2,454.34
District Checks	\$0.00
TOTAL EXPENSES DUE	\$2,454.34

Site	Entertainment/Arts & Crafts	Actual
Set up and Site Management	10x9 archway kits	\$393.51
Site Staff	Black & Green creepy cloth, giant spiders	\$226.83
Mileage	Halloween animatronics, string lights, décor	\$996.92
	Clown/Alien prop costumes	\$471.04
	flameless candles, garland, prop décor	\$366.04
Totals		\$2,454.34

Food/Beverages/Supplies	DISTRICT CHECK	AMOUNT
	____ YES ____ NO	
	Payable To:	
Totals		\$0.00

9/26/25
COPAN

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on envelope slip

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP DATE

CARD NAME

ACCOUNT TYPE

ACCOUNT NUMBER

DATE

BALANCE

719342

10/1/2025

\$900.00

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

0000000075406001000000031238100000009000016

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 10/11/2025

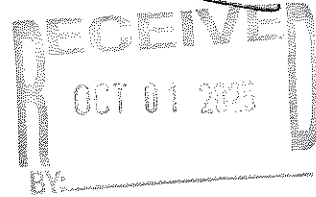
Invoice 3123818

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	Water Management - Monthly		\$900.00	\$0.00	\$900.00

Please remit payment for this month's invoice.

Lake maintenance
1.320.53800.46400
10/1/25



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:

\$900.00

This Invoice Total:

\$900.00

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

Customer #: 719342

Portal Registration #: 26CE8D2B

Customer E-mail(s): prmgr@riversidemgtsvc.com

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

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

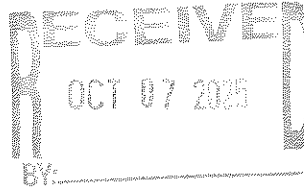
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

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

Invoice

Invoice #: 275
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		4,800.75	4,800.75
Website Administration - October 2025		111.33	111.33
Information Technology - October 2025		148.42	148.42
Dissemination Agent Services - October 2025		486.92	486.92
Office Supplies		0.63	0.63
Postage		75.06	75.06
Copies		68.70	68.70
Total			\$5,691.81
Payments/Credits			\$0.00
Balance Due			\$5,691.81

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

Invoice

Invoice #: 582
Invoice Date: 9/30/2025
Due Date: 9/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through September 2025	53.75	27.50	1,478.13
<div data-bbox="425 1333 734 1522"><p>RECEIVED OCT 08 2025 BY: _____</p></div> <div data-bbox="406 1535 799 1675"><p>Alison Mossing 10-8-25</p></div>			

Total	\$1,478.13
Payments/Credits	\$0.00
Balance Due	\$1,478.13

PINE RIDGE CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
53.75	Facility Assistant	\$ 27.50	\$ 1,478.13

Covers Period: September 2025

GL # 1.330.57200.34110

TOTAL DUE:

\$ 1,478.13

RMS

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

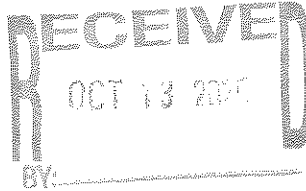
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	8	S.W.	Completed daily checklist, returned calls and emails
9/6/25	8	S.W.	Completed daily checklist, returned calls and emails
9/7/25	6.62	S.W.	Completed daily checklist, returned calls and emails
9/20/25	7.88	S.W.	Completed daily checklist, returned calls and emails
9/21/25	8	S.W.	Completed daily checklist, returned calls and emails
9/27/25	7.58	S.W.	Completed daily checklist, returned calls and emails
9/28/25	7.67	S.W.	Completed daily checklist, returned calls and emails
	<u>53.75</u>		

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

Invoice

Invoice #: 583
Invoice Date: 10/1/2025
Due Date: 10/1/2025
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 - October 2025		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - October 2025		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - October 2025		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - October 2025		6,313.33	6,313.33
Pool Chemicals - Trichlor		830.78	830.78
Pool Chemicals - DE Powder		70.95	70.95
Pool Chemicals - Bicarb		82.50	82.50
Pool Chemicals - Tile Soap		84.32	84.32
Pool Chemicals - Liquid Bleach		52.25	52.25

Total	\$12,236.88
--------------	--------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$12,236.88
--------------------	--------------------

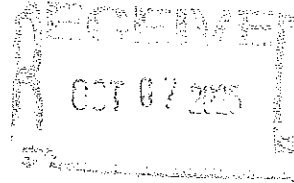


**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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



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

Invoice No. 373626
Date 10/02/2025
Client No. 19560

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,175.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



INVOICE

Pye Barker Fire & Safety
DBA: Life Safety Designs
3038 Lenox Ave
Jacksonville, FL 32254-4204
www.pyebarkerfs.com
904-388-1700
1191PZ@PyeBarkerFS.com

