

***PINE RIDGE PLANTATION***  
*Community Development District*

*March 5, 2026*

# *AGENDA*

# Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

*District Website:* [www.pineridgeplantationcdd.com](http://www.pineridgeplantationcdd.com)

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February 26, 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, March 5, 2026 at 6:00 pm 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. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- IV. Consideration of Resolution 2026-02, Confirming Use of the Clay County Supervisor of Elections for the 2026 General Election
- V. Appointment of the Audit Committee
- VI. Staff Reports
  - A. Attorney
  - B. District Manager
  - C. Engineer
  - D. Amenity & Operations Manager
    1. Report
- VII. Public Comments / Supervisor's Requests

- VIII. Approval of Consent Agenda
  - A. Approval of the Minutes of the January 8, 2026 Meeting
  - B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending January 31, 2026
  - C. Assessment Receipts Schedule
  - D. Approval of Check Register
- IX. Next Scheduled Meeting – 05/07/26 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- X. Adjournment

*FOURTH ORDER OF BUSINESS*

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE CLAY COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Pine Ridge Plantation Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Clay County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Clay County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Jerry Ritchie, and Seat 3, currently held by Jeff Lewis, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5th day of March, 2026.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Form of Notice

## EXHIBIT A

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Pine Ridge Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Ave., Green Cove Springs, FL 32043 Phone (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Pine Ridge Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

**Publish on or before May 25, 2026.**

*SIXTH ORDER OF BUSINESS*

*D.*

*1.*

**Pine Ridge Plantation Community Development District**

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: February 25, 2026  
To: Pine Ridge Plantation CDD, Board of Supervisors  
From: Maria Cranford, Amenity Manager & Operations Manager  
Re: Monthly Facility Memorandum

**Completed Items:**

- 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 quarterly preventative maintenance inspection on January 5<sup>th</sup>
- Fitness Pro completed a number of repairs on January 16<sup>th</sup> and again on January 28<sup>th</sup>
- Brad with the Pool and Patio Shop, completed the re-strapping on a number of our lounge chairs from the pool deck that were broken
- RMS staff made repairs to the broken dumpster gate and fence support pole
- RMS staff sealed a gap in the women's pool side bathroom shower ledge that was allowing for water to leak onto the floor
- RMS staff replaced the broken shower head to the pool deck shower
- RMS staff replaced wood trim in the men's poolside restroom near the shower that was starting to rot
- RMS staff made repairs to both outdoor water fountains that had broken valves
- RMS replaced several ladder boards at the playground that were showing signs of rot as well as replacing several bolts that were missing

### **In Progress Items:**

- Safe Slide Restoration is scheduled to complete the water slide maintenance on Sunday, March 1<sup>st</sup>
- A date will be picked for the spring community yard sale
- Coordinating with maintenance staff to get the dump bucket feature painted. Painting is planned for Friday, February 27<sup>th</sup> and Monday, March 2<sup>nd</sup>
- Working to get rules for use signage made for the sports courts and splash pad
- Staff will be completing some pressure washing around the amenity center and monument signs
- Requests have been submitted to public works to once again address the buildup of dirt in the curb along Pine Ridge Parkway at the Buggy Whip intersection
- 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
- TruGreen completed their application on February 19<sup>th</sup>

### **Amenity Manager:**

- Number of rentals booked for January and February = 12
- Number of rentals tentatively scheduled for March and April = 5

- Community Easter event will be held on March 21<sup>st</sup> from 3 to 6 p.m.
- Advertising for the 2026 lifeguard season has started
- Jaquis Java was at the amenity center the morning of January 12<sup>th</sup>
- Pizza Pitt Stop is scheduled to be at the amenity center on May 6<sup>th</sup>, June 10<sup>th</sup>, July 8<sup>th</sup> and again on August 12<sup>th</sup> from 5 to 8 p.m.
- Filipin Go is scheduled to be at the amenity center on April 15<sup>th</sup> from 5 to 8 p.m.
- Small group of residents continue to utilize the clubhouse on Tuesday afternoons for game day
- Pine Ridge HOA continues to hold their monthly HOA meetings in the clubhouse the second Thursday of each month. A meeting will be held on March 12<sup>th</sup>, at 7 p.m.
- 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 March 11<sup>th</sup>

*EIGHTH 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 Thursday, **January 8, 2026**, at 5:30 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Lewis	Vice Chairman
Jerry Ritchie	Assistant Secretary
Jack Montoya	Assistant Secretary

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Jay Soriano	GMS Operations
Maria Cranford	GMS Amenity Management
Mike Silverstein <i>by phone</i>	District Engineer
Karen Fisher	Brightview Landscape

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 5:30 p.m. Four 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**

**Ratification of Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025 Audit**

Ms. Giles reviewed the audit engagement letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025, which documents the firm’s acceptance of its appointment and outlines the scope and responsibilities of the audit. After brief discussion and confirmation that the District has worked with the firm previously, a motion was made to ratify the engagement letter.

On MOTION by Mr. Biagetti, seconded by Mr. Ritchie, with all in favor, the Audit Engagement letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025 Audit, was ratified.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals from Brightview Landscaping Services, Inc. for Additional Trees**

Ms. Giles stated that the Board was considering a proposal from Brightview for landscape improvements along the parking lot and entrance area. Ms. Fisher explained that there are several options including trees only, trees with extended hedge line, or hedge planting only. After prior discussion, staff requested a revised proposal focusing on installing trees only within the landscape inlands to improve uniformity and esthetics.

Ms. Fisher reviewed the proposal details, noting that the recommended option included installing 4-inch caliber Southern Live Oak trees, which are larger, more established trees and better suited for long term success. She explained that Brightview provides a one-year warranty on plant material, subject to irrigation and environmental conditions, and that canopy height would be maintained to avoid line-of-sight or visibility issues, particularly near the entrance and exit.

After discussion regarding cost, plant size, and consistency with existing landscaping, a motion was made to approve the installation of seven-gallon Southern Oak trees for a total cost of approximately \$17,531.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, the Proposal from Brightview Landscaping Services, Inc. for additional trees, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

**B. District Manager**

Ms. Giles confirmed that all Board members completed their required ethics training prior to December 31, 2025 and noted that members may complete their four hours of ethics training for calendar year 2026 at any time during the year. She offered to track completions if members email her their completion.

Ms. Giles advised that the March meeting agenda will include an item for Board guidance on the FY27 budget. She explained that the staff will use this guidance, along with the upcoming capital reserve study, historical expenditures, and known contract cost increases, to prepare the proposed budget. She noted that the proposed FY27 budget will be presented at the May meeting, with budget adoption scheduled for July 9.

**C. Engineer**

Mr. Silverstein stated that there were no formal updates.

**D. Amenity & Operations Manager**

**1. Landscape Quality Inspection Reports**

**2. Report**

Ms. Cranford stated that planning is underway for the upcoming Easter event, including ordering and stuffing eggs. She also noted that advertising for summer lifeguards has begun and that she recently met with maintenance staff to prioritize seasonal preparations, including repainting the dump bucket, addressing sagging pavers, and completing other general maintenance to prepare the facilities for the summer season.

**3. Safe Slide Restoration Proposal**

Ms. Cranford reviewed proposals related to annual water slide inspection and maintenance. She explained that the District typically selects Option B, but other options were available, including Option C, which covers the entire slide surface. Board members discussed the benefits of Option C, including reduced risk of riders getting stuck and additional protection of the slide's gel coat, while still extending the original construction warranty.

On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, the Safe Slide Restoration Proposal Option C totaling \$7,700, was approved.

**SIXTH ORDER OF BUSINESS**

**Public Comments/Supervisor’s Requests**

Ms. Giles opened for public comments and Supervisor’s requests.

Resident addressed the Board regarding inconsistent speed limits throughout the community and expressed safety concerns, noting recent accidents and incidents involving children. The resident requested more uniform speed limits, particularly lower speeds on residential side streets and near school areas.

Staff responded that all community roads are owned and maintained by Clay County, which is responsible for setting and enforcing speed limits, installing signage, and maintaining roadways. It was explained that certain posted speed limits, such as 15 mph outside of school zones, may not be enforceable under state law. Residents were advised that speed limit changes and road concerns should be submitted directly to Clay County Public Works, and that multiple resident requests often result in faster responses. Decorative signage was also discussed, with clarification that the County maintains only standard traffic signage for liability and compliance reasons.

Board members noted that the gate near the courts is malfunctioning and asked about an automatic door closer. Staff explained previous repairs to the latch have been inconsistent but no safety issues exist; the vendor will review the gate. The Board discussed the condition of the sidewalks in common areas, noting some are dark and in need of cleaning. Staff clarified that only District-owned sidewalks are maintained, not county sidewalks in front of homes, and recommended starting with high-visibility areas. They agreed to begin phased cleaning, track completed areas with a map, and reassess future needs, while acknowledging tree roots contribute to sidewalk lifting over time.

**SEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the November 18, 2025 Meeting**

Ms. Giles presented the minutes from the November 18, 2025, meeting and asked for any comments, corrections, or changes. The Board had no revisions.

On MOTION by Mr. Montoya, seconded by Mr. Lewis, with all in favor, the Minutes of the November 18, 2025, Meeting, were approved.

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

Ms. Giles presented the balance sheet and income statement for the period ending November 30, 2025.

**C. Assessment Receipts Schedule**

Ms. Giles noted the assessment receipts schedule shows the District is 97% collected.

**D. Approval of Check Register**

Ms. Giles presented the check registers for October and November in the amount of \$111,479.05.

