PINE RIDGE PLANTATION

Community Development District

November 5, 2026

AGENDA

Pine Ridge Plantation
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.pineridgeplantationcdd.com

October 29, 2027

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, November 5, 2026 at 6:00 pm at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

I. Roll Call

II. Public Comments *(Regarding Agenda Items Listed Below)*

III. Ratification of the Agreement with Lake Doctors for Fiscal Year 2027

IV. Ratification of Agreement with Poolsure for Fiscal Year 2027

V. Ratification of Agreement with Brightview for Fiscal Year 2027

VI. Consideration of Resolution 2027-01, Amending the Fiscal Year 2026 Capital Reserve Fund Budget

VII. Staff Reports
   A. Attorney

   B. District Manager – Fiscal Year 2026 Goals & Objectives Report

   C. Engineer – Pond Bank Inspection Report

   D. Amenity & Operations Manager
      1. Report

VIII. Public Comments / Supervisor's Requests

IX. Approval of Consent Agenda
   A. Approval of the Minutes of the September 3, 2026 Meeting

   B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2026

   C. Assessment Receipts Schedule

   D. Approval of Check Register

X. Next Scheduled Meeting – 01/07/27 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

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AGREEMENT BETWEEN PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC. FOR POND MAINTENANCE SERVICES

This Agreement ("Agreement") is made and entered into this 1st day of October, 2026 by and between:

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

The Lake Doctors, Inc., a Florida corporation, whose address is 11621 Columbia Park Drive West, Jacksonville, Florida 32258 ("Contractor" and together with the District the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District operates and maintains ponds within the boundaries of the District ("Ponds"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pond maintenance services for the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide pond maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional pond

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maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services outlined in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF POND MAINTENANCE SERVICES. The Contractor will provide maintenance services for the Ponds. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services identified in **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

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(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Nine Hundred Twenty-Five Dollars (**$925.00**) per month. The term of this Agreement shall be from October 1, 2026, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for one-year terms unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the

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following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the

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District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this

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Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this

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Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in **Exhibit A**, the terms of this Agreement shall control.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to District:**	Pine Ridge Plantation Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	The Lake Doctors, Inc. 11621 Columbia Park Drive West Jacksonville, Florida 32258 Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day,

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the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is **Marilee Giles**.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE

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CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, MGILES@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 28. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

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A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[*remainder of page intentionally left blank*]

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

Attest:

Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary
Board of Supervisors

Print Name: Marilee Giles

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Matthew Biagetti
3ME5B29A0807459...
By: Matthew Biagetti
Its: Chairman
Board of Supervisors

THE LAKE DOCTORS, INC.

Signed by:
Jesse E. Mason
5EC1293EE6D94EC...
By: Jesse E. Mason
Print: Jesse E. Mason
Its: Sales Manager

Witness

Mark A. Seymour
Print Name of Witness

Exhibit A: Proposal

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Exhibit A

The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
11621 Columbia Park Drive W.
Jacksonville, FL 32258
(904) 262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____ 20___ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (*Community/Business/Individual*)_____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twelve (12) Ponds associated with Pine Ridge Plantation CDD in Middleburg, Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	**$ 925.00 Monthly**
2.	Shoreline Grass and Brush Control Program	$ INCLUDED
3.	Free Callback Service and Additional Treatments, if required	$ INCLUDED
4.	Water Testing and Analysis, as needed	$ INCLUDED
5.	Monthly Detailed Service Reports	$ INCLUDED
	Total of Services Accepted	**$ 925.00 Monthly**

$925.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **$925.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.

D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 30th, 2026**.

F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___YES ___ NO | *If yes, provide invoice email:* _____

EMAIL WORK ORDER: ___YES ___ NO | *If yes, provide work order email:* _____

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL: ___ YES ___ NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #:_____

THE LAKE DOCTORS, INC.

Jesse Mason

Jesse E. Mason, Sales Manager

CUSTOMER:

Signed _____ **Date** _____

Name _____

01/2024

® THE LAKE DOCTORS, INC.

FOURTH ORDER OF BUSINESS

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AGREEMENT FOR POOL MAINTENANCE SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this 11th day of September 2026, by and between:

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, St Augustine, Florida 32092 ("**District**"), and

AQUASOL COMMERCIAL CHEMICALS, INC., D/B/A POOLSURE, a Texas Corporation, with offices located at 1707 Townhurst Drive, Houston, Texas 77043 ("**Contractor**", and together with District, "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including certain swimming pool facilities; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pool chemical services for the swimming pool facilities in accordance with this Agreement ("**Services**"); and

WHEREAS, Contractor provides such Services and desires to contract with the District to do so in accordance with the terms and conditions of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DUTIES; RELEASE AND LIMITATION OF DAMAGES. The District agrees to use the Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are to provide the material, tools, skill, and labor necessary to perform the Services.