Customer PO:	Order No:	Invoice No:	Due Date:
	ST00757846	IV00786817	11/20/2025
Invoice Date:	Terms:	Invoice Total:	Amount Due:
10/21/2025	Net 30	533.00	533.00

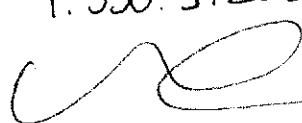
License: FL Electrical Contractor - EF0000878 FL FP Contractor 1 - 132355-0001-1993 GA LV Electrical - LVU004677 Darryl Elksnis RCDD - 163276 Darryl Elksnis NICET Level IV Fire Alarm & Special Hazards - 80814

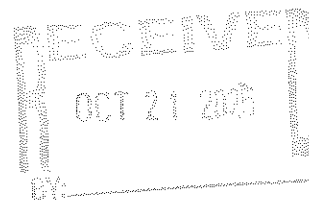
BILL TO:
46192 - Pine Ridge Plantation CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

WORKSITE:
46192 - Pine Ridge Plantation CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

Authorized By:	Job Number:	Service Location:	Bill To ID:	Worksite ID:	Technician:
-	SER0000012967	LSDI Jacksonville, FL	46192	46192	Doug Thompson

Item	Description	Qty	Unit Price	Total	Tax
DPC	Dispatch And Compliance	1	113.00	113.00	0.00
Labor-FireAlarm	Labor-FireAlarm	3	140.00	420.00	0.00

Amenity Repairs & Replacements
1,330.57200.46100
 10/21/25





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

Invoice

Invoice #: 584
Invoice Date: 10/16/2025
Due Date: 10/16/2025
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 September 1- September 30, 2025	71.29	40.00	2,851.60
Maintenance Supplies		1,045.68	1,045.68
• General Facility maintenance - \$1,441.87 1.330.57200.46000			
• Grounds Repair & maintenance \$2,025.24 1.320.53800.46000			
• Janitorial Supplies - \$430.17 1.336.57200.46201			
 10/16/25			
			
Total			\$3,897.28
Payments/Credits			\$0.00
Balance Due			\$3,897.28

Alison Morning
10-21-25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	3.1	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
9/2/25	8.03	C.W.	Tightened loose bolts on playground, organized paint draws and cabinet, fixed cord on construction area, fixed gates to splash pad, repaired three lounge chairs, repaired men's bathroom door in amenity center, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, fixed nets at courts, raked playground, organized fencing and chairs in pool pack area, cleaned barbecue grills, removed debris from parking lot, bushes, sewer drain, along walkways, ball courts and pool deck
9/3/25	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
9/8/25	4	R.A.	Installed double gates at power line entrance, dug thirty six inch deep post holes, installed six by six posts in cement, picked up supplies
9/8/25	4.62	B.W.	Assisted with gate install prep on private property area being used illegally
9/8/25	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
9/9/25	5.08	C.W.	Fixed ball court nets and rehung windscreens, straightened and organized all pool deck and patio furniture, blew leaves and debris off courts, pool deck and walkways, removed debris around building and parking lot, assisted with install of gate and cables to dirt road
9/9/25	3	R.A.	Finished installing double gates, installed post to entrance extremity and re-installed with new cabling, picked up supplies
9/9/25	4.17	B.W.	Assisted with finishing gate installation
9/10/25	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
9/15/25	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
9/16/25	8.17	C.W.	Tightened down cover on air unit, shoveled and blew dirt off sidewalk and road, fixed fan cover in men's bathroom, replaced flush valve, repaired gym door handles, picked up tree limbs, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, removed debris from parking lot and courts
9/17/25	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
9/22/25	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
9/24/25	2.65	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
9/29/25	2.67	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
9/30/25	7.78	C.W.	Fixed lock on bathroom stall, removed tree limbs from sidewalk, replaced two flush valves, installed batteries into candles, re-adjusted light pole covers, hung signs on pool deck and field, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, removed debris from parking lot, bushes and dumpster area

TOTAL 71.29

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	9/3/25	Soft Soap Refills 2pk	11.64	M.C.
	9/3/25	Toilet Paper	36.56	M.C.
	9/8/25	10FT Tube Utility Gate	185.43	R.A.
	9/8/25	50lb Quickcrete (4)	31.56	R.A.
	9/9/25	18x12 No Dumping Sign	19.40	R.A.
	9/9/25	12x12 No Trespass Sign (2)	59.73	R.A.
	9/9/25	Cable Clamp Set 3pk (2)	27.53	R.A.
	9/9/25	3/16 50' Wire Cable	31.03	R.A.
	9/9/25	5 Gallon Bucket (2)	9.15	R.A.
	9/9/25	50lb Sakrete (2)	15.78	R.A.
	9/9/25	Combo Lock	22.63	R.A.
	9/9/25	12FT Tube Utility Gate	197.21	R.A.
	9/13/25	Zum Flush Valve Kits (3)	115.75	M.C.
	9/16/25	#13 10 Pack O-Ring	3.66	M.C.
	9/16/25	3/8 1 mpcat Socket Adapter	6.87	M.C.
	9/17/25	Trash Bags 160ct (2)	54.37	M.C.
	9/17/25	Toilet Paper Rolls	78.60	M.C.
	9/17/25	Contractor Trash Bags 50ct (3)	103.40	M.C.
	9/17/25	Black Gloves 40pk (2)	29.85	M.C.
	9/30/25	Chain 3.5FT	5.54	C.W.
TOTAL			<u>\$1,045.68</u>	