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

**EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for March 5, 2026 at 6:00 p.m. at the same location.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Pine Ridge Plantation**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account - Truist	\$ 54,602	\$ 17,145	\$ -	\$ 71,746
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
<b>Investments:</b>				
State Board of Administration (SBA)	92,080	736,134	-	828,214
Custody US Bank Account	845,989	-	-	845,989
<b>Series 2020</b>				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,641	113,641
Revenue	-	-	1,039,686	1,039,686
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
<b>Total Assets</b>	<b>\$ 992,671</b>	<b>\$ 753,279</b>	<b>\$ 1,327,154</b>	<b>\$ 3,073,103</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,155	-	\$ -	\$ 3,155
Accrued Expenses	7,447	-	-	7,447
<b>Total Liabilities</b>	<b>\$ 10,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,602</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	1,327,154	1,327,154
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	753,279	-	753,279
Capital Reserves	-	-	-	-
Unassigned	982,069	-	-	982,069
<b>Total Fund Balances</b>	<b>\$ 982,069</b>	<b>\$ 753,279</b>	<b>\$ 1,327,154</b>	<b>\$ 3,062,501</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 992,671</b>	<b>\$ 753,279</b>	<b>\$ 1,327,154</b>	<b>\$ 3,073,103</b>

# Pine Ridge Plantation

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 808,015	\$ 791,258	\$ 791,258	\$ -
Misc./Facility Rental Income	5,000	1,667	1,975	308
Interest Income	15,000	5,000	5,262	262
<b>Total Revenues</b>	<b>\$ 828,015</b>	<b>\$ 797,924</b>	<b>\$ 798,494</b>	<b>\$ 570</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 8,000	\$ 1,600	\$ 1,600	\$ -
PR-FICA	612	122	122	-
Engineering	8,000	2,667	1,190	1,477
Attorney	15,000	5,000	214	4,786
Annual Audit	3,175	-	-	-
Assessment Administration	6,207	6,207	6,207	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	5,843	1,948	1,948	-
Trustee Fees	4,434	4,434	4,445	(10)
Management Fees	57,609	19,203	19,203	-
Information Technology	1,781	594	594	-
Website Maintenance	1,336	445	445	-
Telephone	500	167	31	136
Postage & Delivery	1,000	333	184	149
General Liability and Public Officials Insurance	11,102	11,102	10,460	642
Printing & Binding	1,500	500	156	344
Legal Advertising	1,500	500	138	362
Other Current Charges	900	300	250	50
Office Supplies	300	100	1	99
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 129,574</b>	<b>\$ 55,397</b>	<b>\$ 47,363</b>	<b>\$ 8,034</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Grounds Maintenance</b>				
Landscape Maintenance	\$ 171,665	\$ 57,222	\$ 53,983	\$ 3,239
Lake Maintenance	14,830	4,943	3,600	1,343
Electric	3,000	1,000	816	184
Water	26,000	8,667	18,987	(10,320)
Repairs And Maintenance	24,000	8,000	8,146	(146)
Irrigation Repairs	3,500	1,167	1,170	(3)
Contingencies	1,500	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 244,495</b>	<b>\$ 80,998</b>	<b>\$ 86,702</b>	<b>\$ (5,704)</b>

# Pine Ridge Plantation

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Amenity Center</b>				
Property Insurance	\$ 29,155	\$ 29,155	\$ 24,563	\$ 4,592
General Facility Maintenance	24,000	8,000	8,101	(101)
Repairs & Replacements	24,000	8,000	4,997	3,003
Recreational Passes	500	-	-	-
Office Supplies	500	167	108	59
Permit Fees	780	-	-	-
Contingency	1,000	-	-	-
Special Events	15,000	5,000	5,091	(91)
Security	20,000	6,667	3,159	3,508
<b>Utilities</b>				
Water & Sewer	5,400	1,800	883	917
Electric	25,000	8,333	8,649	(315)
Cable/Phone/Internet	7,250	2,417	2,495	(78)
Refuse Service	17,760	5,920	5,887	33
<b>Management Contracts</b>				
Amenity Management	75,760	25,253	25,253	-
Facility Assistant	14,000	4,667	-	4,667
Field Management Services	28,798	9,599	9,599	-
Lifeguards	21,947	7,316	-	7,316
Pool Maintenance	18,150	6,050	6,050	-
Pool Chemicals	23,226	7,742	7,998	(256)
Janitorial	10,685	3,562	3,562	(0)
Janitorial Supplies	5,000	1,667	485	1,182
<b>Subtotal Amenity Center</b>	<b>\$ 367,911</b>	<b>\$ 141,314</b>	<b>\$ 116,879</b>	<b>\$ 24,435</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 612,406</b>	<b>\$ 222,312</b>	<b>\$ 203,581</b>	<b>\$ 18,731</b>
<b>Total Expenditures</b>	<b>\$ 741,980</b>	<b>\$ 277,709</b>	<b>\$ 250,944</b>	<b>\$ 26,766</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 86,035</b>		<b>\$ 547,551</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve Transfer In/(Out)	\$ (86,035)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (86,035)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 547,551</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 434,518</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 982,069</b>	

# Pine Ridge Plantation

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 01/31/26	Thru 01/31/26	
<b>Revenues</b>				
Interest	\$ 3,353	\$ 3,353	\$ 10,023	\$ 6,670
<b>Total Revenues</b>	<b>\$ 3,353</b>	<b>\$ 3,353</b>	<b>\$ 10,023</b>	<b>\$ 6,670</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Repairs and Maintenance	15,525	15,525	22,089	(6,564)
Other Service Charges	600	200	165	35
<b>Total Expenditures</b>	<b>\$ 41,125</b>	<b>\$ 24,058</b>	<b>\$ 22,253</b>	<b>\$ 1,805</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (37,772)</b>		<b>\$ (12,230)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 86,035	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 86,035</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 48,263</b>		<b>\$ (12,230)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 782,435</b>		<b>\$ 765,509</b>	
<b>Fund Balance - Ending</b>	<b>\$ 830,698</b>		<b>\$ 753,279</b>	

# Pine Ridge Plantation

## Community Development District

### Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 926,572	\$ 907,384	\$ 907,384	\$ -
Interest Income	25,000	8,333	7,539	(794)
<b>Total Revenues</b>	<b>\$ 951,572</b>	<b>\$ 915,718</b>	<b>\$ 914,923</b>	<b>\$ (794)</b>
<b>Expenditures:</b>				
<b>Series 2020 A1</b>				
Interest Expense - 11/1	\$ 86,874	\$ 86,874	\$ 86,874	\$ -
Interest Expense - 5/1	86,874	-	-	-
Principal Expense - 5/1	520,000	-	-	-
<b>Series 2020 A2</b>				
Interest Expense - 11/1	39,169	39,169	39,169	-
Interest Expense - 5/1	39,169	-	-	-
Principal Expense - 5/1	150,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 922,086</b>	<b>\$ 126,043</b>	<b>\$ 126,043</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,485</b>		<b>\$ 788,880</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,485</b>		<b>\$ 788,880</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 248,701</b>		<b>\$ 538,274</b>	
<b>Fund Balance - Ending</b>	<b>\$ 278,187</b>		<b>\$ 1,327,154</b>	

**Pine Ridge Plantation**  
**Community Development District**  
 Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>														
Special Assessments - Tax Roll	\$ 808,015	\$ -	\$ 38,023	\$ 749,594	\$ 3,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 791,258
Misc./Facility Rental Income	5,000	-	1,625	-	350	-	-	-	-	-	-	-	-	1,975
Interest Income	15,000	1,218	826	848	2,369	-	-	-	-	-	-	-	-	5,262
<b>Total Revenues</b>	<b>\$ 828,015</b>	<b>\$ 1,218</b>	<b>\$ 40,474</b>	<b>\$ 750,442</b>	<b>\$ 6,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 798,494</b>
<b>Expenditures:</b>														
<b>General &amp; Administrative:</b>														
Supervisor Fees	\$ 8,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	612	-	61	-	61	-	-	-	-	-	-	-	-	122
Engineering	8,000	-	-	1,190	-	-	-	-	-	-	-	-	-	1,190
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	487	487	-	-	-	-	-	-	-	-	1,948
Trustee Fees	4,434	4,445	-	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	57,609	4,801	4,801	4,801	4,801	-	-	-	-	-	-	-	-	19,203
Information Technology	1,781	148	148	148	148	-	-	-	-	-	-	-	-	594
Website Maintenance	1,336	111	111	111	111	-	-	-	-	-	-	-	-	445
Telephone	500	-	15	-	16	-	-	-	-	-	-	-	-	31
Postage & Delivery	1,000	75	60	46	3	-	-	-	-	-	-	-	-	184
General Liability and Public Officials Insurance	11,102	10,460	-	-	-	-	-	-	-	-	-	-	-	10,460
Printing & Binding	1,500	69	10	45	33	-	-	-	-	-	-	-	-	156
Legal Advertising	1,500	-	93	44	-	-	-	-	-	-	-	-	-	138
Other Current Charges	900	58	65	77	50	-	-	-	-	-	-	-	-	250
Office Supplies	300	1	0	0	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 129,574</b>	<b>\$ 27,250</b>	<b>\$ 6,652</b>	<b>\$ 6,950</b>	<b>\$ 6,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,363</b>