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A. CHEMICALS. Subject to and in accordance with the covenants and conditions set forth in this agreement, Contractor shall deliver to the District certain chemicals ("**Chemicals**") necessary for the District to maintain the chlorine, pH and alkalinity levels, calcium and the cyanuric acid in the water of the District's swimming pool feature(s) located at 4200 Pine Ridge Parkway, Middleburg, FL 32068 (collectively, the "**Pools**"). The specific chemicals may include but are not limited to sodium hypochlorite, pool acid, sodium bicarbonate, shock and shock-totes, calcium chloride, cyanurics, CYA (stabilizer) and filter powder ("**Chemicals**"). Contractor will deliver the Chemicals to the District's amenity facility locations in accordance with the terms set forth in **Exhibit A**, attached hereto and incorporated herein by reference, and the District agrees to provide Contractor reasonable access to the area(s) at such location where Chemicals will be stored by District in each location in order to facilitate such delivery

B. EQUIPMENT. Contractor agrees to lease to the District the equipment and/or chemical tanks listed on **Exhibit A** for each Pool that is subject to this Agreement ("**Equipment**"). The District shall keep the Equipment at the locations set forth in **Exhibit A** and shall not remove the Equipment or allow it to be removed without Contractor's prior, written consent, unless otherwise noted in **Exhibit A**. The Equipment leased hereunder (and any replacement thereof), together with all intellectual property rights included therein, shall remain the sole property of Contractor and shall be returned to Contractor at the end of the Term of this Agreement in good working condition, reasonable wear and tear expected. If the Equipment is not returned within 60 days of the expiration or termination of this Agreement, then District agrees to pay Contractor an amount equal to the then current purchase price of each piece of the Equipment that has yet to be returned at the value equal to the condition of the Equipment at that time. Nothing herein shall be construed as conveying to the District any right, title or interest in or to the Equipment. All Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Contractor. At District's sole cost and expense, District shall (a) protect and defend Contractor's ownership of and title to the Equipment from and against all persons claiming against or through District, (b) at all times keep the Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against District, (c) give Contractor immediate written notice of any matter described in this sentence, and (d) cooperate with Contractor to promptly remove any encumbrance described in this sentence.

C. WATER CHEMISTRY AND MAINTENANCE OF THE EQUIPMENT. Maintaining proper water chemistry in the Pools is the sole responsibility of the District despite Contractor having agreed to provide the Equipment as a tool to assist the District in connection therewith and except to the extent of Contractor's required

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performance herein. The District agrees that it shall independently test the water chemistry of the Pools as required by law and shall keep an accurate and up-to-date written log of such tests during the Term of this Agreement and so long thereafter as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, the District shall promptly notify Contractor of the same, and the District will, or will engage a third party contractor to, add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced by Contractor. Contractor shall utilize commercially reasonable efforts to repair or replace such Equipment no later than two business days after notification of Equipment failure by the District through its designee, subject to the availability of parts necessary to repair or replace such Equipment. Contractor's sole responsibility hereunder is to supply Chemicals specified by the District in accordance with this Agreement, lease the Equipment and to repair such Equipment as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the District except for Contractor's responsibilities as specifically provided for herein. The Equipment and feed system may only be used to feed approved Chemicals provided by Contractor. The District shall not, under any circumstance, place or allow others to place in any piece of Equipment products or chemicals obtained from any third-party, and Contractor shall solely be responsible for the provision of Chemicals as set forth in this Agreement.

The District is responsible for identifying and promptly (in any event within 24 hours after discovery of the same) reporting leaks in the Equipment to Contractor during the Term of this Agreement. To the extent the leaks are caused by the negligent acts or omissions of the Contractor, or due to the failure of the Equipment to operate in accordance with its specifications and operating instructions, Contractor shall be responsible for all repairs, maintenance and improvements necessary to remedy the proximately caused damage resulting from the Equipment and remains responsible for maintaining the Equipment. The District acknowledges that corrosion may result from exposure to the Chemicals and Contractor is not responsible for the same; provided, however, that the District shall not be responsible for any damage to the Equipment itself as a result of such corrosion. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and the District shall install the same if the same is required by applicable law.