**T&M Electric of Clay County,
200 College Drive**

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

License# EC0001152

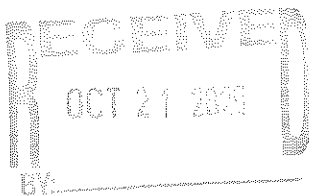
Invoice

Invoice Number
74500
Invoice Date
10/13/2025

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	10/28/2025
Quantity	Description	Rate/Unit	Price	
2.00	PVC 90 DEGREE ELBOW 3/4" .75"	2.72	5.44	
1.00	Ran power for security cameras at tennis court.	195.00	195.00	
3.50	Labor - Additional	150.00	525.00	
1.00	PVC FEMALE ADAPTER 3/4" FA .75"	1.16	1.16	
2.00	Polaris TAP #4 2 PORT	26.44	52.88	
1.00	RECEPTACLE 6 20R RECEPTACLE	18.44	18.44	
1.00	BOX 1 1/2" D 4 SQ With COMBO KO	3.32	3.32	
40.00	PVC PIPE 3/4" .75"	1.20	48.00	
80.00	WIRE 12 THHN STRAND CU WHITE	0.60	48.00	
80.00	WIRE 12 THHN STRAND CU GREEN	0.60	48.00	
80.00	WIRE 12 THHN STRAND CU BLACK	0.60	48.00	
1.00	3/4" CARFLEX 90 CONNECTOR .75"	5.08	5.08	
1.00	3/4" CARFLEX STRAIGHT CONNECTOR .75"	3.52	3.52	
4.00	3/4" CARFLEX .75"	2.04	8.16	



Grounds repair : maintenance
1.320.53800.46006
10/20/25

Subtotal	\$	1,010.00
Sales Tax (if applicable)	\$	0.00
Total Due	\$	1,010.00

Thank you for your business!



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

Service Slip/Invoice

INVOICE: 621267847
DATE: 10/09/2025
ORDER: 621267847

[347869]

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

[347869] 904-291-8878

Pineridge Plantation
Maria Cranford
4200 Pine Ridge Pkwy
Middleburg, FL 32068-9216

Work Date	Time	Target Pest	Technician	Time In
10/09/2025	07:53 AM	GHP		07:53 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	10/09/2025		08:37 AM
Service	Description	Price		

CPCO

Commercial Pest Control - Quarterly Service

\$120.94

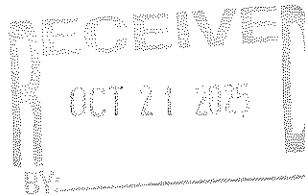
SUBTOTAL	\$120.94
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$120.94

AMOUNT DUE \$120.94

General Facility Maintenance
1.330.57206.46000
10/20/25

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, color, sex, age, religion, or national origin in our hiring, promotion, or termination practices. We are committed to providing a safe and healthy work environment for all our employees.

Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, color, sex, age, religion, or national origin in our hiring, promotion, or termination practices. We are committed to providing a safe and healthy work environment for all our employees.

PLEASE PAY FROM THIS INVOICE

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

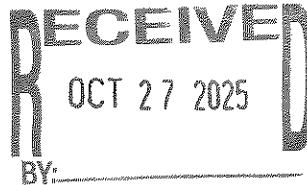
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

October 24, 2025



Reference: Invoice No. 3642400

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. 3642400

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

07/15/25	A. Cox	0.90	112.50	Draft Resolution Adopting FY 2026 Budget and FY 2026 Annual Assessment Resolution and confer with Haber and district manager regarding same
07/15/25	W. Haber	0.40	104.00	Review and revise budget and O&M assessment resolutions
07/22/25	W. Haber	2.40	624.00	Prepare for and participate in Board meeting
07/29/25	K. Jusevitch	0.20	25.00	Review camera installation agreement and confer with Haber and Cox
07/30/25	A. Cox	0.70	87.50	Review, compare and revise security upgrade/update installation and cloud storage agreement with Keatings Communications and confer with Haber regarding same
07/30/25	W. Haber	0.40	104.00	Review and revise agreement for camera installation