**Pine Ridge Plantation**  
Community Development District  
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>														
<b>Grounds Maintenance</b>														
Landscape Maintenance	\$ 171,665	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,983
Lake Maintenance	14,830	900	900	900	900	-	-	-	-	-	-	-	-	3,600
Electric	3,000	203	204	205	204	-	-	-	-	-	-	-	-	816
Water	26,000	6,846	2,924	4,494	4,723	-	-	-	-	-	-	-	-	18,987
Repairs And Maintenance	24,000	1,989	2,620	3,538	-	-	-	-	-	-	-	-	-	8,146
Irrigation Repairs	3,500	-	-	1,170	-	-	-	-	-	-	-	-	-	1,170
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 244,495</b>	<b>\$ 23,434</b>	<b>\$ 20,143</b>	<b>\$ 23,802</b>	<b>\$ 19,323</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,702</b>
<b>Amenity Center</b>														
Property Insurance	\$ 29,155	\$ 24,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,563
General Facility Maintenance	24,000	1,289	2,390	3,949	473	-	-	-	-	-	-	-	-	8,101
Repairs & Replacements	24,000	1,006	2,524	-	1,466	-	-	-	-	-	-	-	-	4,997
Recreational Passes	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	500	-	-	108	-	-	-	-	-	-	-	-	-	108
Permit Fees	780	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	15,000	2,507	549	1,768	267	-	-	-	-	-	-	-	-	5,091
Security	20,000	890	1,090	490	690	-	-	-	-	-	-	-	-	3,159
<b>Utilities</b>														
Water & Sewer	5,400	377	-	134	372	-	-	-	-	-	-	-	-	883
Electric	25,000	2,311	2,232	1,958	2,148	-	-	-	-	-	-	-	-	8,649
Cable/Phone/Internet	7,250	616	616	643	620	-	-	-	-	-	-	-	-	2,495
Refuse Service	17,760	1,472	1,472	1,472	1,472	-	-	-	-	-	-	-	-	5,887
<b>Management Contracts</b>														
Amenity Management	75,760	6,313	6,313	6,313	6,313	-	-	-	-	-	-	-	-	25,253
Facility Assistant	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management Services	28,798	2,400	2,400	2,400	2,400	-	-	-	-	-	-	-	-	9,599
Lifeguards	21,947	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	18,150	1,513	1,513	1,513	1,513	-	-	-	-	-	-	-	-	6,050
Pool Chemicals	23,226	2,790	1,718	1,669	1,821	-	-	-	-	-	-	-	-	7,998
Janitorial	10,685	890	890	890	890	-	-	-	-	-	-	-	-	3,562
Janitorial Supplies	5,000	87	398	-	-	-	-	-	-	-	-	-	-	485
<b>Subtotal Amenity Center</b>	<b>\$ 367,911</b>	<b>\$ 49,023</b>	<b>\$ 24,104</b>	<b>\$ 23,307</b>	<b>\$ 20,445</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,879</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 612,406</b>	<b>\$ 72,457</b>	<b>\$ 44,247</b>	<b>\$ 47,109</b>	<b>\$ 39,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,581</b>
<b>Total Expenditures</b>	<b>\$ 741,980</b>	<b>\$ 99,707</b>	<b>\$ 50,899</b>	<b>\$ 54,059</b>	<b>\$ 46,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,944</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 86,035</b>	<b>\$ (98,489)</b>	<b>\$ (10,425)</b>	<b>\$ 696,383</b>	<b>\$ (39,918)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 547,551</b>
<b>Other Financing Sources/Uses:</b>														
Transfer In/(Out)	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (86,035)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>	<b>\$ (98,489)</b>	<b>\$ (10,425)</b>	<b>\$ 696,383</b>	<b>\$ (39,918)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 547,551</b>

**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	\$172,888	
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)
<b>Current Bonds Outstanding</b>		<b>\$7,105,000</b>

\*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	\$113,641	
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)
<b>Current Bonds Outstanding</b>		<b>\$2,185,000</b>
<b>Total Bonds Outstanding</b>		<b>\$9,290,000</b>

*C.*

**Pine Ridge Plantation**  
**Community Development District**  
**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
<b>TOTAL ASSESSED NET</b>	<b>737</b>	<b>926,571.52</b>	<b>807,989.31</b>	<b>1,734,560.83</b>

RECEIVED	BALANCE DUE	SERIES 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	26,428.29	912,454.00	795,678.54	1,708,132.54
<b>TOTAL RECEIPTS</b>	<b>26,428.29</b>	<b>912,454.00</b>	<b>795,678.54</b>	<b>1,708,132.54</b>

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
6	1/15/2026	4,175.40	3,641.04	7,816.44
7	2/11/2026	5,069.80	4,420.96	9,490.76
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>TOTAL FY24 TAX ROLL RECEIPTS</b>		<b>912,454.00</b>	<b>795,678.54</b>	<b>1,708,132.54</b>

<b>%TAX ROLL COLLECTED</b>	<b>98.48%</b>	<b>98.48%</b>	<b>98.48%</b>
<b>TOTAL COLLECTED</b>	<b>98.48%</b>	<b>98.48%</b>	<b>98.48%</b>

*D.*

**Pine Ridge Plantation**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026  
**Check Register**

Date	check #'s	Amount
<b>General Fund</b>		
12/1/2025 - 12/31/2025	3688-3705	\$ 35,319.52
1/01/2026 - 1/31/2026	3706-3720	79,460.45
		<b>\$ 114,779.97</b>
<b>Capital Reserve</b>		
12/1/2025 - 12/31/2025	88	\$ 3,988.58
		<b>\$ 3,988.58</b>
<b>Utilities and Autopayments</b>		
12/16/25	Waste Management	\$ 1,471.73
12/17/25	SafeTouch	89.72
12/26/25	Comcast	642.96
12/30/25	Clay Electric	2,162.25
		<b>\$ 4,366.66</b>
01/02/26	CCUA	\$ 4,627.86
01/02/26	AT&T	195.80
01/13/26	IRS FICA Payment	122.40
01/20/26	Waste Management	1,471.73
01/20/26	SafeTouch	89.72
01/26/26	Comcast	424.30
		<b>\$ 6,931.81</b>
<b>TOTAL</b>		<b>\$130,067.02</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/25	00183	11/26/25 9598129	202511 320-53800-46000		RPLC DAMAGED FALL ANNUALS	*	1,368.00	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			1,368.00 003688
12/12/25	00069	11/27/25 2025-306	202511 310-51300-48000		11/27 NTC FY26 MTG	*	49.35	
					OSTEEN MEDIA GROUP - CLAY TODAY			49.35 003689
12/12/25	00003	12/01/25 278	202512 310-51300-34000		DEC MANAGEMENT FEES	*	4,800.75	
		12/01/25 278	202512 310-51300-49100		DEC WEBSITE ADMIN	*	111.33	
		12/01/25 278	202512 310-51300-35100		DEC INFO TECH	*	148.42	
		12/01/25 278	202512 310-51300-31300		DEC DISSEM AGENT SRVCS	*	486.92	
		12/01/25 278	202512 310-51300-51000		OFFICE SUPPLIES	*	.45	
		12/01/25 278	202512 310-51300-42000		POSTAGE	*	46.32	
		12/01/25 278	202512 310-51300-42500		COPIES	*	45.00	
					GOVERNMENTAL MANAGEMENT SERVICES			5,639.19 003690
12/12/25	00185	11/21/25 3657639	202510 310-51300-31500		OCT GENERAL COUNSEL	*	214.00	
					KUTAK ROCK LLP			214.00 003691
12/12/25	00185	11/20/25 3657638	202509 310-51300-31500		AUG/SEP GENERAL COUNSEL	*	1,713.00	
					KUTAK ROCK LLP			1,713.00 003692
12/12/25	00176	12/01/25 12012025	202511 330-57200-34500		NOV SECURITY SERVICES	*	600.00	
					MICHAEL C LAYNE			600.00 003693
12/12/25	00054	12/01/25 13129563	202512 330-57200-46500		DEC POOL CHEMICALS	*	1,669.21	
					POOLSURE			1,669.21 003694
12/12/25	00073	12/01/25 588	202512 330-57200-46200		DEC JANITORIAL SERVICES	*	890.42	
		12/01/25 588	202512 330-57200-46400		DEC POOL MAINT SERVICES	*	1,512.50	
		12/01/25 588	202512 330-57200-34000		DEC CONTRACT ADMIN	*	2,399.83	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/25 588	202512 330-57200-34100		DEC FACILITY MANAGEMENT	*	6,313.33	
					RIVERSIDE MANAGEMENT SERVICES INC			11,116.08 003695
12/12/25 00076		12/01/25 328730B	202512 320-53800-46400		DEC LAKE MAINTENANCE	*	900.00	
					THE LAKE DOCTORS INC			900.00 003696
12/17/25 00214		12/01/25 IV008487	202512 330-57200-46000		FIRE ALARM MONITOR ANNUAL	*	972.00	
					PYE-BARKER FIRE & SAFETY LLC			972.00 003697
12/23/25 00183		12/15/25 9608095	202512 320-53800-46300		MAINLINE-POOL AREA	*	850.00	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			850.00 003698
12/23/25 00183		12/17/25 9610601	202512 320-53800-46300		VALVES & RPR DOWN ZONE	*	320.00	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			320.00 003699
12/23/25 00183		12/17/25 9610602	202512 320-53800-46000		MULTIPLE IRRIGATION ZONES	*	1,988.00	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			1,988.00 003700
12/23/25 00069		12/18/25 2025-307	202512 310-51300-48000		NTC OF 1/8 MTG	*	44.10	
					OSTEEN MEDIA GROUP - CLAY TODAY			44.10 003701
12/23/25 00168		10/28/25 10282025	202510 330-57200-60100		12/13 3HR SANTA EVENT	*	675.00	
					KEVIN M MASON			675.00 003702
12/23/25 00214		12/16/25 IV008745	202512 330-57200-46000		FIRE ALARM MONITOR ANNUAL	*	1,100.00	
					PYE-BARKER FIRE & SAFETY LLC			1,100.00 003703
12/23/25 00073		12/17/25 589	202511 330-57200-46000		NOV GEN FAC MAINTENANCE	*	1,610.01	
		12/17/25 589	202511 320-53800-46000		NOV GROUNDS RPR & MAINT	*	1,252.07	
		12/17/25 589	202511 330-57200-46100		NOV AMENITY RPR & RPLC	*	524.27	
		12/17/25 589	202511 330-57200-46201		NOV JANITORIAL SUPPLIES	*	397.88	
		12/17/25 589	202511 330-57200-60100		NOV SPECIAL EVENTS	*	549.00	
					RIVERSIDE MANAGEMENT SERVICES INC			4,333.23 003704

