

PINE RIDGE PLANTATION
Community Development District

September 3, 2026

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

August 27, 2026

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, September 3, 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. Consideration of Revision of the Meeting Minutes of May 20, 2025
- IV. Consideration of Revision of the Meeting Minutes of May 27, 2026
- V. Ratification of the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2026 Audit
- VI. Staff Reports
 - A. Attorney
 - B. District Manager – Discussion of Fiscal Year 2027 Goals & Objectives
 - 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 July 9, 2026 Meeting
- B. Acceptance of Minutes of the July 9, 2026, Audit Committee Meeting
- C. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2026
- D. Assessment Receipts Schedule
- E. Approval of Check Register

IX. Next Scheduled Meeting – 11/05/26 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

X. Adjournment

THIRD ORDER OF BUSINESS

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Matt Biagetti		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Pine Ridge Plantation CDD
MAILING ADDRESS 4933 Creek Bluff Lane		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Middleburg, Florida	COUNTY Clay	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED May 20, 2025		NAME OF POLITICAL SUBDIVISION:
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Matt Biagetti, hereby disclose that on May 20, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, Riverside Management Services ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

A vote came before the Board on May 20, 2025 regarding the approval of an agreement with Riverside Management Services (RMS). RMS is an affiliate of Governmental Management Services. I disclosed the conflict of interest and abstained from the vote.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7.27.2026
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FOURTH ORDER OF BUSINESS

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Matt Biagetti		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Pine Ridge Plantation CDD	
MAILING ADDRESS 4933 Creek Bluff Lane		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Middleburg, Florida	COUNTY Clay	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED May 7, 2026		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

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* * * * *

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- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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FIFTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

August 5, 2026

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Pine Ridge Plantation Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2026, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2026, and thereafter if mutually agreed upon by Pine Ridge Plantation Community Development District and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

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

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

Fort Pierce / Stuart



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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

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

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

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

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

Management is responsible for:

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



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

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

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

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

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



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August 5, 2026
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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

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

Reporting

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

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

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

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



Pine Ridge Plantation Community Development District
August 5, 2026
Page 5

Records and Assistance

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

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

Non-audit Services

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

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

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

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



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

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

Other Relevant Information

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

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2026 will not exceed \$3,600 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

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



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August 5, 2026
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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

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

Indemnification, Limitation of Liability, and Claim Resolution

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

Confidentiality

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



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Retention of Records

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

Termination

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

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

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

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



Pine Ridge Plantation Community Development District
August 5, 2026
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Miscellaneous

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

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

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

Governing Law

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

Entire Agreement

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

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

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



Pine Ridge Plantation Community Development District
August 5, 2026
Page 10

Electronic Signatures and Counterparts

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

Acknowledgement and Acceptance

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

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

Sincerely,

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

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____

Report on the Firm's System of Quality Control

December 4, 2025

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.



DG Perry

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
(DATED AUGUST 5, 2026)**

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

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

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

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

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092**

Auditor: Maritza Stonebraker

By: MS

Title: Director

Date: August 5, 2026

**District: Pine Ridge Plantation
CDD**

By: _____

Title: _____

Date: _____

SIXTH ORDER OF BUSINESS

B.

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Pine Ridge Plantation Community Development District

Date: _____

District Manager: _____
Print Name: _____
Pine Ridge Plantation Community Development District

Date: _____

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: August 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 was on site July 16th to complete our quarterly preventative maintenance inspection
- Staff installed a shutoff valve to the shower on the pool deck
- North Florida Vending was on site July 15th to fix a reported issue with the soda machine
- Staff replaced the shower handle to the pool deck shower as the previous one was having issues staying secured and was allowing for continuous leaking water
- Staff was able to safely drop a large dead tree located on CDD property behind 1274 Wetland Ridge Circle. The tree had partially fallen during a storm and was being supported by another tree and was at risk on falling on the homeowner's fence
- Staff replaced several toilet seats, one in the handicap stall of the men's poolside restroom and the other in one of the women's poolside stalls
- WebWatch Dogs was on site to troubleshoot issues with two (2) security cameras that had gone offline. A new CCTV POE Switch had to be installed and all cameras are once again online and functioning properly

- Staff pressure washed the stucco entry walls, fencing, monument sign and stone pillars at both ends of Tynes Blvd
- Staff painted the end caps of the center islands at the main entrance on both sides (amenity side and Wetland Ridge) yellow reflector stickers were also placed on the curbs
- Staff made adjustments to the hinges of the tennis court gate, replaced some springs and broken bolts to the plate of the gate locking latch
- An electrician ran new wiring from the VFD to the filter pump motor. Previous wiring insulation was cracking and falling apart, causing frequent error codes and the system to short out
- Staff made repairs to the dumpster gate. Realigning the hinges to help correct difficulties of closing it
- Staff replaced the old shower curtains in both the men's and women's poolside restrooms
- My husband (Edwin) purchased and donated several back exercise attachments to be used with the latt pulldown machine in the fitness center

In Progress Items:

- Waiting on several replacement parts, including pads for various weight machines to come in that were identified during July's preventative maintenance inspection
- Staff continues to work on painting in the clubhouse
- Have continued to submit additional requests to public works department to address the buildup of dirt in the curb along Pine Ridge Parkway at the Buggy Whip intersection (latest request shows pending scheduling)
- Planning to have maintenance staff paint the stucco entry walls to match the exterior color of the amenity building for a more cohesive look once we get through the summer months

Landscaping & Lakes:

- New annuals were installed on Thursday, July 30th

- Palm trees at the amenity center were pruned on Tuesday, August 4th
- BrightView has made a number of repairs to reported irrigation issues
- BrightView began lifting some tree limbs along Pine Ridge Parkway and Tynes Blvd on August 5th in preparation of school starting back
- Inspection of the pond banks by the engineering company was completed on July 27th
- TruGreen completed service application on August 13th
- 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

Amenity Manager:

- Number of rentals booked for July and August = 23
- Number of rentals tentatively scheduled for September and October = 13
- The 2026 water slide season will conclude on Labor Day
- The Frozen Sweets Treat truck was at the amenity center on Sunday, July 12th from 2 to 5 p.m.
- The Frozen Sweets Treat truck was at the amenity center on Thursday, July 16th from 2:30 to 5:30 p.m.
- The Frozen Sweets Treat truck was at the amenity center on Saturday, July 25th from 3:30 to 6:30 p.m.
- Cousins Maine Lobster truck was at the amenity center for dinner on Thursday, July 30th from 4:30 to 7:30 p.m.
- The Frozen Sweet Treat truck was at the amenity center on Sunday, August 23rd for a pop-up visit from 2 to 5 p.m.
- Doughlicious Mini Donutz is scheduled to be at the amenity center on Friday, September 11th
- Filipin GO is scheduled to return to the amenity center on December 18th from 5 to 8 p.m. and will likely be the final food truck for 2026
- Community yard sale is being planned for September 19th and 20th
- North Florida Vending continues to service and maintain the soda machine

- Jackpot Vending continues to provide vending machine snacks
- Pine Ridge HOA continues to hold their monthly HOA meetings in the clubhouse the second Thursday of each month. A meeting was held on August 13th and the next meeting is scheduled for September 10th
- 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 September 9th

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, **July 9, 2026**, at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Jeff Lewis

Jerry Ritchie

Jack Montoya

Nelson Nazario

Vice Chairman

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also, present were:

Marilee Giles

Wes Haber *by phone*

Maria Cranford

Carl Allen *by phone*

District Manager

District Counsel

GMS Amenity Management

DCCM

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:05 p.m. Five Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Ms. Giles opened the public comment period and invited members of the public to speak on any agenda items. It was noted that an additional opportunity for public comments would be provided at the end of the meeting.

Resident, Mr. Chamberlain, asked whether residents would have an opportunity to comment on the proposed budget during the public hearing. Ms. Giles confirmed that public

comments regarding the budget would be heard when the public hearing was opened and advised Mr. Chamberlain to hold his budget-related comments until that time.

THIRD ORDER OF BUSINESS**Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026**

Ms. Giles reviewed the Audit Committee's rankings of proposals to perform the District's Fiscal Year 2026 audit. The Audit Committee recommended Berger, Toombs, Elam, Gaines, and Frank as the top-ranked firm.

On MOTION by Mr. Nazario, seconded by Mr. Ritchie, with all in favor, the Audit Committee's Recommendation of Berger, Toombs, Elam, Gaines and Frank to Perform the District's Fiscal Year 2026 Audit, was approved 4-0.

FOURTH ORDER OF BUSINESS**Ratify Agreement with RMS**

Ms. Giles reviewed the agreement with RMS for on-site staff, which had been approved at the previous meeting and executed between meetings. The Board discussed the annual agreement and reviewed the price comparison for 2026.

On MOTION by Mr. Lewis, seconded by Mr. Montoya, with all in favor, the Agreement with RMS, was ratified 4-0.

FOURTH ORDER OF BUSINESS**Fiscal Year 2027 Budget****A. Overview of Budget**

Ms. Giles presented the proposed Fiscal Year 2027 budget, which includes the General Fund, Debt Service Fund and Capital Reserve Fund. It was noted that although individual line items increased or decreased, the assessments for residents would remain the same as Fiscal Year 2026.

B. Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

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

On MOTION by Mr. Montoya, seconded by Mr. Ritchie, with all in favor, Opening the Public Hearing, was approved 4-0.