KUTAK ROCK LLP

Pine Ridge CDD

October 24, 2025

Client Matter No. 16423-1

Invoice No. 3642400

Page 2

07/31/25	A. Cox	1.40	175.00	Review and revise security upgrade-update installation and cloud storage agreement with Keatings Communications and confer with district manager regarding same; review and revise agreement for surveillance camera system installation with WebWatchDogs to correct contractor
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TOTAL HOURS	6.40
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TOTAL FOR SERVICES RENDERED	\$1,232.00
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DISBURSEMENTS

Meals	13.68
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Travel Expenses	180.90
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TOTAL DISBURSEMENTS	<u>194.58</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$1,426.58</u>
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Michael Layne

(904)509-0828

CCSO OFF-DUTY INVOICE

INVOICE DATE
OCTOBER 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
10/10/25	Amenity center checked, family of four on the deck after 10pm. I asked them to leave, neighborhood patrol, amenity center checked, there is a sprinkler head at the left front of the building shooting straight up in the air, amenity center checked.		4	50	200.00
10/24/25	Amenity center checked – Halloween decorations were being put up, neighborhood patrol, custodian came about 0100 hours, amenity center checked, neighborhood patrol.		4	50	200.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		8		400.00

Make all checks payable to Michael Layne

Thank you for your business!

Security and monitoring
1.330.57200.34500

[Signature] 10/27/25

RECEIVED
NOV 03 2025
BY: _____



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

Invoice

Date
Invoice#

11/1/2025
131295632577

Terms	Net 20
Due Date	11/21/2025
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

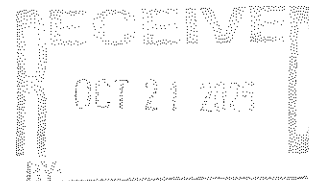
Amount Paid/Credit Applied \$0.00

Balance Due \$1,669.21

[Click Here to Pay Now](#)



Pool Chemicals
1.330,57200.46500
10/21/25



131295632577

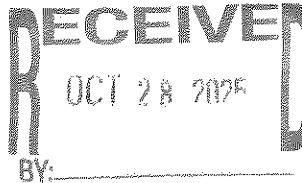
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 585
Invoice Date: 10/28/2025
Due Date: 10/28/2025
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Halloween Haunted House -10/25/25 330.57200.60100		1,831.56	1,831.56
Total			\$1,831.56
Payments/Credits			\$0.00
Balance Due			\$1,831.56

10/28/25
AA

Pine Ridge Plantation

HALLOWEEN HAUNTED HOUSE

10/25/25

GL#330-57200-60100

Total Expenses	Actual
District Checks	\$1,831.56
TOTAL EXPENSES DUE	\$0.00
	\$1,831.56

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

Entertainment/Arts & Crafts	Actual
plastic sheeting, batteries,	\$739.02
Totals	\$739.02

Food/ Beverages/Supplies	Actual
candy and prizes	\$1,092.54
Totals	\$1,092.54

DISTRICT CHECK	AMOUNT
____ YES ____ NO	
Payable To:	
Totals	\$0.00

se 10/28/25
cash

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



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please print or add new address below and indicate change on return side

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

ACCOUNT NUMBER	DATE	BALANCE
719342	11/1/2025	\$900.00

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

0000000007540600100000003209200000009000016

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 11/11/2025

Invoice

3209208

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2025	Water Management - Monthly		\$900.00	\$0.00	\$900.00
<p>Please remit payment for this month's invoice.</p> <p>Lake maintenance 1.320.53800.46400 11/3/25</p> <p>RECEIVED NOV 03 2025</p> <p>BY: Credits \$0.00 Adjustment \$0.00</p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p> <p>AMOUNT DUE</p>					

Total Account Balance including this invoice:

\$900.00

This Invoice Total:

\$900.00

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

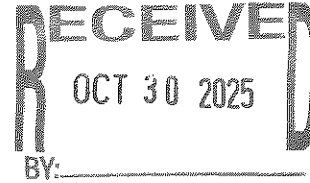
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7945915
Account Number: 261827000
Invoice Date: 10/24/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Pine Ridge Plantation CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States



Pine Ridge Plantation Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2020A-1 (Senior Lien) and Series 2020A-2 (Sub Lien)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,444.69
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Pine Ridge Plantation Community Development
District Capital Improvement Revenue and Refunding
Bonds, Series 2020A-1 (Senior Lien) and Series
2020A-2 (Sub Lien)

Invoice Number:	7945915
Account Number:	261827000
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261827000
Invoice # 7945915
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 7945915
Invoice Date: 10/24/2025
Account Number: 261827000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Pine Ridge Plantation Community Development
District Capital Improvement Revenue and Refunding
Bonds, Series 2020A-1 (Senior Lien) and Series
2020A-2 (Sub Lien)

Accounts Included	261827000	261827001	261827002	261827003	261827004	261827005
In This Relationship:	261827006	261827007	261827008			

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$4,125.00
Incidental Expenses 10/01/2025 to 09/30/2026	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7945915

000003283 02 SP 106481583398842 P

Pine Ridge Plantation CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States