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/23/25	00073	12/18/25 590	202512 330-57200-60100 12/13 CHRISTMAS EVENT	RIVERSIDE MANAGEMENT SERVICES INC	*	1,768.36	1,768.36 003705
TOTAL FOR BANK A						35,319.52	
TOTAL FOR REGISTER						35,319.52	

# INVOICE

**BrightView**  
Landscape Services

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

**Customer #:** 24488830  
**Invoice #:** 9598129  
**Invoice Date:** 11/26/2025  
**Sales Order:** 8806982  
**Cust PO #:**

**Project Name:** Color - Replace Cold Damaged Fall Annuals  
**Project Description:** Color Replace Cold Damaged Fall Annuals

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD 4" Annuals - Installed	600.000	EA	2.28	1,368.00
<p><i>Grounds Repair &amp; maintenance</i>  <i>1.326.53800.46000</i>  <i>12/3/25</i></p>					
<p><b>RECEIVED</b>  <b>DEC 03 2025</b>                  BY: _____</p>					
<b>Total Invoice Amount</b>					1,368.00
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					1,368.00

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 24488830  
Invoice #: 9598129  
Invoice Date: 11/26/2025

**Amount Due: \$ 1,368.00**

*Thank you for allowing us to serve you*

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

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

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

# CLAY TODAY

A Division of Osteen Media Group

## INVOICE

Invoice Number: 2025-306976  
Invoice Date: 11/27/2025  
Due Date: 12/24/2025

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

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

**Advertiser**  
Pine Ridge Plantation C.D.D.

**Customer ID**  
19912

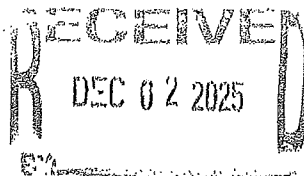
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 177175	Notice of Meetings Fiscal Year 2026	CT - Clay Today	Nov 27	2025		Column Inch	Black & White	4.7000	\$49.35
<b>Total:</b>									<b>\$49.35</b>

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](mailto: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 Meetings

In the matter of Fiscal Year 2026

LEGAL: 177175

Was published in said newspaper in the issues:

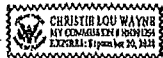
11/27/2025

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 11/27/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

## NOTICE OF MEETINGS

### PINE RIDGE PLANTATION

#### COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at Pine Ridge Plantation Activity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at 6:00 p.m. on the first or second Thursday of each month listed as follows or otherwise noted:

January 8, 2026, at 6:30pm

March 5, 2026

May 7, 2026

July 9, 2026

September 3, 2026

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

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

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

Marilee Giles

District Manager

Legal 177175 Published 11/27/2025 in Clay County's Clay Today newspaper

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 278

**Invoice Date:** 12/1/25

**Due Date:** 12/1/25

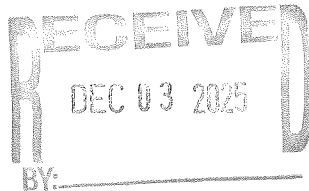
**Case:**

**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 - December 2025		4,800.75	4,800.75
Website Administration - December 2025		111.33	111.33
Information Technology - December 2025		148.42	148.42
Dissemination Agent Services - December 2025		486.92	486.92
Office Supplies		0.45	0.45
Postage		46.32	46.32
Copies		45.00	45.00



**Total** \$5,639.19

**Payments/Credits** \$0.00

**Balance Due** \$5,639.19

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

**Check Remit To:**

Kutak Rock LLP

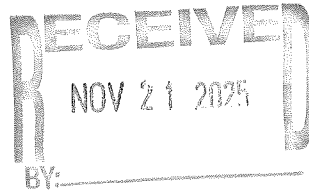
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3657639

Client Matter No. 16423-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3657639  
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

10/06/25	W. Haber	0.20	52.00	Review correspondence regarding slip and fall
10/31/25	K. Haber	0.60	162.00	Prepare amendment to renew landscape services agreement; correspond with Soriano regarding same
TOTAL HOURS		0.80		
TOTAL FOR SERVICES RENDERED				\$214.00
TOTAL CURRENT AMOUNT DUE				<u>\$214.00</u>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2025

**Check Remit To:**

Kutak Rock LLP

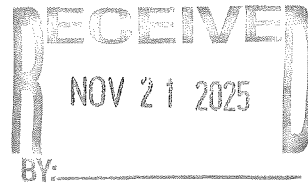
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3657638

Client Matter No. 16423-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3657638  
16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

08/01/25	A. Cox	0.40	50.00	Review and confer with Haber regarding amended agreement for camera surveillance
08/02/25	M. Rigoni	0.10	19.00	Review applicability of worker's compensation statute to supervisors
08/11/25	A. Cox	0.40	50.00	Review agreement for surveillance camera system installation with web watch dogs and confer with Haber regarding same
08/12/25	W. Haber	0.30	78.00	Review and revise Web Watchdogs agreement
08/13/25	A. Cox	1.00	125.00	Review and confer with district manager regarding revised agreement for surveillance camera system installation with Web Watchdogs
09/02/25	W. Haber	0.20	52.00	Review agenda for September meeting

**KUTAK ROCK LLP**

Pine Ridge CDD

November 20, 2025

Client Matter No. 16423-1

Invoice No. 3657638

Page 2

09/03/25	W. Haber	0.20	52.00	Review termination letter for Keatings; confer with Giles regarding same
09/06/25	R. Dugan	0.10	19.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/09/25	W. Haber	0.20	52.00	Review and respond to auditor inquiry
09/10/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
09/16/25	W. Haber	0.20	52.00	Prepare for meeting
09/16/25	K. Magee	1.90	361.00	Prepare for and attend Board of Supervisors meeting via phone
09/19/25	W. Haber	0.60	156.00	Review and respond to inquiry regarding project completion and begin resolution regarding same; respond to inquiry from JLAC regarding status of audit
09/22/25	W. Haber	0.50	130.00	Review and revise response to auditor inquiry; confer with Giles regarding same; review correspondence regarding threatened lawsuit for injury and confer with counsel regarding same
09/23/25	K. Haber	1.10	297.00	Prepare project completion resolution
09/29/25	W. Haber	0.60	156.00	Review audit for FY 24; confer with Peregrino regarding same

TOTAL HOURS 8.20

TOTAL FOR SERVICES RENDERED \$1,713.00

TOTAL CURRENT AMOUNT DUE \$1,713.00

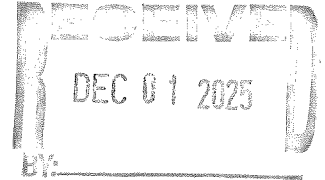
Michael Layne

# CCSO OFF-DUTY INVOICE

INVOICE DATE  
NOVEMBER 2025

*Security / Monitoring*  
*1.330.57200.34500*

*[Signature]* 12/1/25



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

FOR:  
[prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com)

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
[REDACTED]	Checked amenity center, neighborhood patrol, citizen contact, amenity center checked – there were 5 unoccupied vehicles parked in the parking lot, neighborhood patrol, amenity enter checked.	[REDACTED]	[REDACTED]	50	200.00
[REDACTED]	Checked the amenity center, neighborhood patrol, amenity center checked, citizen contact, amenity center checked.	[REDACTED]	[REDACTED]	50	200.00
[REDACTED]	Checked amenity center, neighborhood patrol, amenity center checked, very little activity in the neighborhood tonight, amenity center checked.	[REDACTED]	[REDACTED]	50	200.00
DEPUTY SIGNATURE: <i>Michael C. Layne</i>	Total		12	50	600.00

Make all checks payable to Michael Layne

Thank you for your business!



# Invoice

Date Invoice#

12/1/2025  
131295633097

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

Terms	Net 20
Due Date	12/21/2025
PO #	

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

<b>Ship To</b>
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  
 11/18/25

**RECEIVED**  
NOV 18 2025  
BY: \_\_\_\_\_



131295633097

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 588  
 Invoice Date: 12/1/2025  
 Due Date: 12/1/2025  
 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 - December 2025		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - December 2025		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - December 2025		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - December 2025		6,313.33	6,313.33
		<b>Total</b>	<b>\$11,116.08</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$11,116.08</b>

**RECEIVED**  
 DEC 03 2025  
 BY: \_\_\_\_\_

*Alison Moring*  
 12-3-25

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please print full address below to ensure correct delivery of your invoice

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

ACCOUNT NUMBER	DATE	BALANCE
719342	12/1/2025	\$900.00

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

0000000007540600100000003287300000009000019

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 12/11/2025 Invoice 328730B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2025	Water Management - Monthly		\$900.00	\$0.00	\$900.00

Please remit payment for this month's invoice.

Lake maintenance  
 1.320.53800.46400  
  
 12/1/25

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**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



# INVOICE

Pye Barker Fire & Safety  
 8475 Western Way Ste 110  
 Jacksonville, FL 32256  
[www.pyebarkerfs.com](http://www.pyebarkerfs.com)  
 904-634-7100  
 1046PZ@pyebarkerfs.com


Customer PO:	Order No:	Invoice No:	Due Date:
		IV00848760	12/31/2025
Invoice Date:	Terms:	Invoice Total:	Amount Due:
12/01/2025	Net 30	972.00	972.00

License: Jacksonville: FED22-000076 / FED20-000005 / EF00001197 - Tampa: FP118-000123 12259 W. Hillsborough Ave. Unit 101, Tampa, FL 33635

**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:
	CON0000037163	Jacksonville, FL	46192	46192	

Item	Description	Qty	Unit Price	Total	Tax
CB	Annual billing for fire alarm monitoring from 12/01/25 to 11/30/26	1	972.00	972.00	0.00
	<b>Work Notes:</b>  Save time and stamps by going paperless. View, print, and pay your invoices online at <a href="https://customer.pyebarkerfire.com/">https://customer.pyebarkerfire.com/</a>				

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>, which shall be incorporated herein by reference.