A resident questioned increases in the ground's maintenance and water/utility expenses. Staff explained that the increases were attributable to additional pools, the splash pad, irrigation repairs and increased facility usage. The resident also questioned the need and cost for off-duty officers in light of security improvements, including fencing, lighting, alarms and cameras. The Board discussed the continued need for security services and noted that the security budget had been reduced from \$20,000 to \$14,000.

There being no further public comments, Ms. Giles asked for a motion to close the public hearing.

On MOTION by Mr. Montoya, seconded by Mr. Ritchie, with all in favor, Closing the Public Hearing, was approved 4-0.

C. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

The Board considered Resolution 2026-05, relating to the appropriations and adoption of the Fiscal Year 2027 budget.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved 4-0.

D. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles presented Resolution 2026-06, imposing special assessments and certifying the assessment roll for Fiscal Year 2027. She explained that the resolution authorizes the assessments to be placed on the County tax roll for collection with the annual property taxes.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved 4-0.

SIXTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting
Amended and Restated Rules of Procedure;
Consideration of Resolution 2026-07**

Mr. Haber reviewed the proposed amended and restated Rules of Procedure and explained that the Rules govern various District operations, including procurement, meeting requirements, officers, adoption of rules and rates, and other procedural matters. The updates were intended to bring the District's Rules of Procedure into compliance with changes in Florida law. Significant updates included requirements related to adoption of rules and rates, allowing districts to operate in more than one county, Board member voting requirements, and the definition of a newspaper of general circulation.

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

On MOTION by Mr. Montoya seconded by Mr. Nazario, with all in favor, Opening the Public Hearing, was approved 4-0.
--

There being no public comments or questions, Ms. Giles asked the Board for a motion to close the public hearing.

On MOTION by Mr. Montoya seconded by Mr. Nazario, with all in favor, Closing the Public Hearing, was approved 4-0.
--

Ms. Giles asked the Board for a motion to accept Resolution 2026-07, adopting the amended and restated Rules of Procedure.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Resolution 2026-07 Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, was approved 4-0.
--

SEVENTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit
Report**

Ms. Giles presented the Fiscal Year 2025 Audit Report to the Board. The auditor issued a clean opinion, finding that the District's financial statements fairly presented its financial position as of September 30, 2025. The audit identified no material weaknesses in internal

controls, no prior-year or current-year findings or recommendations, and no recommendations related to financial management. There were no significant findings noted in the audit.

On MOTION by Mr. Nazario, seconded by Mr. Lewis, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved 4-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated he had no other updates for the Board.

B. District Manager – Discussion of Fiscal Year 2027 Meeting Schedule

Ms. Giles reported that all Board members completed Form 1 prior to the July 1 deadline and reminded the Board that four hours of ethics training must be completed by December 31, 2026.

The Board reviewed the proposed Fiscal Year 2027 meeting schedule, which maintains the regular meeting schedule of the third Tuesday of the month at 6:00 p.m., with one off-cycle meeting in July to accommodate the required budget adoption timeline. The meeting dates and location had been coordinated to avoid conflicts with the HOA and will also be published on the District's website.

On MOTION by Mr. Nazario, seconded by Mr. Lewis, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved 4-0.

C. Engineer

The District Engineer reported that the pond inspection had been approved and that the District tentatively scheduled for July 23 and 24, pending receipt of the signed documentation. Ms. Giles stated that she would coordinate with District Counsel to prepare a work authorization and forward it to the engineer's office. Staff will also coordinate with Jay Soriano regarding his availability to attend the pond inspections.

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

Ms. Cranford reported that the splash pad repairs had been completed and the system was operating properly. The UV bulbs were replaced, along with damaged bulb caps and a relay box. Cartridge filters were also replaced at a savings of approximately \$1,100. An issue with the autofill system was identified as a sticking plunger, which was causing the water level to drop. The system was adjusted and will continue to be monitored for proper operation and excess puddling. A regular maintenance schedule will be followed going forward, including replacement of the UV bulbs approximately every two years.

Ms. Cranford also reported that all 16 clubhouse chairs had been reupholstered. The board discussed the possibility of eventually reupholstering the bench and couch cushions to coordinate with the chairs and existing furniture.

The Board briefly discussed warranty coverage for components of the splash pad system. Staff noted that much of the equipment is now beyond warranty, but the maintenance and repair issues are being documented and tracked.

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

Ms. Giles opened the meeting for public comments. A resident commented on landscaping conditions throughout the community, including dead or missing grass, overgrown hedges, aging annuals, insufficient mulch in some areas, and palm trees in need of trimming. Staff advised that some turf areas have struggled due to previous construction and irrigation issues and that annual replacements and palm trimming were upcoming. The Board discussed reviewing the landscape contract to confirm the frequency of mulch installation, annual rotations, and palm trimming. Staff will provide the landscape agreement for review and continue working with the landscaper on needed improvements. The Board also discussed obtaining proposals for additional landscape enhancements that may fall outside the existing contract and potentially revisiting those items during the budget process.

Additional discussion was held regarding uneven sidewalks and accumulated dirt. Staff reported that multiple work orders had been submitted to Public Works and would continue following up, including identifying the accessibility and drainage concerns associated with the area. There were no Supervisor comments or requests.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 7, 2026 Board of Supervisors Meeting

Ms. Giles presented the minutes from the May 7, 2026, 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 May 7, 2026, Board of Supervisors Meeting, were approved 4-0.

B. Approval of the Minutes of the May 7, 2026 Audit Committee Meeting

Ms. Giles presented the minutes from the May 7, 2026, meeting and asked for any comments, corrections, or changes. The Board had no revisions.

On MOTION by Mr. Montoya, seconded by Mr. Ritchie, with all in favor, the Minutes of the May 7, 2026, Audit Committee Meeting, were approved 4-0.

C. Balance Sheet and Income Statement of Revenues & Expenditures for the Period Ending May 31, 2026

Ms. Giles presented the balance sheet and income statements ending May 31, 2026.

D. Assessment Receipts Schedule

Ms. Giles noted the assessment receipts schedule shows the District is 100% collected.

E. Approval of Check Register

Ms. Giles presented the check registers for April 2026 and May 2026 in the amount of \$125,830.04.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, the Check Register totaling \$125,830.04, was approved 4-0.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 3,
2026 @ 6:00 p.m. at the Pine Ridge
Plantation Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 3, 2026, at 6:00 p.m. at the same location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Nazario, seconded by Mr. Lewis, with all in favor, the meeting was adjourned 4-0.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

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

The audit committee meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Thursday, **July 9, 2026**, at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present for the Audit Committee were:

Jeff Lewis
Jerry Ritchie
Jack Montoya
Nelson Nazario

Also, present were:

Marilee Giles
Wes Haber *by phone*

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

**Review and Ranking of Proposals Received
in Response to the RFP**

- A. Berger, Toombs, Elam, Gaines, and Frank**
- B. Dimov Audit**
- C. Grau & Associates**

The Audit Committee reviewed and ranked the proposals received for audit services. Ms. Giles noted that Florida Statutes require the District to obtain an independent audit and that three proposals had been received. The Audit Committee reviewed the evaluation criteria and discussed the District's experience with its current auditor. Berger, Toombs, Elam, Gaines, and Frank received a total score of 100, Grau & Associates received a total score of 75, and Dimov Associates received a total score of 45.

On MOTION by Mr. Montoya, seconded by Mr. Nazario, with all in favor, the Audit RFP Criteria with Berger, Toombs, Elam, Gaines, and Frank Ranked #1, was approved 4-0.

THIRD ORDER OF BUSINESS

Other Business

Ms. Giles stated there was no other business.

FOURTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Lewis, seconded by Mr. Ritchie, with all in favor, the meeting was adjourned. 4-0

Secretary / Assistant Secretary

Chairman / Vice Chairman

C.

Pine Ridge Plantation
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 92,558	\$ 13,775	\$ -	\$ 106,332
Investments:				
State Board of Administration (SBA)	441,401	800,266	-	1,241,667
Custody US Bank Account	68,985	-	-	68,985
Series 2020				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,641	113,641
Revenue	-	-	148,505	148,505
Prepay 2020A1	-	-	128,008	128,008
Construction	-	-	-	-
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
Total Assets	\$ 602,944	\$ 814,040	\$ 563,747	\$ 1,980,731
Liabilities:				
Accounts Payable	\$ 33,214	7,329	\$ -	\$ 40,543
Total Liabilities	\$ 33,214	\$ 7,329	\$ -	\$ 40,543
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	563,747	563,747
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	806,711	-	806,711
Capital Reserves	-	-	-	-
Unassigned	569,730	-	-	569,730
Total Fund Balances	\$ 569,730	\$ 806,711	\$ 563,747	\$ 1,940,188
Total Liabilities & Fund Balance	\$ 602,944	\$ 814,040	\$ 563,747	\$ 1,980,731

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 808,015	\$ 808,015	\$ 809,499	\$ 1,484
Misc./Facility Rental Income	5,000	4,167	7,750	2,083
Interest Income	15,000	12,500	20,373	7,873

Total Revenues	\$ 828,015	\$ 824,682	\$ 837,622	\$ 11,440
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 6,667	\$ 4,400	\$ 2,267
PR-FICA	612	510	337	173
Engineering	8,000	8,000	8,175	(175)
Attorney	15,000	12,500	3,678	8,822
Annual Audit	3,175	3,175	3,175	-
Assessment Administration	6,207	6,207	6,207	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	5,843	4,869	4,869	-
Trustee Fees	4,434	4,434	4,445	(10)
Management Fees	57,609	48,008	48,008	-
Information Technology	1,781	1,484	1,484	-
Website Maintenance	1,336	1,113	1,113	-
Telephone	500	417	101	316
Postage & Delivery	1,000	833	392	441
General Liability and Public Officials Insurance	11,102	11,102	10,460	642
Printing & Binding	1,500	1,250	359	891
Legal Advertising	1,500	1,250	650	600
Other Current Charges	900	750	802	(52)
Office Supplies	300	250	99	151
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 129,574	\$ 112,994	\$ 98,929	\$ 14,066
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Operations & Maintenance