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



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

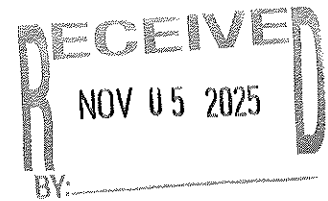
Bill to
Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, FL 32068

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

Invoice details

Invoice no.: 36380
Terms: Net 15
Invoice date: 10/24/2025
Due date: 11/08/2025

General Facility Maintenance
1.330.57200.46000
C O 11/5/25



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44982 - OCTOBER PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested, - Pine Ridge	1	\$205.00	\$205.00
			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. Spirit Elliptical XE795 sn:
7950152012001716 right side track
damaged causing wheel to squeak,
should replace right side track. SEE
PHOTOS
2. Paramount Pull-down/Row FS-53 sn:
FS530809007 plastic rollers that protect
cable are worn completely through.
Should replace 4x plastic rollers (2x
12" and 2x 8"). SEE PREVIOUS PM
3. ALL OTHER UNITS TEST CORRECT

Total

\$205.00

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-306281
Invoice Date: 11/6/2025
Due Date: 12/5/2025

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

Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

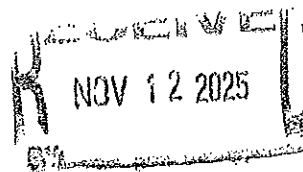
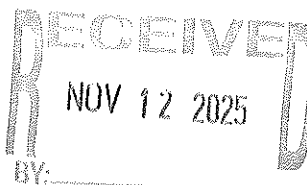
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 172849	Notice of Meeting November 18, 2025	CT - Clay Today	Nov 6	2025		Column Inch	Black & White	4.2000	\$44.10
Total:									\$44.10

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.



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 November 18, 2025

LEGAL: 172849

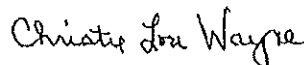
Was published in said newspaper in the issues:

11/6/2025

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



Sworn to me and subscribed before me 11/06/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

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, November 18,
2025 at 6:00 p.m. at the Pine Ridge Plan-
tation Amenity Center, 4200 Pine Ridge Park-
way, Middleburg, Florida 32069. The meeting
is open to the public and will be conducted in ac-
cordance 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 contin-
ued to a date, time, and place to be specified on
the record of the meeting.

Any person requiring special accommoda-
tions 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 con-
tacting 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.

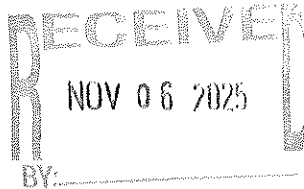
Manice Giles
District Manager
Legal 172849 Published 11/5/2025 in Clay
County's Clay Today newspaper

Governmental Management Services, LLC

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

Invoice**Invoice #:** 277**Invoice Date:** 11/1/25**Due Date:** 11/1/25**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		4,800.75	4,800.75
Website Administration - November 2025		111.33	111.33
Information Technology - November 2025		148.42	148.42
Dissemination Agent Services - November 2025		486.92	486.92
Office Supplies		0.27	0.27
Postage		59.81	59.81
Copies		9.75	9.75
Telephone		14.93	14.93
Total			\$5,632.18
Payments/Credits			\$0.00
Balance Due			\$5,632.18

Service Invoice

Page 1 of 2



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

22962 11/10/2025 S-21294 12/10/2025 Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22962	11/10/2025	S-21294	12/10/2025	CAC1822034

Problem Reported:

*** GENRPR-General Repairs ***

Parts reordered

QTD: \$2000.00

Replace the txv on the Carrier fan coil unit Serial # 0209000304

Tech	Date
ADAMH	11/03/2025
ADAMH	11/10/2025

Qty Material
(0) TXV
(1) drier
(1) FREIGHT
(1) WKR
(1) TXV

Equipment:

Unit : CABU	Model : 40RM-008
Brand: CARR	Serial#: 0209000304
Location: Cahu 3	

11/3 - Recovered refrigerant from line set after closing all service valves, discovered that the TXV supplied was not the correct part. Will have to return with correct part to complete repair.

Also up doing the pump down I noticed a noise in the compressor that could indicate it is beginning to fail.

When we return we need to recover all refrigerant from circuit 1 and then charge it by weight to factory specs and test the compressor and txv with the proper refrigerant charge. Only after confirming the compressor is good should we replace the txv. If the compressor indicates failure then we should quote replacing the condensing unit and txv.

11/10 - Returned and installed new txv and filter drier
Pressure tested system to 450 psi. Pressure test ok
Pulled vacuum on system to 383 Microns.

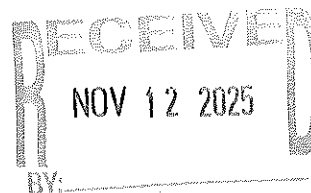
Service Invoice

Page 2 of 2

Amenity Repairs & Replacements

1,330.57206,46100

 11/12/25



Amount Due

2,000.00

The above prices and specifications are hereby 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: Service Repairs are warranted for a period of (30) Thirty days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant and drain lines unless otherwise stated.