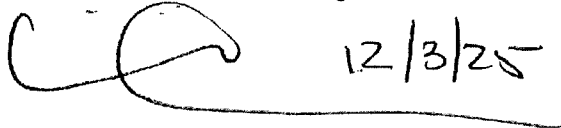
**Remit To Address:**  
 Pye-Barker Fire & Safety, LLC  
 PO BOX 735358  
 Dallas, TX 75373-5358

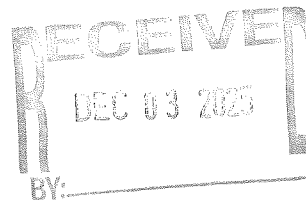
**PAY NOW:**

Use the token below to create your account  
 YDOo+pxJkFw=  
<https://customer.pyebarkerfire.com>

Reference: PBFS-PZ

Subtotal	972.00
Tax	0.00
Freight	0.00
<b>Total</b>	<b>972.00</b>

*General Facility Maintenance*  
*1.330,572.00.46000*  
 *12/3/25*



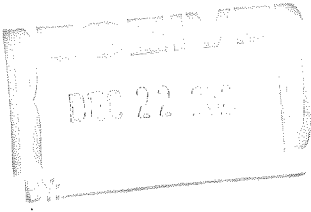


**INVOICE**

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

Customer #: 24488830  
 Invoice #: 9608095  
 Invoice Date: 12/15/2025  
 Sales Order: 8815451  
 Cust PO #:

Project Name: Pine Ridge - Proposal to repair irrigation mainline back of pool area  
 Project Description: Proposal to repair irrigation mainline back of pool area

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Tech labor to repair mainlinebreak	10.000	HR	85.00	850.00
<p><i>12 Irrigation Repairs</i>  <i>1.320.53800.46300</i>  <i>12/22/25</i></p> 					
<b>Total Invoice Amount</b>					<b>850.00</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>850.00</b>

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

**Payment Stub**

Customer Account #: 24488830  
 Invoice #: 9608095  
 Invoice Date: 12/15/2025

<b>Amount Due: \$ 850.00</b>
------------------------------

*Thank you for allowing us to serve you*

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

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

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

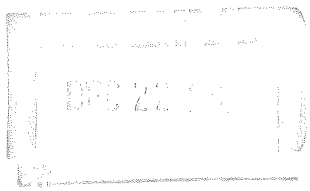


**INVOICE**

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

Customer #: 24488830  
 Invoice #: 9610601  
 Invoice Date: 12/17/2025  
 Sales Order: 8806443  
 Cust PO #:

Project Name: Pine Ridge - Proposal to locate irrigation valves and repair down zone  
 Project Description: Located on Zone 10

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD				
	Tech labor to locate valve and repair Solenoid	2.000	HR	85.00	170.00
		1.000	EA	150.00	150.00
IRRIGATION REPAIRS 1.320.53800.46300 12/22/25					
					
Total Invoice Amount					320.00
Taxable Amount					
Tax Amount					
Balance Due					320.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

**Payment Stub**

Customer Account #: 24488830  
 Invoice #: 9610601  
 Invoice Date: 12/17/2025

Amount Due: \$ 320.00

Thank you for allowing us to serve you

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

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

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




# INVOICE

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

**Customer #:** 24488830  
**Invoice #:** 9610602  
**Invoice Date:** 12/17/2025  
**Sales Order:** 8807274  
**Cust PO #:**

**Project Name:** Pine Ridge - Proposal to repair irrigation on multiple irrigation zones  
**Project Description:** Proposal to repair irrigation on multiple irrigation zones

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Road Clock 1 / Zones 7,8,9 10,11,12	1.000	EA	1988.00	1,988.00
<p><i>Grounds Repair &amp; Maintenance</i>  <i>1.320.53800.46000</i>   <i>12/22/25</i></p>					
<p><b>Total Invoice Amount</b>  <b>Taxable Amount</b>  <b>Tax Amount</b>  <b>Balance Due</b></p>					<p>1,988.00    1,988.00</p>

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account #: 24488830  
 Invoice #: 9610602  
 Invoice Date: 12/17/2025

<b>Amount Due: \$ 1,988.00</b>
--------------------------------

*Thank you for allowing us to serve you*

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

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

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

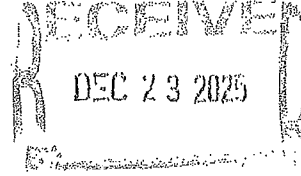
# CLAY TODAY

A Division of Osteen Media Group

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

## INVOICE

Invoice Number: 2025-307648  
Invoice Date: 12/18/2025  
Due Date: 1/17/2026



Advertiser  
Pine Ridge Plantation C.D.D.

Customer ID  
19912

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

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 180604	Notice of Meeting January 8, 2026	GT - Clay Today	Dec 18	2025		Column Inch	Black & White	4.2000	\$44.10
<b>Total:</b>									<b>\$44.10</b>

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](mailto: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 January 8, 2026

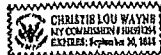
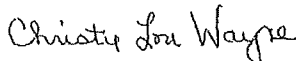
LEGAL: 180604

Was published in said newspaper in the issues:  
12/18/2025

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 12/18/2025



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 Thursday, January 8, 2026, at 5:30 p.m. at the Pine Ridge Plantation Amenity Center, 4209 Pine Ridge Parkway, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

Marilee Giles  
District Manager  
Legal 180604 Published 12/18/2025 In Clay  
County's Clay Today newspaper



Pine Ridge Plantation <prmgr@riversidemgtsvc.com>

**Santa event**

1 message

**Kevin Mason** <masonkm@yahoo.com>  
Reply-To: Kevin Mason <masonkm@yahoo.com>  
To: "prmgr@riversidemgtsvc.com" <prmgr@riversidemgtsvc.com>


Tue, Oct 28, 2025 at 1:30 PM

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  
1.330.57206.60100  
 11/12/25



Has to be reissued due to check #3685 not being received by the vendor.  
TP 12/22/25

Total = \$675.00  
mail check to:  
Santa Kevin Mason  
1821 Autumnbrook Ln  
St. Johns, FL 32259



# INVOICE

Pye Barker Fire & Safety  
 8475 Western Way Ste 110  
 Jacksonville, FL 32256  
[www.pyebarkerfs.com](http://www.pyebarkerfs.com)  
 904-634-7100  
 1046PZ@pyebarkerfs.com


Customer PO:	Order No:	Invoice No:	Due Date:
	ST00821262	IV00874528	01/15/2026
Invoice Date:	Terms:	Invoice Total:	Amount Due:
12/16/2025	Net 30	1,100.00	1,100.00

License: Jacksonville: FED22-000076 / FED20-000005 / EF00001197 - Tampa: FPI18-000123 12259 W. Hillsborough Ave. Unit 101, Tampa, FL 33635

**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:
Maria Or Mandy	CON0000037915	Jacksonville, FL	46192	46192	Jason Schull

Item	Description	Qty	Unit Price	Total	Tax
DPC	Dispatch And Compliance	1	105.00	105.00	0.00
INSPQLQCA	Annual E-Light Quick Check Insp	40	7.00	280.00	0.00
INSPFAA	Annual Fire Alarm Insp	1	375.00	375.00	0.00
IA	Annual Fire Ext Insp	3	10.00	30.00	0.00
INSPDRYA	Annual Sprinkler Dry Insp	1	225.00	225.00	0.00
SYABC10	10Lb ABC Six Year	1	85.00	85.00	0.00
<b>Work Notes:</b> Annual Sprinkler, Fire Alarm, Fire Extinguisher, & E-Light Inspection Reports Verified - Jason S.  Save time and stamps by going paperless. View, print, and pay your invoices online at <a href="https://customer.pyebarkerfire.com/">https://customer.pyebarkerfire.com/</a>					

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>, which shall be incorporated herein by reference.

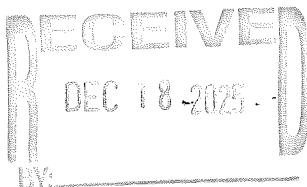
**Remit To Address:**  
 Pye-Barker Fire & Safety, LLC  
 PO BOX 735358  
 Dallas, TX 75373-5358

**PAY NOW:**

Use the token below to create your account  
**70J/Q0cZpZY=**  
<https://customer.pyebarkerfire.com>

Reference: PBFS-PZ

*General Facility Maintenance*  
 1,330.57260.46000  
 12/18/25



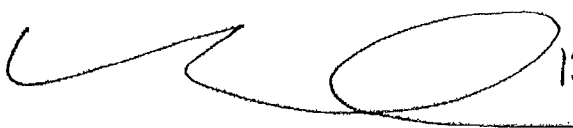
Subtotal	1,100.00
Tax	0.00
Freight	0.00
<b>Total</b>	<b>1,100.00</b>

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

# Invoice

Invoice #: 589  
 Invoice Date: 12/17/2025  
 Due Date: 12/17/2025  
 Case:  
 P.O. Number:

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

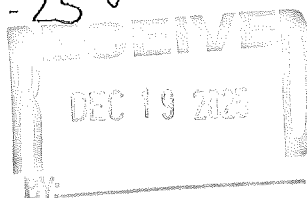
Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1- November 30, 2025	63.86	40.00	2,554.40
Maintenance Supplies		1,778.83	1,778.83
<ul style="list-style-type: none"> <li>• General Facility maintenance. \$1,610.01            1.330.57200.46000</li> <li>• Grounds Repair &amp; maintenance - \$1,252.07            1.320.53800.46000</li> <li>• Amenity Repairs &amp; Replacements - \$524.27            1.330.57200.46100</li> <li>• Janitorial Supplies - \$397.88            1.330.57200.46201</li> <li>• Special Events - \$549.00            1.330.57200.60100</li> </ul>			
		12/18/25	