In the event the Equipment is damaged during the Term of this Agreement, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or grossly negligent acts or omissions of the District's officers, employees, agents and contractors (other than Contractor), to the extent such damage is not covered by any warranties or insurance, Contractor may

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service or repair the Equipment as needed and the cost thereof shall be paid by the District to Contractor within twenty days of written request; provided, however, such request contains adequate information to identify the reason for the request and reasonable evidence that it was the District that caused such damage. Notwithstanding the foregoing, The District shall not be responsible for damage to the Equipment itself caused by corrosion resulting from exposure to the Chemicals supplied by Contractor.

D. NO WARRANTIES BY CONTRACTOR. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN, CONTRACTOR SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THIS AGREEMENT IN THEIR "AS IS" CONDITION. CONTRACTOR, NOT BEING THE MANUFACTURER OF THE CHEMICALS OR EQUIPMENT OR THE MANUFACTURER'S AGENT, MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS OFR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPAITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. CONTRACTOR AGREES TO ASSIGN TO THE DISTRICT ALL WARRANTIES PROVIDED BY THE MANUFACTURER AND TO COOPERATE IN GOOD FAITH WITH THE DISTRICT SHOULD THE DISTRICT PURSUE A CLAIM AGAINST THE MANUFACTURER REGARDING THE CHEMICALS OR EQUIPMENT. CONTRACTOR SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY THE DISTRICT OR BY ANY OTHER PERSON FOR, AND THE DISTRICT EXPRESSLY WAIVES ANY RIGHT TO HOLD CONTRACTOR LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT LIMITATION, INJURY TO PERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT TO THE EXTENT SUCH DAMAGES WERE CAUSED BY THE MANUFACTURER AND NOT THE NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR.

E. RELEASE AND LIMITATION OF DAMAGES. THE DISTRICT HEREBY AGREES TO RELEASE CONTRACTOR FROM AND AGAINST ALL LOSSES, DAMAGES, CLAIMS, ACTIONS, JUDGMENTS, SUITS, FINES PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH)(COLLECTIVELY THE "**LOSSES**") CAUSED BY OR ARISING FROM (A) THE DISTRICT'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THIS AGREEMENT; (B) THE NEGLIGENT WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY THE DISTRICT, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES (EXCLUDING THE CONTRACTOR AND ITS AGENTS, OFFICERS, EMPLOYEES,

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CONTRACTORS OR INVITEES); (C) THE DISTRICT'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF THE DISTRICT, ITS EMPLOYEES, OFFICERS, CONTRACTORS, AGENTS OR INVITEES, INCLUDING BUT NOT LIMITED TO THE DISTRICT'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON THE DISTRICT'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF CONTRACTOR, THEN THE DISTRICT SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE TO THE ACTS OR OMISSIONS OF THE DISTRICT, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS, EMPLOYEES AND/OR INVITEES.

IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

UPON EXECUTION OF THIS AGREEMENT, THE DISTRICT HEREBY RELEASES CONTRACTOR FROM AND AGAINST ALL LOSSES, DAMAGES, CLAIMS, COSTS AND EXPENSES AND LIABILITY RELATING TO PROPERTY DAMAGE TO THE DISTRICT'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("**DISTRICT'S FLOORING**") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF CONTRACTOR IN DELIVERING CHEMICALS TO THE DISTRICT'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON THE DISTRICT'S PROPERTY DESIGNATED BY THE DISTRICT AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST CONTRACTOR FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF CONTRACTOR, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. THE DISTRICT ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO THE DISTRICT'S FLOORING ARISING FROM AND DUE TO CONTRACTOR'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER THE DISTRICT'S FLOORING AND HEREBY RELEASES CONTRACTOR FOR CLAIMS OR DAMAGES TO THE DISTRICT'S FLOORING RESULTING FROM CONTRACTOR'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO THE DISTRICT'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO THE DISTRICT'S FLOORING THAT MAY BE INCURRED BY THE DISTRICT ARISING OUT OF OR IN CONNECTION WITH CONTRACTOR'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY THE DISTRICT TO BE

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ACCESS POINTS FOR PRODUCT DELIVERY. THE DISTRICT FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND THE DISTRICT HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO THE DISTRICT TO THE FULLEST EXTENT ALLOWED BY LAW.

Contractor shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement to the extent caused by Acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Contractor's reasonable control.

The terms of this Section shall survive the termination or expiration of this Agreement. To the extent there is any conflict between the terms of this Section 2 and the terms of any other agreement entered into between Contractor and District, the terms of this Section 2 shall control.

F. This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

G. The Contractor shall perform all Services in a neat and workmanlike manner.

H. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

I. The Contractor shall report directly to the District Manager and Facilities Manager.

SECTION 3. COMPENSATION AND TERM.