A \$35.00 service charge will be added for all returned checks.

Service Invoice

Page 1 of 1



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

Call Slip Number	Invoice Date	Invoice Number	Due Date	Amount Paid
22961	11/10/2025	S-21338	12/10/2025	

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
22961	11/10/2025	S-21338	12/10/2025	CAC1822034

Problem Reported:

*** GENRPR-General Repairs ***

QTD: \$780.00

Recharge the Carrier system after repair
up to 5 lbs R22

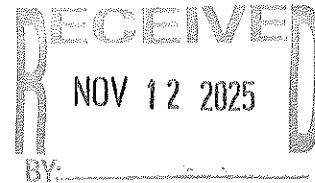
Tech: ADAMI Date: 11/10/2025

Qty Material
(5) R22 PER POUND

Equipment:
Unit : CAHU Model : 40RM-C08
Brand: CARR Serial#: 0209000304
Location: Caha 3

Charged system with 5 lbs of R-22 refrigerant.
Tested system to ensure both circuits are operating properly.
System now working properly.
Returned system to service.

General Facility maintenance
1.330,57200.46000
11/12/25



Amount Due
780.00

The above prices and specifications are hereby 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: Service Repairs are warranted for a period of (30) Thirty days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant and drain lines unless otherwise stated.

A \$35.00 service charge will be added for all returned checks.



Pine Ridge Plantation <prmgr@riversidemgtsvc.com>

Santa event

1 message

Kevin Mason <masonkm@yahoo.com>

Tue, Oct 28, 2025 at 1:30 PM

Reply-To: Kevin Mason <masonkm@yahoo.com>

To: "prmgr@riversidemgtsvc.com" <prmgr@riversidemgtsvc.com>

Pine Ridge Pkwy

I have you booked on December 13th from 5 pm to 8 pm.

The costs is \$225.00 an hour.

It is a true blessing to visit with all the families again this year, I look forward too many years to come.

Thank you for allowing me to bless your event.

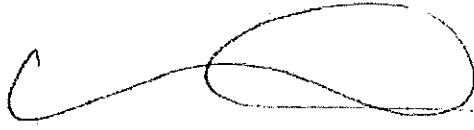
Santa Kevin

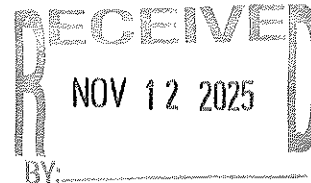
(904) 287-3764

Yahoo Mail: Search, Organize, Conquer

Special Events - \$675.00

1.330.57200.60100

 11/12/25



Total = \$675.00

mail check to:

Santa Kevin Mason

1821 Autumnbrook Ln

St. Johns, FL 32259

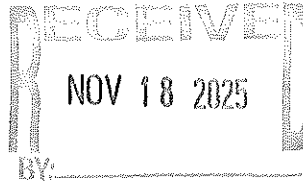
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

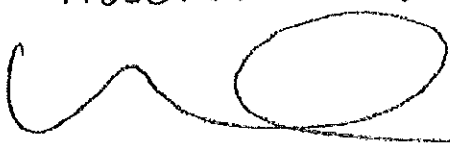
Invoice

Invoice #: 587
Invoice Date: 11/14/2025
Due Date: 11/14/2025
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 October 1- October 31, 2025	48.09	40.03701	1,925.38
Maintenance Supplies		576.27	576.27
• General Facility maintenance \$962.69 1.330.57200.46000			
• Ground Repair & maintenance - \$978.71 1.320.53800.46000			
• Amenity Repairs & Replacements - \$473.34 1.330.57200.46100			
• Janitorial Supplies - \$86.91 1.330.57200.46201			
 11/18/25			
Total			\$2,501.65
Payments/Credits			\$0.00
Balance Due			\$2,501.65

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/25	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
10/6/25	3.03	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
10/8/25	3.03	C.W.	Cleaned all windows in clubhouse, assisted camera crew with supplies, cleaned pool drains, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and courts, remove debris from parking lot and amenity center
10/8/25	3.55	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
10/13/25	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
10/14/25	7.78	C.W.	Adjusted ball nets/disassembled and disposed of them, assembled new ball net, installed mesh cover on ball court gate, assisted to install décor, fixed all rain gutters, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, remove debris from parking lot, bushes, courts and playground
10/15/25	2.95	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
10/20/25	2.95	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
10/21/25	2.93	C.W.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, cleaned dumpster area, organized pool pack area, removed debris in parking lot and roadways
10/22/25	3.1	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
10/27/25	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
10/28/25	6.72	C.W.	Adjusted side front gate latch, fixed bathroom stall door, repaired and tightened playground, removed deceased goose from roadside, assembled vacuum, vacuumed air unit drip pan, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and walkways, fixed ball net and windscreens, removed debris from pool drains, cleaned bathroom, cleaned dumpster area, removed debris from parking lot and bushes
10/29/25	3.03	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 48.09