**Total** \$4,333.23

**Payments/Credits** \$0.00

**Balance Due** \$4,333.23

*Alison Moring*  
 12-19-25



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/25	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
11/4/25	6.77	C.W.	Screwed and drilled swing set poles together, cleaned gym, fixed gate to ball court and dumpster, removed décor, filled pot holes with dirt on road, removed debris from courts, playground, parking lot, bushes and field, fixed ball nets, spread ant killer, adjusted latch on ball court, cleared pool drains from debris, blew leaves and debris off pool deck and walkways, straightened and organized pool deck furniture
11/5/25	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
11/7/25	3.5	C.A.W.	Filling corrosion hole with brick and stones
11/10/25	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
11/11/25	2.95	C.W.	Fixed cover to light pole, cleared pool drains from debris, scraped candy substance off pool deck, fixed ball nets, removed tree limbs from blocking sidewalk, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, removed debris from pool deck and parking lot
11/12/25	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
11/17/25	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
11/18/25	4.5	R.A.	Picked up large drainage rocks for erosion ditch, added two layers of weed control fabric, french drain pipe, water collection box and gravel, need additional gravel to complete project, picked up supplies
11/18/25	8.32	B.W.	Worked on pond washout repair
11/18/25	7.12	C.W.	replaced flush valve, spread ant killer on pool deck and sidewalk, straightened and organized pool deck and patio furniture, fixed weather seal to magnet on gate, screwed loose door hinges tight in two areas, moved rock into drainage ditch, removed debris in parking lot, playground and courts, fixed windscreen
11/19/25	2.73	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
11/24/25	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
11/25/25	6.85	C.W.	Tied windscreen up in court, adjusted gate to close and courts installed springs, fixed cord to tennis nets and tightened pulley, cleaned dumpster area, measured and marked rotting wood in bathroom, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, adjusted nets in courts, removed debris from parking lot, bushes, playground, courts and pool deck
11/26/25	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

TOTAL 63.86

MILES 0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 12/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	11/13/25	Monitor for Viewing New Security Cameras	208.93	M.C.
	11/13/25	12" Basin Kit	83.92	J.S.
	11/13/25	4" Drain 90	4.46	J.S.
	11/13/25	4" Drain 45	5.69	J.S.
	11/13/25	4"x10' Drain Pipe PVC	30.26	J.S.
	11/14/25	9 Gal Clear Storage Tote (2)	29.85	M.C.
	11/14/25	27 Gal Clear Storage Totes (3)	55.13	M.C.
	11/14/25	57 Gal Storage Totes (2)	91.95	M.C.
	11/18/25	Mountain Gravel (20)	121.44	R.A.
	11/18/25	Disposable Gloves 100ct	18.38	C.W.
	11/18/25	Zip Ties 100pk	13.78	C.W.
	11/18/25	Hex Bolt	0.44	C.W.
	11/18/25	Flat Washer (2)	0.37	C.W.
	11/18/25	Hex Nut	0.10	C.W.
	11/18/25	Black Heavy Duty Gloves 40ct (3)	34.43	M.C.
	11/18/25	42 Gallon Contractor Bags 50ct (4)	122.98	M.C.
	11/19/25	Flush Valve Rebuild Kit (4)	138.41	M.C.
	11/19/25	Zip Ties Variety Pack 2000pk	31.14	M.C.
	11/19/25	Gym Wipes 4pk (2)	222.09	M.C.
	11/25/25	9" Saw Blade	10.89	C.W.
	11/25/25	13/16 Spring 2pk	5.19	C.W.
	12/2/25	9FT Flocked Christmas Tree	549.00	M.C.
		<b>TOTAL</b>	<b><u>\$1,778.83</u></b>	

**Riverside Management Services, Inc**

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

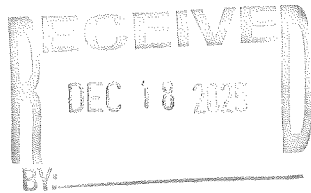
**Invoice**

Invoice #: 590  
Invoice Date: 12/18/2025  
Due Date: 12/18/2025  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Christmas Event -12/13/25 330.57200.60100		1,768.36	1,768.36



<b>Total</b>	<b>\$1,768.36</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,768.36</b>

12/18/25  
ans

# Pine Ridge Plantation

**Christmas Event**

12/13/25

**GL#330-57200-60100**

	Actual
Total Expenses	\$2,443.36
District Checks	\$675.00
<b>TOTAL EXPENSES DUE</b>	<b>\$1,768.36</b>

	Actual
<b>Site</b>	
Set up and Site Management	
Site Staff	
Mileage	
<b>Totals</b>	<b>\$0.00</b>

	Actual
<b>Entertainment/Arts &amp; Gifts</b>	
piping bags, googly eyes, jingle bells mini marshmallows, mini chocolate chips, hot chocolate packets, Santa throw blanket ornaments, snowflakes, pipe cleaners	\$530.75
<b>Totals</b>	<b>\$530.75</b>

	Actual
<b>Food/Beverages/Supplies</b>	
Cookies, bottled water, napkins, plates table clothes, treat trays, bowls, candy canes Christmas tree cakes, North pole nutty buddies contest prizes	\$1,237.61
<b>Totals</b>	<b>\$1,237.61</b>

	AMOUNT
<b>DISTRICT CHECK</b>	
_____ YES _____ NO Payable To: <b>Santa Kevin</b>	\$675.00
<b>Totals</b>	<b>\$675.00</b>

5/21/18

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/25	00131	11/13/25	IV008274 202511 320-53800-61000		SILENT KNIGHT FIRE PANEL	*	3,988.58	
								-----
								3,988.58 000088
								-----
TOTAL FOR BANK B							3,988.58	
TOTAL FOR REGISTER							3,988.58	



# INVOICE

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


Customer PO:	Order No:	Invoice No:	Due Date:
	ST00778272	IV00827496	12/13/2025
Invoice Date:	Terms:	Invoice Total:	Amount Due:
11/13/2025	Net 30	3,988.58	3,988.58


License: FL Electrical Contractor - EF0000878 FL FP Contractor 1 - 132355-0001-1993 GA LV Electrical - LVU004677 Darryl Elksnls RCDD - 163276 Darryl Elksnls 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 NTE (8) Hours	6.5	140.00	910.00	0.00
MS-10UD-7	FIRE LITR 10 ZONE FA CONTROL PANEL	1	2,853.58	2,853.58	0.00
12V7AMP	12V7Amp Battery	2	56.00	112.00	0.00
<p><b>Work Notes:</b>            Nov. 6 - Approved quote. Replaced bad Silent Knight fire panel with FireLite MS-10UD. Programmed panel. Sent signals. Emily observed signals on CMS. Silent Knight 5235 remote annunciator in office is incompatible with the MS-10 UD. Need FireLite ANN-80 (red) annunciator.</p>  <p>Save time and stamps by going paperless. View, print, and pay your invoices online at <a href="https://customer.pyebarkerfire.com/">https://customer.pyebarkerfire.com/</a></p>					

Capital Repair/Replacement  
 2,320,53800.61000  
 11/14/25

RECEIVED  
 NOV 14 2025  
 BY: \_\_\_\_\_

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>, which shall be incorporated herein by reference.

**Remit To Address:**

Pye-Barker Fire & Safety, LLC  
DBA: Life Safety Designs  
PO BOX 735358  
Dallas, TX 75373-5358

<b>PAY NOW!</b>
Use the token below to create your account /E9OdMI62pY= <a href="https://customer.pyebarkerfire.com">https://customer.pyebarkerfire.com</a>

Reference: PBFS-PZ

Subtotal	3,988.58
Tax	0.00
Freight	0.00
Total	3,988.58

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/26	00183	10/01/25	9635863	202510 320-53800-46200	OCT LANDSCAPE MAINTENANCE	*	13,495.67	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			13,495.67 003706
1/13/26	00183	11/01/25	9635865	202511 320-53800-46200	NOV LANDSCAPE MAINTENANCE	*	13,495.67	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			13,495.67 003707
1/13/26	00183	1/20/26	9635868	202601 320-53800-46200	JAN LANDSCAPE MAINTENANCE	*	13,495.67	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			13,495.67 003708
1/13/26	00183	12/01/25	9635866	202512 320-53800-46200	DEC LANDSCAPE MAINTENANCE	*	13,495.67	
					BRIGHTVIEW LANDSCAPE SERVICES, INC			13,495.67 003709
1/13/26	00003	1/01/26	279	202601 310-51300-34000	JAN MANAGEMENT FEES	*	4,800.75	
		1/01/26	279	202601 310-51300-49100	JAN WEBSITE ADMIN	*	111.33	
		1/01/26	279	202601 310-51300-35100	JAN INFO TECH	*	148.42	
		1/01/26	279	202601 310-51300-31300	JAN DISSEM AGENT SRVCS	*	486.92	
		1/01/26	279	202601 310-51300-51000	OFFICE SUPPLIES	*	.12	
		1/01/26	279	202601 310-51300-42000	POSTAGE	*	2.96	
		1/01/26	279	202601 310-51300-42500	COPIES	*	32.70	
		1/01/26	279	202601 310-51300-41000	TELEPHONE	*	16.07	
					GOVERNMENTAL MANAGEMENT SERVICES			5,599.27 003710
1/13/26	00054	1/01/26	13129563	202601 330-57200-46500	JAN POOL CHEMICALS	*	1,733.62	
					POOLSURE			1,733.62 003711
1/13/26	00073	1/01/26	591	202601 330-57200-46200	JAN JANITORIAL SRVCS	*	890.42	
		1/01/26	591	202601 330-57200-46400	JAN POOL MAINT SRVCS	*	1,512.50	
		1/01/26	591	202601 330-57200-34000	JAN CONTRACT ADMIN	*	2,399.83	
		1/01/26	591	202601 330-57200-34100	JAN FACILITY MANAGEMENT	*	6,313.33	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26		591		202601 330-57200-46500		*	8.75		
				POOL CHEM-TRICHLOR					
1/01/26		591		202601 330-57200-46500		*	12.21		
				POOL CHEM-PHOSPHATE RMVR					
1/01/26		591		202601 330-57200-46500		*	31.19		
				POOL CHEM-YELLOW TREAT					
1/01/26		591		202601 330-57200-46500		*	35.48		
				POOL CHEM-DE POWDER					
					RIVERSIDE MANAGEMENT SERVICES INC			11,203.71	003712
1/13/26	00215	8/12/25	100048	202601 330-57200-46100		*	1,155.00		
				STRAPS-BASKETWEAVE LOUNGE					
					THE POOL AND PATIO SHOP LLC			1,155.00	003713
1/13/26	00076	1/01/26	336418B	202601 320-53800-46400		*	900.00		
				JAN LAKE MAINTENANCE					
					THE LAKE DOCTORS INC			900.00	003714
1/23/26	00194	1/15/26	276887	202601 330-57200-46000		*	205.00		
				JAN PREVENTATIVE MAINT					
					ALLWAYS IMPROVING LLC DBA			205.00	003715
1/23/26	00194	1/19/26	276992	202601 330-57200-46000		*	143.24		
				TRACK & CABLE TUBE ROLLER					
		1/19/26	276992	202601 330-57200-46100		*	111.36		
				PARTS FOR REPAIR					
					ALLWAYS IMPROVING LLC DBA			254.60	003716
1/23/26	00216	1/21/26	01212026	202601 300-36900-10100		*	500.00		
				SECURITY DEPOSIT REFUND					
					MARIELIS SANCHEZ			500.00	003717
1/23/26	00073	1/21/26	593	202601 330-57200-60100		*	266.74		
				2026 VALENTINES CONTEST					
					RIVERSIDE MANAGEMENT SERVICES INC			266.74	003718
1/23/26	00073	1/13/26	592	202512 320-53800-46000		*	1,549.50		
				DEC GROUNDS RPR & MAINT					
		1/13/26	592	202512 330-57200-46000		*	1,877.40		
				DEC FACILITY MAINTENANCE					
		1/13/26	592	202512 330-57200-51000		*	108.00		
				DEC OFFICE SUPPLIES					
					RIVERSIDE MANAGEMENT SERVICES INC			3,534.90	003719
1/23/26	00152	1/15/26	62172928	202601 330-57200-46000		*	124.93		
				JAN PEST CTRL QTLY SRVC					
					TURNER PEST CONTROL,LLC			124.93	003720
TOTAL FOR BANK A							79,460.45		