A. The District shall pay the Contractor Twenty-Three Thousand Ninety-Four Dollars and Eighty-Four Cents (**$23,094.84**) per year, payable in twelve (12) equal monthly installments of One Thousand Nine Hundred Twenty-Four Dollars and Fifty-Seven Cents (**$1,924.57**) per month.

B. Unless terminated earlier in accordance with the terms of this Agreement, the Term of this Agreement shall begin on October 1, 2026 and continue until

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September 30, 2027 ("**Initial Term**"), provided, however, that this agreement shall automatically renew for successive one (1) year periods thereafter (each, a "**Renewal Term**") unless either Party provides written notice of termination to the other Party at least thirty (30) days prior to the effective date of termination at any time during the Initial Term or Renewal Term, as applicable. The entire time that this Agreement is in effect is the "**Term**".

C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

D. Notwithstanding anything to the contrary in this agreement, in the event this Agreement or any Order is terminated for any reason, Contractor shall be paid in accordance with the terms of this Agreement for all work and/or Services performed in accordance with this Agreement through the date of termination.

SECTION 4. INSURANCE.

A. Throughout the Term of this Agreement, the Contractor shall maintain, at a minimum, the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation,

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maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the commercially reasonable cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION. The Contractor agrees, and subject to Section 2 herein, to indemnify, defend, and hold harmless the District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors (together, the "**Indemnitees**") from any and all Losses to the extent caused by the negligence or willful misconduct of the Contractor, including litigation or any appellate proceedings with respect thereto. If such Losses were also caused in part by the acts or omissions of District, then the Contractor shall only be liable to the extent and for such portion that such Losses were caused by or arise directly out of the negligence or willful misconduct of the Contractor, its officers, agents, managers, contractors, or employees. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the Services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other

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requirements applicable to provision of Services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the Parties shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the applicable Party in refraining from so doing; and further, that the failure of a Party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement for any reason, the Contractor shall be entitled to payment for all work and/or

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services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. District acknowledges that it is the District's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools and/or utilize the Equipment or Chemicals as required by applicable law. Further, all additional permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All permits or licenses necessary for the Contractor to perform its obligations as set forth in this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument, together with **Exhibit A**, shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. To the extent of any conflict between this Agreement and **Exhibit A**, this Agreement shall control.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor; provided that **Exhibit A** to this Agreement may be amended, from

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time to time, by the Parties in writing, including via email confirmed by an authorized representative of both the District and Contractor, to reflect changes in (a) the Equipment leased to the District or the Pool, (b) pricing or rental rates, or (c) the delivery and storage location of the Chemicals and/or Equipment. Any such amendment shall supersede any prior **Exhibit A** and become a part of this Agreement.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

If to Contractor:	Aquasol Commercial Chemicals, Inc., d/b/a Poolsure 1707 Townhurst Drive Houston, Texas 77043 Attn: Contracts
If to District:	Pine Ridge Plantation Community Development District 475 West Town Place, Suite 114 St Augustine, Florida 32092 Attn: District Manager
With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

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SECTION 22. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Flagler County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract Term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 MGILES@GMSNFL.COM OR 475 WEST TOWN PLACE SUITE 114, ST AUGUSTINE, FL 32092.

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SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 28. COMPLIANCE WITH E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, Florida Statutes. Accordingly, as a condition precedent to entering into this Agreement, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any Party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating Party that a contracting party has knowingly violated Section 448.09(1), Florida Statutes. Upon such termination, the Contractor shall be liable for any additional costs incurred by the District as a result of the termination. In the event that the District has a good faith belief that a subcontractor has violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon Notice from the District.

SECTION 29. SURVIVAL. Notwithstanding any provisions herein to the contrary, upon the termination of this Agreement for any reason whatsoever, the provisions of this Agreement which by their nature require some action or forbearance after such termination (including but not limited to those related to payment, indemnities, and insurance) shall survive such termination and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor

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agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Matthew Bragetti
5AE5629A08074E9...

Chairperson, Board of Supervisors

AQUASOL COMMERCIAL CHEMICALS, INC., D/B/A POOLSURE

DocuSigned by:
Vincent Flaviani
2B747B8373DD4EB...