Grounds Maintenance

Landscape Maintenance	\$ 171,665	\$ 143,054	\$ 134,957	\$ 8,097
Lake Maintenance	14,830	12,358	9,000	3,358
Electric	3,000	2,500	1,874	626
Water	26,000	26,000	36,823	(10,823)
Repairs And Maintenance	24,000	24,000	25,166	(1,166)
Irrigation Repairs	3,500	2,917	3,032	(115)
Contingencies	1,500	1,250	-	1,250

Subtotal Grounds Maintenance	\$ 244,495	\$ 212,079	\$ 210,852	\$ 1,228
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Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Amenity Center				
Property Insurance	\$ 29,155	\$ 29,155	\$ 24,563	\$ 4,592
General Facility Maintenance	24,000	24,000	27,417	(3,417)
Repairs & Replacements	24,000	24,000	24,514	(514)
Recreational Passes	500	417	-	417
Office Supplies	500	500	562	(62)
Permit Fees	780	650	525	125
Contingency	1,000	448	448	-
Special Events	15,000	14,209	14,209	-
Security	20,000	16,667	8,535	8,132
Utilities				
Water & Sewer	5,400	4,500	2,785	1,715
Electric	25,000	20,833	23,209	(2,375)
Cable/Phone/Internet	7,250	6,042	6,981	(940)
Refuse Service	17,760	14,800	16,270	(1,470)
Management Contracts				
Amenity Management	75,760	63,133	63,133	-
Facility Assistant	14,000	11,667	6,877	4,790
Field Management Services	28,798	23,998	23,998	-
Lifeguards	21,947	18,289	14,644	3,645
Pool Maintenance	18,150	15,125	15,910	(785)
Pool Chemicals	23,226	19,355	19,356	(1)
Janitorial	10,685	8,904	8,904	-
Janitorial Supplies	5,000	4,167	2,565	1,602
Subtotal Amenity Center	\$ 367,911	\$ 320,858	\$ 305,404	\$ 15,454
Total Operations & Maintenance	\$ 612,406	\$ 532,937	\$ 516,256	\$ 16,681
Total Expenditures	\$ 741,980	\$ 645,931	\$ 615,185	\$ 30,747
Excess (Deficiency) of Revenues over Expenditures	\$ 86,035		\$ 222,437	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer In/(Out)	\$ (86,035)	\$ (86,035)	\$ (86,035)	\$ -
Total Other Financing Sources/(Uses)	\$ (86,035)	\$ (86,035)	\$ (86,035)	\$ -
Net Change in Fund Balance	\$ 0		\$ 136,402	
Fund Balance - Beginning	\$ -		\$ 433,328	
Fund Balance - Ending	\$ -		\$ 569,730	

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues				
Interest	\$ 3,353	\$ 3,353	\$ 25,120	\$ 21,767
Total Revenues	\$ 3,353	\$ 3,353	\$ 25,120	\$ 21,767
Expenditures:				
Capital Outlay	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Repairs and Maintenance	15,525	15,525	69,509	(53,984)
Other Service Charges	600	500	444	56
Total Expenditures	\$ 41,125	\$ 36,858	\$ 69,952	\$ (33,094)
Excess (Deficiency) of Revenues over Expenditures	\$ (37,772)		\$ (44,832)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 86,035	\$ 86,035	\$ 86,035	\$ -
Total Other Financing Sources (Uses)	\$ 86,035	\$ 86,035	\$ 86,035	\$ -
Net Change in Fund Balance	\$ 48,263		\$ 41,203	
Fund Balance - Beginning	\$ 782,435		\$ 765,509	
Fund Balance - Ending	\$ 830,698		\$ 806,711	

Pine Ridge Plantation

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 926,572	\$ 926,572	\$ 928,302	\$ 1,731
Interest Income	25,000	20,833	24,257	3,423
Total Revenues	\$ 951,572	\$ 947,405	\$ 952,559	\$ 5,154
Expenditures:				
Series 2020 A1				
Interest Expense - 11/1	\$ 86,874	\$ 86,874	\$ 86,874	\$ -
Interest Expense - 5/1	86,874	86,874	86,874	-
Principal Expense - 5/1	520,000	520,000	520,000	-
Series 2020 A2				
Interest Expense - 11/1	39,169	39,169	39,169	-
Interest Expense - 5/1	39,169	39,169	39,169	-
Principal Expense - 5/1	150,000	150,000	150,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 922,086	\$ 922,086	\$ 927,086	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,485		\$ 25,473	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,485		\$ 25,473	
Fund Balance - Beginning	\$ 248,701		\$ 538,274	
Fund Balance - Ending	\$ 278,187		\$ 563,747	

Pine Ridge Plantation
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 808,015	\$ -	\$ 38,023	\$ 749,594	\$ 3,641	\$ 4,421	\$ 4,634	\$ 3,113	\$ 2,675	\$ 3,397	\$ -	\$ -	\$ -	\$ 809,499
Misc./Facility Rental Income	5,000	-	1,625	-	350	-	1,100	-	1,575	-	3,100	-	-	7,750
Interest Income	15,000	1,218	826	848	2,369	3,482	3,813	2,174	2,036	1,885	1,721	-	-	20,373
Total Revenues	\$ 828,015	\$ 1,218	\$ 40,474	\$ 750,442	\$ 6,360	\$ 7,903	\$ 9,548	\$ 5,287	\$ 6,287	\$ 5,282	\$ 4,821	\$ -	\$ -	\$ 837,622
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 8,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ 4,400
PR-FICA	612	-	61	-	61	-	77	-	77	-	61	-	-	337
Engineering	8,000	-	-	-	640	-	825	285	150	-	6,275	-	-	8,175
Attorney	15,000	214	814	-	1,119	192	1,339	-	-	-	-	-	-	3,678
Annual Audit	3,175	-	-	-	-	-	-	-	-	-	3,175	-	-	3,175
Assessment Administration	6,207	6,207	-	-	-	-	-	-	-	-	-	-	-	6,207
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	5,843	487	487	487	487	487	487	487	487	487	487	-	-	4,869
Trustee Fees	4,434	4,445	-	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	57,609	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	-	-	48,008
Information Technology	1,781	148	148	148	148	148	148	148	148	148	148	-	-	1,484
Website Maintenance	1,336	111	111	111	111	111	111	111	111	111	111	-	-	1,113
Telephone	500	-	15	-	16	-	18	-	28	-	24	-	-	101
Postage & Delivery	1,000	75	60	46	3	31	33	37	7	61	39	-	-	392
General Liability and Public Officials Insurance	11,102	10,460	-	-	-	-	-	-	-	-	-	-	-	10,460
Printing & Binding	1,500	69	10	45	33	30	21	13	16	113	10	-	-	359
Legal Advertising	1,500	-	93	44	-	45	-	61	106	300	-	-	-	650
Other Current Charges	900	58	65	77	50	101	127	160	42	65	58	-	-	802
Office Supplies	300	1	0	0	0	0	95	1	0	1	0	-	-	99
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 129,574	\$ 27,250	\$ 7,466	\$ 5,760	\$ 8,269	\$ 5,947	\$ 9,082	\$ 6,105	\$ 6,973	\$ 6,087	\$ 15,989	\$ -	\$ -	\$ 98,929