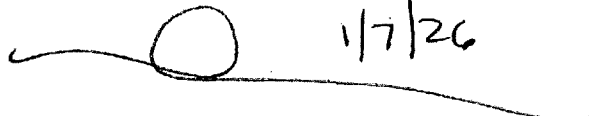
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							79,460.45	



**INVOICE**

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

**Customer #:** 24488830  
**Invoice #:** 9635863  
**Invoice Date:** 10/1/2025  
**Cust PO #:**

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For October  <i>Landscape Maintenance</i> <i>1.320.53800.46200</i>  <b>RECEIVED</b> JAN 07 2026 BY: _____	13,495.67
<b>Total invoice amount</b>		<b>13,495.67</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>13,495.67</b>

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

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

**Payment Stub**

Customer Account#: 24488830  
Invoice #: 9635863  
Invoice Date: 10/1/2025

<b>Amount Due:</b>	<b>\$13,495.67</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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


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



**INVOICE**

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

**Customer #:** 24488830  
**Invoice #:** 9635865  
**Invoice Date:** 11/1/2025  
**Cust PO #:**

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For November  <i>Landscape maintenance</i> <i>1.320.53800.46200</i>  <i>1/7/26</i>  <b>RECEIVED</b> <b>JAN 07 2026</b> BY: _____	13,495.67
<b>Total invoice amount</b>		<b>13,495.67</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>13,495.67</b>

Terms: Net 15 Days

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

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**Payment Stub**

Customer Account#: 24488830  
 Invoice #: 9635865  
 Invoice Date: 11/1/2025

<b>Amount Due:</b>	<b>\$13,495.67</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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

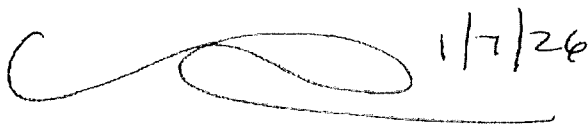
Pine Ridge Plantation CDD  
 475 W Town Place Ste 114  
 St Augustine FL 32092



**INVOICE**

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

**Customer #:** 24488830  
**Invoice #:** 9635868  
**Invoice Date:** 1/1/2026  
**Cust PO #:**

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For January	13,495.67
<p>Landscape maintenance            1.320.53800.46200   1/7/26</p>		
<p><b>RECEIVED</b>            JAN 07 2026            BY: _____</p>		
<b>Total invoice amount</b>		<b>13,495.67</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>13,495.67</b>

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

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

**Payment Stub**

Customer Account#: 24488830  
 Invoice #: 9635868  
 Invoice Date: 1/1/2026

<b>Amount Due:</b>	<b>\$13,495.67</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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

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



**INVOICE**

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

**Customer #:** 24488830  
**Invoice #:** 9635866  
**Invoice Date:** 12/1/2025  
**Cust PO #:**

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For December  <i>Landscape maintenance</i> <i>1.320.53800.46200</i> <i>[Signature]</i> 1/7/26  <div style="text-align: center;"> <b>RECEIVED</b>              JAN 07 2026              BY: _____           </div>	13,495.67
<b>Total invoice amount</b>		<b>13,495.67</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>13,495.67</b>

Terms: Net 15 Days

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

*Please detach stub and remit with your payment*

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**Payment Stub**

Customer Account#: 24488830  
 Invoice #: 9635866  
 Invoice Date: 12/1/2025

<b>Amount Due:</b>	<b>\$13,495.67</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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

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

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 279

**Invoice Date:** 1/1/26

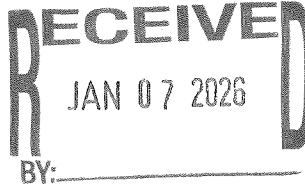
**Due Date:** 1/1/26

**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 - January 2026		4,800.75	4,800.75
Website Administration - January 2026		111.33	111.33
Information Technology - January 2026		148.42	148.42
Dissemination Agent Services - January 2026		486.92	486.92
Office Supplies		0.12	0.12
Postage		2.96	2.96
Copies		32.70	32.70
Telephone		16.07	16.07
<b>Total</b>			<b>\$5,599.27</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,599.27</b>



# Invoice

Date Invoice#

1/1/2026  
131295633379

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

Terms	Net 20
Due Date	1/21/2026
PO #	

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

<b>Ship To</b>
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*

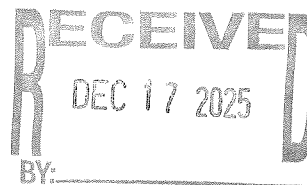
Item	Description	Qty	Units	Amount
	Water Management Flat Billing Rate	1	ea	\$1,674.57
	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$49.05

<b>Subtotal</b>	\$1,733.62
<b>Tax</b>	\$0.00
<b>Total</b>	\$1,733.62
<b>Amount Paid/Credit Applied</b>	\$0.00
<b>Balance Due</b>	\$1,733.62

[Click Here to Pay Now](#)



Pool Chemicals  
1.330.57200.46500  
12/17/25



**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 591  
Invoice Date: 1/1/2026  
Due Date: 1/1/2026  
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 - January 2026		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - January 2026		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - January 2026		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - January 2026		6,313.33	6,313.33
Pool Chemicals - Trichlor		8.75	8.75
Pool Chemicals - Phosphate Remover		12.21	12.21
Pool Chemicals - Yellow Treat		31.19	31.19
Pool Chemicals- DE Powder		35.48	35.48

**RECEIVED**  
JAN 07 2026  
BY: \_\_\_\_\_  
*Alison Mossing*  
1-7-26

<b>Total</b>	\$11,203.71
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$11,203.71

THE POOLand Patio Shop  
 1408 Griffet Rd  
 Jacksonville, FL 32211

# Invoice

Number 100048  
 Date 8/12/2025

**Bill To**

Maria  
 Pine Ridge Plantation  
 4200 Pineridge Parkway  
 Middleburg, FL, 32068  
 prmgr@riversidemngtsvc.com

**Ship To**


PO Number 904-291-8878      Terms      Project Tag D

Date	Description	Hours	Rate	Amount
	Replace straps on basketweave lounge	8.00	\$110.00	\$880.00
	replace leg on bar stool	1.00	\$50.00	\$50.00
	weld arm on chair	1.00	\$25.00	\$25.00
	all strapping will be done in a single wrap configuration using new virgin vnyl strap and high strength multi gauge pins		\$0.00	\$0.00
	sales tax	1.00	\$0.00	\$0.00
	Pickup\Delivery		\$200.00	\$200.00

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$1,155.00	Shipping Cost	\$0.00
		Sub Total	\$1,155.00
		<b>Total</b>	<b>\$1,155.00</b>

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$0.00	\$0.00	\$0.00	\$1,155.00	\$1,155.00

**RECEIVED**  
 JAN 08 2026  
 BY: \_\_\_\_\_

Amenity Repairs & Replacements  
 1.330.57200.46100  
 1/8/26

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

ACCOUNT NUMBER	EXP. DATE
SECURITY CODE	EXP. END DATE

ADDRESSEE

Please check if a biller balance incorrect and indicate change on invoice side

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

ACCOUNT NUMBER	DATE	BALANCE
719342	1/1/2026	\$900.00

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

0000000007540600100000003364180000009000019

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 1/11/2026 Invoice 336418B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2026	Water Management - Monthly		\$900.00	\$0.00	\$900.00

Please remit payment for this month's invoice.