MILES 4

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

Period Ending 11/05/25

EMPLOYEE

PINE RIDGE

10/2/25	Dog Waste Bags 10pk (2)
10/2/25	Gym Wipes 4 pk
10/2/25	Trifold Paper Towels 16pk (2)
10/14/25	Sheet Metal
10/14/25	Wire Cutters
10/28/25	Blower Vacuum
10/28/25	Lag Screws (3)
11/4/25	Drill Bit
11/4/25	Ant Killer (2)

106.28
111.06
86.91
26.15
25.27
166.75
17.16
20.67
16.03

M.C.
M.C.
M.C.
C.W.
C.W.
C.W.
C.W.
C.W.
C.W.

TOTAL	\$576.27
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 586
Invoice Date: 11/1/2025
Due Date: 11/1/2025
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 - November 2025		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - November 2025		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - November 2025		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - November 2025		6,313.33	6,313.33
Pool Chemicals - Liquid Bleach		13.07	13.07
Pool Chemicals - DE Powder		35.48	35.48
<div><div>RECEIVED</div><div>NOV 07 2025</div><div>BY: _____</div><div>Alison Mossing</div><div>11-7-25</div></div>			

Total \$11,164.63

Payments/Credits \$0.00

Balance Due \$11,164.63

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/28/25	00035	10/08/25 10314	202510 320-53800-61000		*	18,100.00	
		CAMERA INSTALLATION					
				TYLEX ENTERPRISE LLC			18,100.00 000087
-----							-----
TOTAL FOR BANK B						18,100.00	
TOTAL FOR REGISTER						18,100.00	

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

1 Hargrove Grade Suite 1A
Palm Coast, FL 32177
(386) 957-9339
(866) 896-9055 Fax
www.WebWatchdogs.net
info@WebWatchdogs.net
Florida Contractor License #S12000771

Invoice

Date	Invoice #
10/8/2025	10314
Pineridge Plantation 4200 Pineridge Pkwy Middleburg, FL 32068	

Description		Qty	Rate	Amount	
Deposit received		1	-6,000.00	-6,000.00	
Capital Repair / Replacement 2. 32G. 5380G. 61000 10/20/25					
RECEIVED OCT 21 2025					
<p>1 Year Extended Warranty on Camera Parts Labor and Equipment</p> <p>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.</p> <p>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.</p>		Due Date	Terms		
		10/8/2025	Due on receipt		
		Subtotal		\$18,100.00	
		Sales Tax (0.0%)		\$0.00	
		Total		\$18,100.00	
Payments/Credits		\$0.00			
Balance Due		\$18,100.00			

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.

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 #
10/8/2025	10314
Pineridge Plantation 4200 Pineridge Pkwy Middleburg, FL 32068	

Description		Qty	Rate	Amount
*****TENNIS***** NDAA Compliant 4K / 12MP 16 Channel NVR with 16 PoE ports and Ultra 265 compression. Supports 10 x 1080P @ 30FPS. Maximum 320Mbps incoming and outgoing with AI disabled and maximum 160 Mbps with AI enabled. Supports Perimeter Protection, ID+, Fisheye, LPR, People Flow Counting, Tripwire, Intrusion and Abandoned & Missing Object. This recorder meets NDAA compliance and includes 1/1 Audio In/Out, 8/2 Alarm In/Out, 2x USB (1x2.0 & 1x3.0), 1x HDMI, 1x VGA, 1x RS485 and 2x SATA ports up to 2 x 10 ***Includes Installation***		1	1,400.00	1,400.00
Supply & Install 8 TB Hard Drive		2	250.00	500.00
Aluminum Weatherproof DVR Enclosure- NEMA 3R (durable 1/8" thick aluminum), 1/4" thick weathertight rubber door seal, 17" x 16" Adjustable & Removable Equipment Mounting Plate, Screened vents in sides and door, Climate Control, Security lock with key, Dimensions (HxWxD): 19" x 19" x 12" ***Includes Installation***		1	950.00	950.00
NDAA compliant 4 MP H.265 IP armor ball camera with an ultra wide 2.8mm fixed lens, built-in mic, True WDR, and up to 98ft IR with a minimum Lux of 0.01 (0 Lux IR on). Supports motion detect and triple-streaming. IP67 weatherproof with a voltage range of +/- 25%, and 2KV surge protection. Record on the edge with 256GB memory card (not included) or locally with an Optiview NVR or DVR. DC 12V±25%, PoE (IEEE 802.3af) power. ***Includes Installation***		8	350.00	2,800.00
5G Long Range PTP 867MBPS Wireless Bridge W/ PoE Injector- 867 Mbps Wireless Speed, 2.17mi Wireless Range, 4.92GHz to 5.92GHz Frequency Range Includes PoE Injector ***Includes Installation***		1	750.00	750.00
Additional Installation Supplies & Labor- Cat6 Cable, Conduit, PVC, Junction Boxes, Miscellaneous Hardware, Network Configuration, Remote Access Set Up		1	2,000.00	2,000.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment</p> <p>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.</p> <p>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.</p>		Due Date		Terms
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Date	Invoice #
10/8/2025	10314
Pineridge Plantation 4200 Pineridge Pkwy Middleburg, FL 32068	