Pine Ridge Plantation
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Grounds Maintenance														
Landscape Maintenance	\$ 171,665	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ 13,496	\$ -	\$ -	134,957
Lake Maintenance	14,830	900	900	900	900	900	900	900	900	900	900	-	-	9,000
Electric	3,000	203	204	205	204	203	163	163	163	-	366	-	-	1,874
Water	26,000	6,846	2,924	4,494	4,723	3,623	3,202	-	2,644	4,653	3,714	-	-	36,823
Repairs And Maintenance	24,000	1,989	2,620	3,538	5,000	3,779	3,325	2,672	984	45	1,215	-	-	25,166
Irrigation Repairs	3,500	-	-	1,170	-	1,647	215	-	-	-	-	-	-	3,032
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 244,495	\$ 23,434	\$ 20,143	\$ 23,802	\$ 24,323	\$ 23,647	\$ 21,300	\$ 17,231	\$ 18,186	\$ 19,094	\$ 19,691	\$ -	\$ -	210,852
Amenity Center														
Property Insurance	\$ 29,155	\$ 24,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,563
General Facility Maintenance	24,000	1,289	2,390	3,949	2,019	9,167	1,672	2,330	1,109	906	2,585	-	-	27,417
Repairs & Replacements	24,000	1,006	2,524	1,754	586	1,100	6,666	4,633	2,994	1,117	2,133	-	-	24,514
Recreational Passes	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	500	-	-	108	224	-	-	230	-	-	-	-	-	562
Permit Fees	780	-	-	-	-	-	-	-	525	-	-	-	-	525
Contingency	1,000	-	-	-	-	-	-	-	448	-	-	-	-	448
Special Events	15,000	2,507	549	1,768	267	3,100	3,404	-	-	1,900	714	-	-	14,209
Security	20,000	890	1,090	490	690	90	90	90	90	2,455	2,562	-	-	8,535
Utilities														
Water & Sewer	5,400	377	-	134	372	384	382	-	385	390	361	-	-	2,785
Electric	25,000	2,311	2,232	1,958	2,148	2,625	2,223	2,280	2,119	-	5,312	-	-	23,209
Cable/Phone/Internet	7,250	616	616	643	620	607	779	779	778	776	767	-	-	6,981
Refuse Service	17,760	1,472	1,472	1,472	1,472	1,542	1,542	1,845	1,845	1,651	1,957	-	-	16,270
Management Contracts														
Amenity Management	75,760	6,313	6,313	6,313	6,313	6,313	6,313	6,313	6,313	6,313	6,313	-	-	63,133
Facility Assistant	14,000	-	-	-	-	-	895	-	2,408	1,556	2,018	-	-	6,877
Field Management Services	28,798	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	-	-	23,998
Lifeguards	21,947	-	-	-	-	-	1,084	-	3,609	4,706	5,245	-	-	14,644
Pool Maintenance	18,150	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,847	1,964	-	-	15,910
Pool Chemicals	23,226	2,790	1,718	1,669	1,821	1,856	1,734	1,748	1,741	1,950	2,329	-	-	19,356
Janitorial	10,685	890	890	890	890	890	890	890	890	890	890	-	-	8,904
Janitorial Supplies	5,000	87	398	-	265	169	421	189	339	460	236	-	-	2,565
Subtotal Amenity Center	\$ 367,911	\$ 49,023	\$ 24,104	\$ 25,061	\$ 21,601	\$ 31,757	\$ 32,008	\$ 25,240	\$ 29,507	\$ 29,317	\$ 37,787	\$ -	\$ -	305,404
Total Operations & Maintenance	\$ 612,406	\$ 72,457	\$ 44,247	\$ 48,863	\$ 45,923	\$ 55,404	\$ 53,309	\$ 42,471	\$ 47,693	\$ 48,411	\$ 57,478	\$ -	\$ -	516,256
Total Expenditures	\$ 741,980	\$ 99,707	\$ 51,713	\$ 54,623	\$ 54,193	\$ 61,351	\$ 62,391	\$ 48,576	\$ 54,666	\$ 54,498	\$ 73,468	\$ -	\$ -	615,185
Excess (Deficiency) of Revenues over Expenditures	\$ 86,035	\$ (98,489)	\$ (11,239)	\$ 695,819	\$ (47,833)	\$ (53,448)	\$ (52,843)	\$ (43,289)	\$ (48,379)	\$ (49,216)	\$ (68,647)	\$ -	\$ -	222,437
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(86,035)
Total Other Financing Sources/Uses	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (86,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(86,035)
Net Change in Fund Balance	\$ 0	\$ (98,489)	\$ (11,239)	\$ 695,819	\$ (47,833)	\$ (53,448)	\$ (138,878)	\$ (43,289)	\$ (48,379)	\$ (49,216)	\$ (68,647)	\$ -	\$ -	136,402

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)
Less: May 1, 2026 (Mandatory)	(\$520,000)
Current Bonds Outstanding	\$6,585,000

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

Series 2020A2 Capital Improvement Revenue Refunding Bond

Interest Rate:	2.75% - 3.75%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Max Annual Debt Service
Reserve Fund Requirement	\$113,641
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)
Less: May 1, 2026 (Mandatory)	(\$150,000)
Less: May 1, 2026 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,030,000

Total Bonds Outstanding	\$8,615,000
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D.

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
TOTAL ASSESSED NET	737	926,571.52	807,989.31	1,734,560.83

RECEIVED	BALANCE DUE	SERIES 2020A DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	(3,240.40)	928,302.48	809,498.75	1,737,801.23
TOTAL RECEIPTS	(3,240.40)	928,302.48	809,498.75	1,737,801.23

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
8	3/6/2026	5,314.66	4,634.49	9,949.15
9	4/14/2026	3,569.88	3,113.01	6,682.89
10	5/18/2026	3,068.06	2,675.42	5,743.48
11	6/16/2026	3,895.88	3,397.29	7,293.17
		-	-	-
		-	-	-
TOTAL FY24 TAX ROLL RECEIPTS		928,302.48	809,498.75	1,737,801.23

%TAX ROLL COLLECTED	100.19%	100.19%	100.19%
TOTAL COLLECTED	100.19%	100.19%	100.19%

E.

Pine Ridge Plantation
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Date		check #'s	Amount
General Fund			
6/1/2026 - 6/30/2026		3785-3797	\$ 46,027.43
7/01/2026 - 7/31/2026		3798-3806	36,920.15
			\$ 82,947.58
Capital Reserve			
6/1/2026 - 6/30/2026		93	\$ 17,531.79
7/01/2026 - 7/31/2026			
			\$ 17,531.79
Utilities and Autopayments			
06/01/26	Clay Electric		\$ 2,281.90
06/02/26	AT&T		260.24
06/02/26	CCSO RollKall		473.00
06/09/26	CCSO RollKall		473.00
06/16/26	Waste Management		1,651.26
06/16/26	CCSO RollKall		473.00
06/17/26	SafeTouch		89.72
06/22/26	CCUA		5,042.82
06/24/26	Comcast		515.79
06/29/26	CCSO RollKall		946.00
			\$ 12,206.73
07/01/26	Clay Electric		\$ 2,823.55
07/02/26	AT&T		260.24
07/13/26	IRS FICA Payment		122.40
07/14/26	CCSO RollKall		1,053.50
07/17/26	SafeTouch		89.72
07/17/26	CCUA		4,075.00
07/21/26	Waste Management		1,957.47
07/24/26	Comcast		507.13
07/30/26	CCSO RollKall		1,419.16
07/31/26	Clay Electric		2,855.12
			\$ 15,163.29
TOTAL			\$127,849.39

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/05/26	00183	6/01/26	9791784 202606 320-53800-46200 JUN LANDSCAPE MAINTENANCE	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	13,495.67	13,495.67	003785
6/05/26	00054	6/01/26	13129563 202606 330-57200-46500 JUN POOL CHEMICALS	POOLSURE	*	1,775.48	1,775.48	003786
6/05/26	00076	6/01/26	377768B 202606 320-53800-46400 JUN LAKE MAINTENANCE	THE LAKE DOCTORS INC	*	900.00	900.00	003787
6/16/26	00183	5/21/26	9787095 202605 320-53800-46000 DROP DEAD PINE TREE	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	910.00	910.00	003788
6/16/26	00069	6/04/26	2026-316 202606 310-51300-48000 6/4 PUB HEAR FY27 BUDGET	OSTEEN MEDIA GROUP - CLAY TODAY	*	144.90	144.90	003789
6/16/26	00069	6/04/26	2026-316 202606 310-51300-48000 6/4 RULE DEVELOPMENT	OSTEEN MEDIA GROUP - CLAY TODAY	*	60.90	60.90	003790
6/16/26	00003	6/01/26	285 202606 310-51300-34000 JUN MANAGEMENT FEES		*	4,800.75		
		6/01/26	285 202606 310-51300-49100 JUN WEBSITE ADMIN		*	111.33		
		6/01/26	285 202606 310-51300-35100 JUN INFO TECH		*	148.42		
		6/01/26	285 202606 310-51300-31300 JUN DISSEM AGENT SRVCS		*	486.92		
		6/01/26	285 202606 310-51300-51000 OFFICE SUPPLIES		*	.81		
		6/01/26	285 202606 310-51300-42000 POSTAGE		*	60.82		
		6/01/26	285 202606 310-51300-42500 COPIES		*	112.95		
				GOVERNMENTAL MANAGEMENT SERVICES			5,722.00	003791
6/16/26	00185	6/09/26	3760537 202603 310-51300-31500 MAR/APR GENERAL COUNSEL	KUTAK ROCK LLP	*	1,339.00	1,339.00	003792
6/16/26	00204	6/04/26	195230 202605 310-51300-31100 MAY ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC	*	150.00	150.00	003793

PRP --PINERIDGE-- TLEE

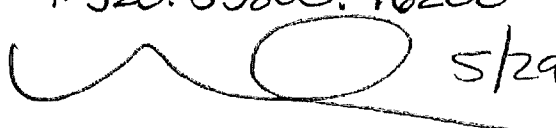
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/16/26	00073	6/01/26 607	202606 330-57200-46200		*	890.42	
		JUN JANITORIAL SERVICES					
		6/01/26 607	202606 330-57200-46400		*	1,512.50	
		JUN POOL MAINTENANCE SRVC					
		6/01/26 607	202606 330-57200-34000		*	2,399.83	
		JUN CONTRACT ADMIN					
		6/01/26 607	202606 330-57200-34100		*	6,313.33	
		JUN FACILITY MANAGEMENT					
		6/01/26 607	202606 330-57200-46500		*	87.45	
		POOL CHEM-TRICHLOR					
		6/01/26 607	202606 330-57200-46500		*	2.84	
		POOL CHEM-DE POWDER					
		6/01/26 607	202606 330-57200-46500		*	84.32	
		POOL CHEM-TILE SOAP					
		6/01/26 607	202606 330-57200-46400		*	334.31	
		POOL RPR-GFCI-UV SYSTEM					
				RIVERSIDE MANAGEMENT SERVICES INC			11,625.00 003794
6/25/26	00073	5/31/26 608	202605 330-57200-34110		*	2,407.72	
		MAY FACILITY ASSISTANT					
				RIVERSIDE MANAGEMENT SERVICES INC			2,407.72 003795
6/25/26	00073	5/31/26 609	202605 330-57200-34200		*	3,609.42	
		MAY LIFEGUARDS					
				RIVERSIDE MANAGEMENT SERVICES INC			3,609.42 003796
6/25/26	00073	6/17/26 610	202605 320-53800-46000		*	74.07	
		MAY GROUNDS RPR & MAINT					
		6/17/26 610	202605 330-57200-46000		*	884.40	
		MAY FACILITY MAINTENANCE					
		6/17/26 610	202605 330-57200-46100		*	2,589.73	
		MAY AMENITY RPR & RPLC					
		6/17/26 610	202605 330-57200-46201		*	339.14	
		MAY JANITORIAL SUPPLIES					
				RIVERSIDE MANAGEMENT SERVICES INC			3,887.34 003797
TOTAL FOR BANK A						46,027.43	
TOTAL FOR REGISTER						46,027.43	