*Lake maintenance*  
*1.320.53900.46400*  
*1/2/26*

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**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

**INVOICE**

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

tracy@wearefitnesspro.com  
t 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.: 276887  
Terms: Net 15  
Invoice date: 01/15/2026  
Due date: 01/30/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45817 - JANUARY 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 &  
7950152012001714 rust at joints of  
swing arm has progressed to begin to  
allow flex in arms. Should replace both  
L and R complete pedal assembly and  
swing arm assembly sets or replace  
units entirely.
2. Paramount Pull-down/Row FS-53 sn:  
FS530809007 plastic rollers that protect  
cable are worn completely through.  
Should replace 2x plastic rollers (2x  
12")SEE 45239
3. Spirit Treadmill XE685 sn:  
6858152104013343 needs 4x HR  
plates (order extra for bench stock)
4. ALL OTHER UNITS TEST CORRECT

Total

\$205.00

General Facility Maintenance -

1.350.57206.46000

 1/21/26

RECEIVED  
R JAN 21 2026 D  
BY: \_\_\_\_\_

# 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.: 276992  
Terms: Net 15  
Invoice date: 01/19/2026  
Due date: 02/03/2026

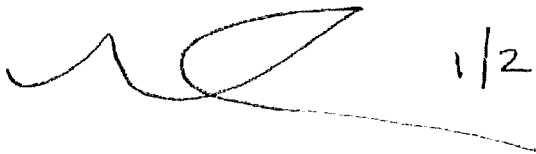
#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45239 - REPAIRS IDENTIFIED DURING OCTOBER PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced track for elliptical. UNIT TESTS CORRECT Tech also replaced cable tube rollers of Lat Pull/row machine.	1	\$95.00	\$95.00
3.	2b. Shipping/ Handling		Shipping and Handling Estimate: Multiple Boxes	1	\$48.24	\$48.24
4.	2a. Parts		Parts for Repair: Tube, Row Roller (item 2)	4	\$20.34	\$81.36
5.	2a. Parts		Parts for Repair: Track Assembly (Item 1)	1	\$30.00	\$30.00
6.			Service Request Details/Notes: 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			

Total

\$254.60

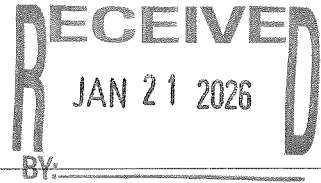
◦ General Facility Maintenance - \$143.24  
1.330.57200.46000

◦ Amenity Repairs & Replacements - \$111.36  
1.330.572.00.46100

 1/21/26

RECEIVED  
R JAN 21 2026 D  
BY: \_\_\_\_\_

**From:** Pine Ridge Plantation prmgr@riversidemgtsvc.com  
**Subject:** deposit refund  
**Date:** January 21, 2026 at 10:58 AM  
**To:** Bernadette Peregrino bperegrino@gmsnf.com, Todd Polvere tpolvere@gmsnf.com



Good morning,

I am in need of a security deposit refund for Marielis Sanchez. She had her rental this past Saturday. The money order would have been included in the deposit summary from 11/18/25, money #19-780004150 in the amount of \$500

Refund should be sent to:

Marielis Sanchez  
1100 Persimmon Dr  
Middleburg, FL 32068

Thank you and let me know if you have any questions. Have a great day

Maria

--

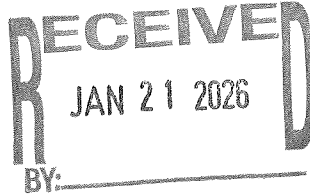
Pine Ridge Plantation CDD  
4200 Pine Ridge Parkway  
Middleburg, FL 32068  
Office: (904) 291-8878  
Email: [prmgr@riversidemgtsvc.com](mailto:prmgr@riversidemgtsvc.com)  
CDD Website: [www.pineridgeplantationcdd.com](http://www.pineridgeplantationcdd.com)

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

# Invoice

**Invoice #:** 593  
**Invoice Date:** 1/21/2026  
**Due Date:** 1/21/2026  
**Case:**  
**P.O. Number:**

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



Description	Hours/Qty	Rate	Amount
Valentine's Contest 2026 330.57200.60100		266.74	266.74

<b>Total</b>	<b>\$266.74</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$266.74</b>

1/21/26  
Caw

# Pine Ridge Plantation

GL# 330-57200-60100

Valentine's Contest 2026

	Actual
Total Expenses	\$266.74
District Checks	\$0.00
<b>TOTAL EXPENSES DUE</b>	<b>\$266.74</b>

	Actual
<b>Entertainment/Arts &amp; Crafts</b>	
<b>Totals</b>	<b>\$0.00</b>

	Actual
<b>Site</b>	
<b>Totals</b>	<b>\$0.00</b>

	AMOUNT
<b>DISTRICT CHECK</b>	
Payable To:	___ YES ___ NO
<b>Totals</b>	<b>\$0.00</b>

	Actual
<b>Food/Beverages/Supplies</b>	
Dinner & movie gift cards, candy, candy jar	\$266.74
Teddy bear, heart décor	
<b>Totals</b>	<b>\$266.74</b>


*Handwritten:* 2/11/26  
CAB

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

# Invoice

Invoice #: 592  
 Invoice Date: 1/13/2026  
 Due Date: 1/13/2026  
 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 December 1 - December 31, 2025	82.94	40.00	3,317.60
Maintenance Supplies		217.30	217.30
◦ Grounds Repair & maintenance - \$1,549.50 1.320.53800.46000			
◦ General Facility maintenance - \$1,877.40 1.330.57200.46000			
◦ Office Supplies - \$108.00 1.330.57200.51000			
 1/14/26			
<b>RECEIVED</b> Alison Moring JAN 14 2026 1-14-26			

BY: \_\_\_\_\_

<b>Total</b>	<b>\$3,534.90</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,534.90</b>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/25	2.97	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/2/25	3	R.A.	Installed Christmas lights along amenity center roof
12/2/25	8.1	C.W.	Installed Christmas lights around amenity center, installed two Christmas trees, removed tree limbs from playground, vacuumed amenity center, cleaned debris out of pool drains, blew leaves and debris off pool deck and walkways, straightened and organized all pool deck and patio furniture, removed debris around parking lot and bushes
12/3/25	1	R.A.	Took down glitter Christmas tree, unboxed and set up new snowy Christmas tree, hung Christmas wreaths in entryway to community
12/3/25	5.17	C.W.	Disassembled old tree, assembled new Christmas tree, vacuumed amenity center, hung wreath, installed timer on Christmas lights, rehung windscreen, cleared pool drains of debris, blew leaves and debris off pool deck, straightened and organized pool deck and patio furniture, removed debris from parking lot and courts, fixed court nets
12/3/25	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
12/8/25	3.05	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
12/9/25	2.5	C.W.	Unclogged toilet, cleared pool drains from debris, straightened and organized pool deck and patio furniture, blew leaves and debris off courts, removed debris from parking lot, bushes, courts, roadside and playground, fixed ball nets, cleaned dumpster area, checked and changed trash receptacles
12/10/25	3.25	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
12/16/25	5.1	C.W.	Installed star and décor on tree, removed tree limbs from playground, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and courts, fixed nets in courts, removed debris in parking lot, bushes, courts, roadside and field
12/17/25	2.67	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
12/19/25	3.07	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
12/22/25	3.35	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
12/23/25	1.2	R.A.	Finished installing gravel for drainage repair on pond bank, picked up supplies
12/23/25	7.93	B.W.	Worked on retention pond restorations, installing gravel and rock
12/23/25	3.68	C.W.	Tightened gym equipment, fixed clubhouse door handle, assisted with filling drainage ditch with gravel, blew leaves and debris off pool deck and walkways, removed debris from parking lot, bushes and field, straightened and organized pool deck and patio furniture
12/24/25	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
12/26/25	4	T.C.	Light inspection, changed out lights on walkway to led lights
12/26/25	4.67	L.C.	Assisted with replacing light bulbs on walkway and amenity center
12/29/25	3.17	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
12/30/25	6.03	C.W.	Disassembled Christmas trees, wreaths and décor, switched alarm panels on clubhouse side, straightened and organized all pool deck and patio furniture, collected loose balls on courts, removed debris from parking lot, bushes, courts, waterways and entry roadways, blew leaves and debris off pool deck, walkways and courts
12/31/25	2.98	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways

TOTAL 82.94

MILES 10

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

**MAINTENANCE BILLABLE PURCHASES**

Period EndIng 1/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE	12/2/25	Epson Color/Black Printer Ink	108.01	M.C.
	12/23/25	Mountain Gravel 0.5cu ft (18)	109.30	R.A.
		<b>TOTAL</b>	<b><u>\$217.30</u></b>	



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
 904-355-6300 • Toll Free: 800-225-6305 • turnerpest.com

Turner Pest Control LLC  
 PO Box 600323  
 Jacksonville, FL 32260-0323  
 904-355-6300

**Service Slip/Invoice**

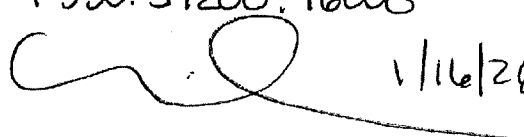
<b>INVOICE:</b>	621729289
<b>DATE:</b>	01/15/2026
<b>ORDER:</b>	621729289

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

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

Work Date	Time	Target Pest	Technician	Time In
01/15/2026	03:47 PM	GHP		03:47 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
JOHN	NET 30	01/15/2026		04:18 PM

Service	Description	Price
CPCO	Commercial Pest Control - Quarterly Service	\$124.93
		<b>SUBTOTAL</b> \$124.93
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$124.93
		<b>AMOUNT DUE</b> \$124.93

General Facility maintenance  
 1.330.57200.46006  
 1/16/26

**RECEIVED**  
 JAN 16 2026  
 BY: \_\_\_\_\_



\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

Full service pest control services provided from the date of service may be subject to a 10% early cancellation fee per invoice. This fee shall be the maximum amount of any fee. Cancellation fees are not assessed in person or in the event of collection.

PLEASE PAY FROM THIS INVOICE