Description		Qty	Rate	Amount
*****CLUBHOUSE***** NDA Compliant 4K / 12MP 16 Channel NVR with 16 PoE ports and Ultra 265 compression. Supports 10 x 1080P @ 30FPS. Maximum 320Mbps incoming and outgoing with AI disabled and maximum 160 Mbps with AI enabled. Supports Perimeter Protection, ID+, Fisheye, LPR, People Flow Counting, Tripwire, Intrusion and Abandoned & Missing Object. This recorder meets NDA compliance and includes 1/1 Audio In/Out, 8/2 Alarm In/Out, 2x USB (1x2.0 & 1x3.0), 1x HDMI, 1x VGA, 1x RS485 and 2x SATA ports up to 2 x 10 ***Includes Installation***		1	1,400.00	1,400.00
Supply & Install 8 TB Hard Drive		2	250.00	500.00
NDA compliant 4 MP H.265 IP armor ball camera with an ultra wide 2.8mm fixed lens, built-in mic, True WDR, and up to 98ft IR with a minimum Lux of 0.01 (0 Lux IR on). Supports motion detect and triple-streaming. IP67 weatherproof with a voltage range of +/- 25%, and 2KV surge protection. Record on the edge with 256GB memory card (not included) or locally with an Optiview NVR or DVR. DC 12V±25%, PoE (IEEE 802.3af) power. ***Includes Installation***		12	350.00	4,200.00
Additional Installation Supplies & Labor- Trenching, Cable Cable, Conduit, PVC, Junction Boxes, Miscellaneous Hardware, Network Configuration Remote Access Set Up *****POOL*****		1	3,500.00	3,500.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment</p> <p>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.</p> <p>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.</p>		Due Date		Terms
		10/8/2025		Due on receipt
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Florida Contractor License #CS12000771

Date	Invoice #
10/8/2025	10314
Pineridge Plantation 4200 Pineridge Pkwy Middleburg, FL 32068	

Description		Qty	Rate	Amount
4K 8 Channel NDAA NVR-NDAA performance series 4K / 8, Megapixel Ultra HD 8 channel NVR with 8 x PoE, ports and H.265 compression. Supports 8 x 8MP IP cameras; Max 160Mbps incoming bandwidth. Supports people counting and crowd density, monitoring if paired with compatible camera. 1/1 Audio In / Out, 4/1 Alarm / Relay, 2 x SATA for up to 2 x 10TB Hard Drives ***Includes Installation***		1	1,000.00	1,000.00
Supply & Install 8 TB Hard Drive		2	250.00	500.00
Aluminum Weatherproof DVR Enclosure- NEMA 3R (durable 1/8" thick aluminum), 1/4" thick weathertight rubber door seal, 17" x 16" Adjustable & Removable Equipment Mounting Plate, Screened vents in sides and door, Climate Control, Security lock with key, Dimensions (HxWxD): 19" x 19" x 12" ***Includes Installation***		1	950.00	950.00
NDAA compliant 4 MP H.265 IP armor ball camera with an ultra wide 2.8mm fixed lens, built-in mic, True WDR, and up to 98ft IR with a minimum Lux of 0.01 (0 Lux IR on). Supports motion detect and triple-streaming. IP67 weatherproof with a voltage range of +/- 25%, and 2KV surge protection. Record on the edge with 256GB memory card (not included) or locally with an Optiview NVR or DVR. DC 12V±25%, PoE (IEEE 802.3af) power. ***Includes Installation***		4	350.00	1,400.00
5G Long Range PTP 867MBPS Wireless Bridge W/ POE Injector- 867 Mbps Wireless Speed, 2.17mi Wireless Range, 4.92GHz to 5.92GHz Frequency Range Includes PoE Injector ***Includes Installation***		1	750.00	750.00
Additional Installation Supplies & Labor- Cat6 Cable, Conduit, PVC, Junction Boxes, Miscellaneous Hardware, Network Configuration, Remote Access Set Up		1	1,500.00	1,500.00
Extended Warranty Option- Complete Surveillance Camera System (\$2400 Per Year After the 1st Year For Complete System- Parts & Labor)			0.00	0.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment</p> <p>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.</p> <p>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.</p>		Due Date		Terms
		10/8/2025		Due on receipt
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