INVOICE

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

Customer #: 24488830
Invoice #: 9791784
Invoice Date: 6/1/2026
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For June RECEIVED MAY 29 2026 BY: _____ Landscape maintenance 1. 320.53800.46200  5/29/26	13,495.67
Service Delivery Fee		0.00
Total invoice amount		13,495.67
Tax amount		
Balance due		13,495.67

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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

Payment Stub

Customer Account#: 24488830
Invoice #: 9791784
Invoice Date: 6/1/2026

Amount Due: \$13,495.67

Thank you for allowing us to serve you

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

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

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



Invoice

Date
Invoice#

6/1/2026
131295635469

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

Terms	Net 20
Due Date	6/21/2026
PO #	

Bill To

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

Ship To

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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,674.57
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$90.91

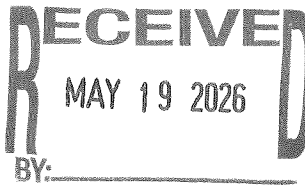
Subtotal \$1,775.48

Tax \$0.00

Total \$1,775.48

Amount Paid/Credit Applied \$0.00

Balance Due \$1,775.48



[Click Here to Pay Now](#)



Pool Chemicals
1.330 57200.46500
C [Signature] 5/18/26



131295635469

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER: _____ EXP. DATE: _____
SIGNATURE: _____ AMOUNT PAID: _____

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
719342	6/1/2026	\$900.00

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

0000000007540600100000003777680000009000018

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

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

Invoice Due Date 6/11/2026

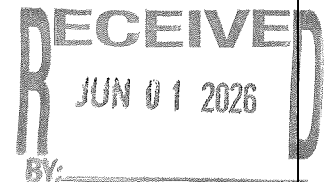
Invoice 377768B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2026	Water Management - Monthly		\$900.00	\$0.00	\$900.00

Please remit payment for this month's invoice.

Lake maintenance
1.326.53866.46400
6/1/26



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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$900.00

This Invoice Total:

\$900.00

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

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

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

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

BrightView

Landscape Services

INVOICE

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

Customer #: 24488830
Invoice #: 9787095
Invoice Date: 5/21/2026
Sales Order: 8898974
Cust PO #:

Project Name: Pine Ridge - Drop Dead Pine Tree Behind Home
Project Description: Drop dead pine tree behind 4891 Creek Bluff Ln.

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Drop Dead Pine Tree	1.000	LS	910.00	910.00
Grasslands Repair & Maintenance 1.320.53800.46000 6/5/26					
RECEIVED JUN 05 2026 BY: _____					
Service Delivery Fee					0.00
Total Invoice Amount					910.00
Taxable Amount					
Tax Amount					
Balance Due					910.00

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a pre-defined set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/maintenance shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 24488830
Invoice #: 9787095
Invoice Date: 5/21/2026

Amount Due: \$ 910.00

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

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

INVOICE

Invoice Number: 2026-316102
Invoice Date: 6/4/2026
Due Date: 7/3/2026

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

Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 200453	Notice of Public Hearing FY 2027 Proposed Budget	CT - Clay Today	Jun 4	2026		column Inch 2x	Black & White	6.9000	\$144.90

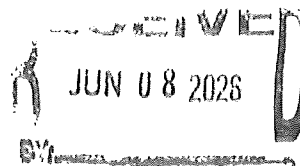
Total:									\$144.90
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Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

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

Affidavit attached to this invoice.

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



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

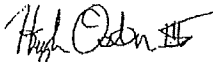
In the matter of July 9, 2026
Fiscal Year 2027 Proposed Budget

LEGAL: 200453

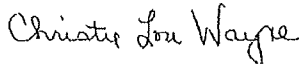
Was published in said newspaper in the issues:

5/28/2026 and 6/4/2026

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



Sworn to me and subscribed before me 06/04/2026



NOTARY PUBLIC, STATE OF FLORIDA

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

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the
Pine Ridge Plantation Community Development
District ("District") will hold a public hearing and
regular meeting as follows:

DATE: July 9, 2026

TIME: 6:00 PM

LOCATION: Pine Ridge Plantation Amenity
Center
4200 Pine Ridge Parkway Middleburg, Florida
32068

The purpose of the public hearing is to receive
comments and objections on the adoption of the
District's proposed budget(s) for the fiscal year
beginning October 1, 2026, and ending September
30, 2027 ("Proposed Budget"). A regular
Board meeting of the District will also be held at
the above time where the Board may consider
any other business that may properly come
before it. A copy of the agenda and Proposed
Budget may be obtained at the offices of the
District Manager, Governmental Management
Services, LLC, 475 West Town Place, Suite 114,
St. Augustine, Florida 32092, Phone (904) 940-
5850, ("District Manager's Office"), during
normal business hours, or by visiting the Dis-
trict's website at <https://pineridgeplantationcdd.com>.

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

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

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

District Manager Marilee Giles

Legal 200453 Published 5/28/2026 and
6/4/2026 In Clay County's Clay Today news-
paper

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-316103
Invoice Date: 6/4/2026
Due Date: 7/3/2026

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 # 201331	Notice of Rule Development	CT - Clay Today	Jun 4	2026		Column Inch	Black & White	5.8000	\$60.90

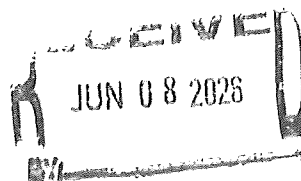
Total:									\$60.90
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Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

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

Affidavit attached to this invoice.

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



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

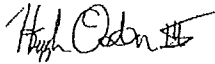
In the matter of Notice of Rule Development

LEGAL: 201331

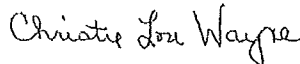
Was published in said newspaper in the issues:

6/4/2026

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



Sworn to me and subscribed before me 06/04/2026



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 RULE DEVELOPMENT BY THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190,
Florida Statutes, the Pine Ridge Plantation
Community Development District ("District")
hereby gives notice of its intention to develop
revised Rules of Procedure to govern the opera-
tions of the District. The proposed rule number
is 2026-01.

The revised Rules of Procedure will address
such areas as the Board of Supervisors, offi-
cers and voting, district offices, public informa-
tion and inspection of records, policies, public
meetings, hearings and workshops, rulemaking
proceedings, competitive purchase including
procedure under the Consultants' Competitive
Negotiation Act, procedure regarding auditor se-
lection, purchase of insurance, pre-qualification,
construction contracts, goods, supplies and
materials, maintenance services, contractual
services and protests with respect to proceed-
ings, as well as any other area of the general
operation of the District.

The purpose and effect of the revised Rules of
Procedure is to provide for efficient and effective
District operations and to ensure compliance
with recent changes to Florida law. The specific
grant of rulemaking authority for the adoption
of the proposed revised Rules of Procedure
includes Sections 190.011(5), 190.011(15) and
190.035, Florida Statutes. The specific laws im-
plemented in the proposed revised Rules of Pro-
cedure include, but are not limited to, Sections
112.08, 112.3143, 112.3146, 112.3145, 119.07,
119.0701, 120.54, 120.542, 120.5435, 120.56,
120.69, 120.81, 189.053, 189.069, 190.006,
190.007, 190.008, 190.011, 190.033, 190.035,
218.33, 218.391, 255.05, 255.0518, 255.0525,
255.20, 286.0105, 286.011, 286.012, 286.0113,
286.0114, 287.017, 287.055, and 287.084, Florida
Statutes.

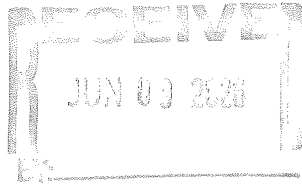
A copy of the proposed revised Rules of Proce-
dure and the related incorporated documents,
if any, may be obtained by contacting the Dis-
trict Manager, c/o Governmental Management
Services, LLC, 475 West Town Place, Suite
114, St. Augustine, Florida 32092, Phone (904)
940-5850,
Monique Giles, District Manager
Pine Ridge Plantation
Community Development District
Legal 201331 Published 6/4/2026 in Clay
County's Clay Today newspaper

Governmental Management Services, LLC

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

Invoice**Invoice #:** 285**Invoice Date:** 6/1/26**Due Date:** 6/1/26**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 - June 2026		4,800.75	4,800.75
Website Administration - June 2026		111.33	111.33
Information Technology - June 2026		148.42	148.42
Dissemination Agent Services - June 2026		486.92	486.92
Office Supplies		0.81	0.81
Postage		60.82	60.82
Copies		112.95	112.95
Total			\$5,722.00
Payments/Credits			\$0.00
Balance Due			\$5,722.00

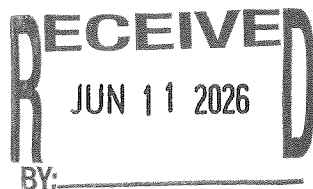
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 9, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3760537

Client Matter No. 16423-1

Notification Email: eftgroup@kutakrock.com

Jim Oliver
Pine Ridge CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3760537

16423-1

Re: Pine Ridge CDD - General Counsel

For Professional Legal Services Rendered

03/04/26	W. Haber	0.60	156.00	Prepare for Board meeting; begin preparation of project completion resolution
03/05/26	A. Cox	0.30	37.50	Confer with Haber regarding project completion resolution
03/05/26	W. Haber	1.20	312.00	Prepare for and participate in Board meeting
03/07/26	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/18/26	A. Cox	0.40	50.00	Confer with Haber regarding project completion resolution
03/20/26	K. Jusevitch	0.10	12.50	Correspond with district manager regarding budget and election schedule
03/21/26	S. Sandy	0.10	34.50	Prepare FYE 2027 budget documents
04/03/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
04/15/26	W. Haber	0.20	52.00	Receipt and review of correspondence from Supervisor of Elections; confer with Giles regarding same

KUTAK ROCK LLP

Pine Ridge CDD

June 9, 2026

Client Matter No. 16423-1

Invoice No. 3760537

Page 2

04/22/26	A. Cox	2.40	300.00	Prepare revised rules of procedure, resolution setting public hearing on revised rules of procedure, resolution adopting revised rules of procedure, notice of rule development for revised rules of procedure, notice of rulemaking for revised rules of development and disseminate same to Sweeting together with resolution approving FY 2027 proposed budget and setting the public hearing and notice of FY 2027 budget hearing
04/30/26	W. Haber	0.20	52.00	Review agenda for May meeting
TOTAL HOURS		6.50		
TOTAL FOR SERVICES RENDERED				\$1,339.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,339.00</u>

Project Manager Michael Williams

Governmental Management Services
Marilee Giles
475 West Town Place STE 114
St. Augustine, FL 32092

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

June 04, 2026

Invoice # 195230

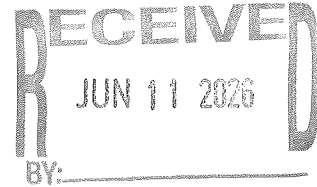
Project 0000021859.0000 23277.00 - Pine Ridge Plantation CDD

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

- Coordination with CDD

Please call Michael Williams if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.



Professional Services through May 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
CAD Designer III	1.00	150.00	150.00	
Total Labor				150.00
		Total Due:		150.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	150.00	10,535.00	10,685.00
Expense	0.00	218.05	218.05
Unit	0.00	9.38	9.38
Totals	150.00	10,762.43	10,912.43

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

LICENSE #26535, LB8590, LA6666877

Invoices are due upon receipt.

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

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

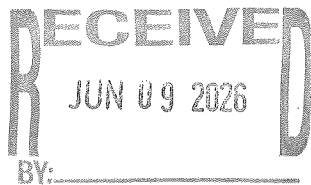
Invoice

Invoice #: 607
Invoice Date: 6/1/2026
Due Date: 6/1/2026
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 - June 2026		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - June 2026		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - June 2026		2,399.83	2,399.83
1.330.57200.34100- Facility Management - Pine Ridge Plantation - June 2026		6,313.33	6,313.33
Pool Chemicals - Trichlor		87.45	87.45
Pool Chemicals - DE Powder		2.84	2.84
Pool Chemicals - Tile Soap		84.32	84.32
Pool Repair - Install New GFCI for UV System		334.31	334.31



Alison Mossing
6-9-26

Total	\$11,625.00
Payments/Credits	\$0.00
Balance Due	\$11,625.00

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

Invoice

Invoice #: 608
Invoice Date: 5/31/2026
Due Date: 5/31/2026
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 Assistant through May 2026 1.330.57200.34110	85.99	28.00	2,407.72
RECEIVED JUN 15 2026 BY: _____ Alison Moring 6-15-26			

Total \$2,407.72

Payments/Credits \$0.00

Balance Due \$2,407.72

PINE RIDGE CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
85.99	Facility Assistant	\$ 28.00	\$ 2,407.72

Covers Period: May 2026

GL # 1.330.57200.34110

TOTAL DUE:

\$ 2,407.72

PINE RIDGE COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MAY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/26	7.98	S.W.	Completed daily checklist, returned calls and emails
5/3/26	8.03	S.W.	Completed daily checklist, returned calls and emails
5/9/26	7.53	S.W.	Completed daily checklist, returned calls and emails
5/10/26	7.9	S.W.	Completed daily checklist, returned calls and emails
5/16/26	7.62	S.W.	Completed daily checklist, returned calls and emails
5/17/26	7.5	S.W.	Completed daily checklist, returned calls and emails
5/23/26	8.08	S.W.	Completed daily checklist, returned calls and emails
5/24/26	7.97	S.W.	Completed daily checklist, returned calls and emails
5/25/26	7.5	S.W.	Completed daily checklist, returned calls and emails
5/30/26	7.88	S.W.	Completed daily checklist, returned calls and emails
5/31/26	8	S.W.	Completed daily checklist, returned calls and emails
	85.99		

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

Invoice

Invoice #: 609
Invoice Date: 5/31/2026
Due Date: 5/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through May 2026 330.572.3420	167.88	21.50	3,609.42
RECEIVED JUN 15 2026 BY: _____ Alison Mossing 6-15-26			

Total \$3,609.42

Payments/Credits \$0.00

Balance Due \$3,609.42

PINE RIDGE CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARDS

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
167.88	Lifeguards	\$ 21.50	\$ 3,609.42
	Covering May 2026		
	GL # 330.572.3420		
	TOTAL DUE:		<u>\$ 3,609.42</u>

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS FOR MAY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/26	5.75	C.A.	Lifeguarding
5/2/26	3.63	D.J.	Lifeguarding
5/3/26	5.72	B.B.	Lifeguarding
5/3/26	5.75	D.J.	Lifeguarding
5/3/26	5.43	Q.S.	Lifeguarding
5/9/26	5.73	C.A.	Lifeguarding
5/9/26	3.37	D.J.	Lifeguarding
5/10/26	5.75	C.A.	Lifeguarding
5/10/26	5.68	B.B.	Lifeguarding
5/10/26	5.77	D.J.	Lifeguarding
5/16/26	5.75	C.A.	Lifeguarding
5/16/26	5.92	D.J.	Lifeguarding
5/16/26	5.73	Z.M.	Lifeguarding
5/17/26	5.3	B.B.	Lifeguarding
5/17/26	5.78	D.J.	Lifeguarding
5/17/26	3.95	E.S.	Lifeguarding
5/23/26	5.73	C.A.	Lifeguarding
5/23/26	5.75	D.J.	Lifeguarding
5/24/26	5.6	B.B.	Lifeguarding
5/24/26	5.7	D.J.	Lifeguarding
5/24/26	5.73	Q.S.	Lifeguarding
5/25/26	5.75	C.A.	Lifeguarding
5/25/26	4	D.J.	Lifeguarding
5/25/26	5.7	Z.M.	Lifeguarding
5/25/26	5.73	Q.S.	Lifeguarding
5/30/26	5.73	C.A.	Lifeguarding
5/30/26	4.52	D.J.	Lifeguarding
5/30/26	5.78	Q.S.	Lifeguarding
5/31/26	5.75	C.A.	Lifeguarding
5/31/26	5.65	B.B.	Lifeguarding
5/31/26	5.75	Z.M.	Lifeguarding
GRAND TOTAL	<u>167.88</u>		

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

Invoice

Invoice #: 610
Invoice Date: 6/17/2026
Due Date: 6/17/2026
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 May 1 - May 31, 2026	61.91	45.00	2,785.95
Maintenance Supplies		1,101.39	1,101.39

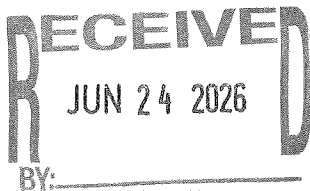
• Grounds Repair & Maintenance - \$74.07
1.320.53800.46000

• General Facility maintenance - \$884.40
1.330.57200.46000

• Amenity Repairs & Replacements. \$2,589.73
1.330.57200.46100

• Janitorial Supplies - \$339.14
1.330.57200.46201

 6/23/26



Alison Mossing
6-24-26

Total	\$3,887.34
Payments/Credits	\$0.00
Balance Due	\$3,887.34

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/26	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
5/6/26	6.6	C.W.	Painted amenity center clubhouse, fixed light fixture, straightened and organized pool deck and patio furniture
5/7/26	2.9	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/12/26	4.3	R.A.	Inspected outdoor shower handle and checked functionality, found normal operations, changed broken office blinds for managers office, will order brackets to replace broken blinds, epoxied connecting joints for women's bathroom sink connecting to over flow hose and sink basin, will return to finish once it is cured, installed two new outlet cover plates replacing broken ones, reviewed splash pad UV system maintenance instructions, inspected damage at tennis ball court nets, picked up supplies
5/12/26	7.72	C.W.	Cleaned barbeque grills, painted all window frames, painted rest of amenity, removed debris from pool deck and parking lot, straightened and organized pool deck and patio furniture
5/12/26	3	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/14/26	2	R.A.	Removed and replaced splash pad UV bulbs and quartz tubes, found damaged/melted seals and endcaps on two of four tubes, will order additional parts, finished installing two out of four bulbs and quartz tubes with new seals
5/14/26	2.95	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/19/26	3.08	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/20/26	4	R.A.	Completed installing remaining quartz tubes and led uv bulbs for splash pad uv system, replaced uv sensor lens and seal, replaced three way motion detection switched with three way decorative switches in amenity clubhouse
5/20/26	8	C.W.	Adjusted light fixture in bathroom, fixed panel fold handle to latch correctly, painted rest of bathroom in clubhouse, started painting window frames, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and walkways, removed debris from parking lot
5/21/26	3.07	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/26/26	3.22	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
5/28/26	4.9	C.W.	Fixed gym door handle, fed old cable through tennis net, rehung and tightened to correct form, straightened and organized pool deck and patio furniture, removed debris from courts and parking lot, picked up supplies
5/28/26	3	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL 61.91

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	5/6/26	Mini Paint Roller Pads	5.72	C.W.
	5/6/26	9" Paint Tray 3pk	6.88	C.W.
	5/6/26	White Paint	48.28	C.W.
	5/11/26	Moen Hand Held Shower Head	40.23	M.C.
	5/11/26	42 Gallon Trash Bags 50ct (4)	122.98	M.C.
	5/11/26	Dog Pot Bags 10pk (2)	107.92	M.C.
	5/11/26	47Ft Tennis Net Cable	39.38	M.C.
	5/11/26	Tennis Net Strap	29.60	M.C.
	5/11/26	Soft Soap 6pk	7.11	M.C.
	5/11/26	Portable Pickleball Net	258.49	M.C.
	5/11/26	Trifold Paper Towels 16pk (2)	82.89	M.C.
	5/13/26	Gate Latch	12.02	C.W.
	5/14/26	Denatured Alcohol 1 Qt	10.86	R.A.
	5/14/26	Latch Strike 2pk (3)	18.56	R.A.
	5/14/26	12"x12" Microfiber Roll	10.33	R.A.
	5/18/26	Toilet Paper (2)	72.20	M.C.
	5/20/26	Better 3x3/8 IN Knit 2pk	5.72	R.A.
	5/20/26	15A WHT Decora 3 Way Switch 10pk	43.67	R.A.
	5/23/26	Amdro Fire Ant Bait (3)	74.07	M.C.
	5/28/26	Mop Head Refill 2pk (2)	43.63	M.C.
	5/28/26	5Ft Hi-Flex Fishing Rod	28.72	C.W.
	6/4/26	4x4-6 PT	10.90	R.A.
	6/4/26	Hex Bolt BLK 1/2-13x6 (4)	12.33	R.A.
	6/4/26	Flat Washer BLK 1/2 (8)	3.86	R.A.
	6/4/26	Hex But BLK 1/2-13 (4)	2.25	R.A.
	6/4/26	3/4" PVC Male Adapter	0.82	R.A.
	6/4/26	1/2"x3/4" Male Adapter	2.01	R.A.
		TOTAL	<u>\$1,101.39</u>	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/16/26	00183	6/09/26 9816880	202606 320-53800-61000 PARKING LOT ENHANCEMENT	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	17,531.79	
							17,531.79 000093
						TOTAL FOR BANK B	17,531.79
						TOTAL FOR REGISTER	17,531.79

BrightView

Landscape Services

INVOICE

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

Customer #: 24488830
Invoice #: 9816880
Invoice Date: 6/9/2026
Sales Order: 8824160
Cust PO #:

Project Name: Pine Ridge: Amenity Center Parking Lot Extending Plants and Trees
Project Description: Pine Ridge: Amenity Center Parking Lot Extending Plants and Trees

Job Number	Description	Qty	UM	Unit Price	Amount
346100576	Pine Ridge CDD Live Oak Trees and 7g Viburnum:	1.000	EA	17531.79	17,531.79
Capital Repair/Replacement 2.320.53800.61000 6/12/26					
RECEIVED JUN 12 2026 BY: _____					
Service Delivery Fee					0.00
Total Invoice Amount					17,531.79
Taxable Amount					
Tax Amount					
Balance Due					17,531.79

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at [www.bvlandscape.com/terms-conditions](#) shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 24488830
Invoice #: 9816880
Invoice Date: 6/9/2026

Amount Due: \$ 17,531.79

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

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/02/26	00183	7/01/26 9828786	202607 320-53800-46200 JUL LANDSCAPE MAINTENANCE	BRIGHTVIEW LANDSCAPE SERVICES, INC	*	13,495.67	13,495.67 003798
7/02/26	00069	6/11/26 2026-316	202606 310-51300-48000 7/9 RULEMAKING-PROCEDURE	OSTEEN MEDIA GROUP - CLAY TODAY	*	94.50	94.50 003799
7/02/26	00093	6/29/26 20263066	202606 330-57200-60100 12/12 HAYWAGON RIDE 3HR	JACKSONVILLE CARRIAGE CO LLC	*	1,900.00	1,900.00 003800
7/02/26	00054	7/01/26 13129563	202607 330-57200-46500 JUL POOL CHEMICALS	POOLSURE	*	1,775.73	1,775.73 003801
7/14/26	00038	7/01/26 36853	202606 320-53800-46000 BACKFLOW TEST	P3 SERVICES OF FL LLC	*	45.00	471.62 003802
		7/02/26 36930	202607 330-57200-46100 RPLC #1 CHECK RUBBER		*	426.62	
7/14/26	00080	6/30/26 W3067409	202606 330-57200-46100 ACCESS SYSTEM REPAIR	CONVERGINT TECHNOLOGIES LLC	*	542.00	542.00 003803
7/14/26	00003	7/01/26 286	202607 310-51300-34000 JUL MANAGEMENT FEES		*	4,800.75	
		7/01/26 286	202607 310-51300-49100 JUL WEBSITE ADMIN		*	111.33	
		7/01/26 286	202607 310-51300-35100 JUL INFO TECH		*	148.42	
		7/01/26 286	202607 310-51300-31300 JUL DISSEM AGENT SRVCS		*	486.92	
		7/01/26 286	202607 310-51300-51000 OFFICE SUPPLIES		*	.15	
		7/01/26 286	202607 310-51300-42000 POSTAGE		*	38.78	
		7/01/26 286	202607 310-51300-42500 COPIES		*	9.90	
		7/01/26 286	202607 310-51300-41000 TELEPHONE		*	24.16	
				GOVERNMENTAL MANAGEMENT SERVICES			5,620.41 003804
7/14/26	00073	7/01/26 611	202607 330-57200-46200 JUL JANITORIAL SERVICES		*	890.42	

PRP --PINERIDGE-- TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/01/26 611	202607 330-57200-46400 JUL POOL MAINTENANCE SRVC		*	1,512.50	
		7/01/26 611	202607 330-57200-34000 JUL CONTRACT ADMIN		*	2,399.83	
		7/01/26 611	202607 330-57200-34100 JUL FACILITY MANAGEMENT		*	6,313.33	
		7/01/26 611	202607 330-57200-46500 POOL CHEM-TRICHLOR		*	367.40	
		7/01/26 611	202607 330-57200-46500 POOL CHEM-BICARB		*	82.50	
		7/01/26 611	202607 330-57200-46500 POOL CHEM-DE POWDER		*	10.89	
		7/01/26 611	202607 330-57200-46500 POOL CHEM-PHOSPHATE RMVR		*	12.87	
		7/01/26 611	202607 330-57200-46500 POOL CHEM-NAT POOL ENZYME		*	79.48	
		7/01/26 611	202607 330-57200-46400 POOL SUPPLIES-FOAM LIFE		*	385.00	
		7/01/26 611	202607 330-57200-46400 POOL SUPPLIES-LIFE LINE		*	66.00	
				RIVERSIDE MANAGEMENT SERVICES INC			12,120.22 003805
7/14/26 00076		7/01/26 386534B	202607 320-53800-46400 JUL LAKE MAINTENANCE		*	900.00	
				THE LAKE DOCTORS INC			900.00 003806
TOTAL FOR BANK A						36,920.15	
TOTAL FOR REGISTER						36,920.15	



INVOICE

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

Customer #: 24488830
Invoice #: 9828786
Invoice Date: 7/1/2026
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For July <i>Landscape maintenance</i> <i>1.320.53800.46200</i> <i>6/30/26</i> RECEIVED JUN 30 2026 BY: _____	13,495.67
Service Delivery Fee		0.00
Total invoice amount		13,495.67
Tax amount		
Balance due		13,495.67

Standard payment terms of not 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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

Payment Stub

Customer Account#: 24488830
Invoice #: 9828786
Invoice Date: 7/1/2026

Amount Due: \$13,495.67

Thank you for allowing us to serve you

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

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

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

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-316288
Invoice Date: 6/11/2026
Due Date: 7/10/2026

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

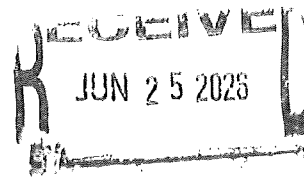
Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 201332	Notice of Rulemaking Revised Rules of Procedure	CT - Clay Today	Jun 11	2026		Column Inch	Black & White	9.0000	\$94.50
Total:									\$94.50

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

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



Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of Notice of Rulemaking/ Revised Rules
of Procedure

LEGAL: 201332

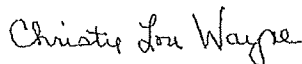
Was published in said newspaper in the issues:

6/11/2026

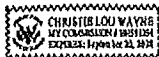
Affiant Further says that said "Clay Today" is a newspaper
published at Fleming Island, in said Clay County, Florida, and
that the said newspaper Has heretofore been continuously
published in said Clay County, Florida, Weekly, and has been
entered as Periodical material matter at the post
Office in Orange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



Sworn to me and subscribed before me 06/11/2026



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 RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Pine Ridge Plantation Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Clay Today on June 4, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on July 9, 2026, at 600 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.013, 286.014, 287.017, 287.055, and 287.084, Florida Statutes.

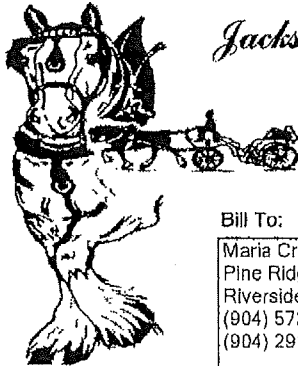
A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, mgiles@gmsnl.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Marilee Giles, District Manager
Pine Ridge Plantation
Community Development District
Legal 201332 Published 6/11/2026 in Clay
County's Clay Today newspaper



Jacksonville Carriage Co LLC Invoice

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3933
www.JaxCarriage.Com

Number: 20263066

Date: 6/29/2026

Bill To:

Maria Cranford
Pine Ridge Plantation Amenity Manager
Riverside Management Services, Inc.
(904) 572-8107 c
(904) 291-8878 w

Event Location:

Pine Ridge Plantation
4200 Pine Ridge Parkway
Middleburg, FL, 32068

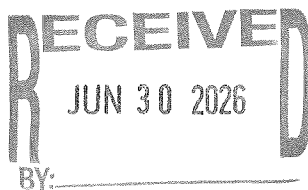
Customer Email	Terms	Sales Rep
prmgr@riversidemgtsvc.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
12/12/20265	HayRide	Horse-drawn Haywagon Rides			
	Time	5:00pm - 8:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 12/11/2026 or balance is due.		\$950.00	\$950.00
	Balance	Balance due on arrival.		\$950.00	\$950.00
Please review this invoice to ensure it accurately reflects our agreement. Add 4% for payments by credit card. <i>Thank You for your business!</i> Bieni@JaxCarriage.Com					

Total \$1,900.00

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.



Special Events
1.330.57200.60100
6/29/26



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

Invoice

Date
Invoice#

7/1/2026
131295635993

Terms	Net 20
Due Date	7/21/2026
PO #	

Bill To

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

Ship To

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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	\$1,674.57
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$91.16

Subtotal \$1,775.73

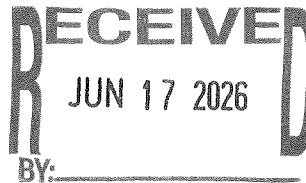
Tax \$0.00

Total \$1,775.73

Amount Paid/Credit Applied \$0.00

Balance Due \$1,775.73

[Click Here to Pay Now](#)



Pool Chemicals
1.336.57205.46500
6/17/24



131295635993

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

36853

Invoice Date

7/1/2026

Bill To

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

Job Location

Pine Ridge Plantation CDD
Various Location
Middleburg, FL 32068



P.O. Number

Terms

Due Date

Net 30

7.31/2026

Serviced	Description	Quantity	Price Each	Amount
6/29/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1" Febco 860 Serial # HA30846 - FAILED Proposal will follow for repairs needed to be in compliance with water utility provider. Grands Repair & Maintenance 1.326.53800.46000 C  7/1/26 RECEIVED JUL 02 2026 BY: _____	1	45.00	45.00

Total \$45.00

Payments/Credits \$0.00

Balance Due \$45.00

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

36930

Invoice Date

7/2/2026

Bill To

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

Job Location

Pine Ridge Plantation CDD
4201-2 Pine Ridge Parkway
Middleburg, FL 32068



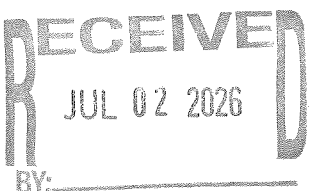
P.O. Number

Terms

Due Date

Net 30

8/1/2026

Serviced	Description	Quantity	Price Each	Amount
7/1/2026	1" Febco 860 S#:HA30846 - Irrigation Labor to replace #1 check rubber, clean, flush, test, and certify. Re-insulate the backflow preventer and risers. Febco 905350 860 #1CV Module 1' Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	2.75	100.00	275.00
		1	91.62	91.62
		1	60.00	60.00
		1	0.00	0.00
Amenity Repair & Replacements 1.330, 57200, 46100  7/2/26 				

Total \$426.62

Payments/Credits \$0.00

Balance Due \$426.62

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



Invoice

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

Invoice	W3067409
Invoice Date	06/30/26
Payment Terms	NET DUE UPON RECEIPT
Customer Code	1015876
Customer P.O. #	NA
Current Due	\$ 542.00

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

Bill to:

GMS
475 W Town Pl
Ste114RidgewoodTrailsCDDc/oGMS
St Augustine, FL 32092

Ship To / Work Site:

Pine Ridge CDD
4200 Pine Ridge Pkwy
Middleburg, FL 32068

Remarks: **Pine Ridge CDD WO# W3067409**

Quantity	Description	Unit Price	Extension
2.000	Joshua Blocker	205.00	410.00
1.000	Florida Service Fee	100.00	100.00
1.000	\$32 FUEL CHARGE	32.00	32.00
Total:		\$	542.00

Item 1) Equipment: Other

Problem Description: Late yesterday afternoon the access system at Pine Ridge quit working. When trying to swipe at the keypads, nothing happens and alarm monitoring does show one offline controller and six offline readers

Solution: Date: 6/23/26 Tech Name: Joshua Blocker Met With: Maria Cranford Arrival Status: System offline Observed Conditions: Both lenel board were offline. They had power but were not powered up. The communication service was also not running. Actions Taken: I pulled power off both boards and plugged it back in. Both board came back online afterwards. I also start the communication service. Parts Required: NONE Additional Work Required: NONE Departure Status: System online and working. Final System Condition: Online Checked Out With: Maria Cranford Job Status at Departure: Closed completed Additional Comments: NONE

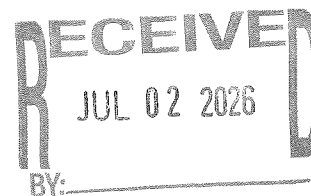
Material:

Thank you for your business!

Amenity Repairs : Replacements

1. 330.57200.46100

C [Signature] 7/2/26



For questions about this invoice, contact your local Convergent office at (407) 814 - 0225

You can pay your invoice online at: www.convergint.com/invoice Note 2.3% surcharge for CC payments

Convergent is an Equal Opportunity/Affirmative Action Employer who is committed to workforce diversity. M/F/D/V.

To be considered, any invoice disputes must be submitted within 90 days of receipt

Where a purchase order (PO) is required, the customer shall provide such PO at the time of requesting service. Failure to provide a PO will not delay billing, and services rendered may be invoiced and collected promptly without it.

CYBER CRIME AWARENESS: WE WILL NOT ASK YOU TO CHANGE CONVERGINT REMIT-TO ADDRESS OR BANKING INFORMATION VIA EMAIL

Governmental Management Services, LLC

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

Invoice

Invoice #: 286

Invoice Date: 7/1/26

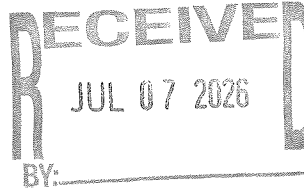
Due Date: 7/1/26

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 - July 2026		4,800.75	4,800.75
Website Administration - July 2026		111.33	111.33
Information Technology - July 2026		148.42	148.42
Dissemination Agent Services - July 2026		486.92	486.92
Office Supplies		0.15	0.15
Postage		38.78	38.78
Copies		9.90	9.90
Telephone		24.16	24.16
Total			\$5,620.41
Payments/Credits			\$0.00
Balance Due			\$5,620.41

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

Invoice

Invoice #: 611
Invoice Date: 7/1/2026
Due Date: 7/1/2026
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 - July 2026		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - July 2026		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - July 2026		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - July 2026		6,313.33	6,313.33
Pool Chemicals - Trichlor		367.40	367.40
Pool Chemicals - Bicarb		82.50	82.50
Pool Chemicals - DE Powder		10.89	10.89
Pool Chemicals - Phosphate Remover		12.87	12.87
Pool Chemicals - Natural Pool Enzymes		79.48	79.48
Pool Supplies - (2) 24" USCG Approved White Foam Life Rings		385.00	385.00
Pool Supplies - 30" Life Line		66.00	66.00



Alison Moring
7-6-26

Total \$12,120.22

Payments/Credits \$0.00

Balance Due \$12,120.22

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER: CARD NAME:
EXPIRATION DATE: CARDHOLDER NAME:

ADDRESSEE

☐ Please check Address if you are not paying by credit card

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

ACCOUNT NUMBER	DATE	BALANCE
719342	7/1/2026	\$900.00

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

00000000075406001000000038653400000009000011

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

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

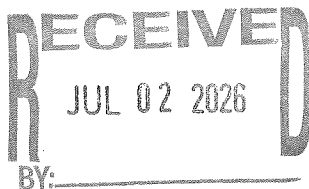
Invoice Due Date 7/11/2026

Invoice 386534B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Monthly		\$900.00	\$0.00	\$900.00

Please remit payment for this month's invoice.



Lake Maintenance
1.320.53800.46400
7/1/26

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$900.00

This Invoice Total:

\$900.00

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

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

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

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