Print Name: Vincent Flaviani

By: Vincent Flaviani

Its: Vice President Sales

Exhibit A: Proposal/Scope of Work
Exhibit B: Certificate of Insurance

Docusign Envelope ID: 8DA43D2D-615A-8396-8291-32DCDFEF7C3E

Exhibit A
Proposal/Scope of Work

Property Name		Water Management Base Rate			
Pine Ridge Plantation CDD		$1,924.57			
Monthly Seasonal Billing – 100% during Summer (April-September) and 100% during Winter (October-March)		**Summer**		**Winter**	
		$1,924.57		$1,924.57	
Pool Name (Equipment/Tank Storage Location)	**Additional Monthly Charges**	**Equipment**			
	Shed Rental	**Controller**	**Aquafi Router?**	**Bleach Tank Size (in Gallons)**	**Tank Sensor on Tank?**
Pine Ridge Plantation		XPC	No	350	Yes
Pine Ridge Plantation – IWF/Splash Pad		XPC	No	100	No

Chemicals to be Delivered: May include but not limited to Sodium Hypochlorite, Pool Acid, Sodium Bicarbonate, Calcium Chloride, Cyanurics

Special Items Included on Agreement:

Delivery Address

4200 Pine Ridge Pkwy.

Middleburg, FL 32068

Billing Information

Sent Via:

Website:

Email Address:

Mail Address:

Docusign Envelope ID: 8DA43D2D-615A-8396-8291-32DCDFEF7C3E

Exhibit B

Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff, a Marsh & McLennan Agency LLC Company 10100 Katy Freeway, #400 Houston, TX 77043	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 713-877-8975 **FAX (A/C, No):** 713-877-8974 **E-MAIL ADDRESS:**
	INSURER(S) AFFORDING COVERAGE — **NAIC #**
INSURED Commercial Chemical Products, Inc. DBA Poolsure 1707 Townhurst Dr Houston, TX 77043-2810	**INSURER A :** National Union Fire Insurance Company of Pittsburgh, PA — 19445 **INSURER B :** Ironshore Specialty Insurance Company — 25445 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 6287PLH2 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	X	X	GL 4278598	03/01/2026	03/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	AL 3786620	03/01/2026	03/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X	XSCUW0031513801	03/01/2026	03/01/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	WC 11431363	03/01/2026	03/01/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 2,000,000 $ 2,000,000 $ 2,000,000
B	Pollution Legal Liability	X	X	ISPLLSC6CZH002	03/01/2026	03/01/2027	Each Incident Aggregate Business Interruption Deductible	$ 5,000,000 $ 5,000,000 $ 5,000,000 $ 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is included as Additional Insured as respects to General Liability, Pollution Liability, Automobile Liability and Excess Liability. A Waiver of Subrogation is provided as respects to General Liability, Pollution Liability, Automobile Liability, Excess Liability and Workers' Compensation. All as required by written contract subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER	**CANCELLATION**
Pine Ridge Plantation 4200 Pine Ridge Pkwy St. Augustine, FL 32092	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** R Michael Breedlove, Jr

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FIFTH ORDER OF BUSINESS

Docusign Envelope ID: 0963DE34-9D0D-889A-82C6-0237F475BF94

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

This Fourth Amendment is effective as of October 1, 2026, by and between:

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

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

RECITALS

WHEREAS, on November 9, 2022, the District and the Contractor entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, as amended by the First Amendment, the Second Amendment, and the Third Amendment ("Agreement"); and

WHEREAS, pursuant to Section 11 of the Agreement, the Parties desire to amend the Agreement as set forth in more detail in Section 2 below; and

Whereas, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

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

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

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

SECTION 2. The Agreement is hereby amended as follows:

A. The Parties hereby renew the Agreement for an additional one (1) year term, beginning October 1, 2026, and ending September 30, 2027.

Docusign Envelope ID: 0963DE34-9D0D-889A-82C6-0237F475BF94

B. As compensation for the completion of the Services, including labor and materials, the District agrees to pay the Contract Thirteen Thousand Four Hundred Ninety-Five Dollars and Sixty-Seven Cents ($13,495.67) per month, for a total amount not to exceed One Hundred Sixty-One Thousand Nine Hundred Forty-Eight Dollars ($161,948.04).

SECTION 3. All remaining terms and conditions of the Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein. Except as described in this Fourth Amendment, nothing herein shall modify the rights and obligations of the Parties under the Maintenance Agreement.

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

ATTEST:

Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Matthew Bragetti
3AE5629A08074E9...
Chairperson, Board of Supervisors

BRIGHTVIEW LANDSCAPE SERVICES, INC.

DocuSigned by:
191FE30D857545D...

By: Senior Vice President

By:_____

Its:_____

SIXTH ORDER OF BUSINESS

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Pine Ridge Plantation Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for fiscal year 2026, and

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

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

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

2. This resolution shall become effective this 5th day of November 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District

Pine Ridge Plantation
Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

PINE RIDGE PLANTATION CDD
RESOLUTION 2027-01

EXHIBIT A

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues				
Interest	$ 3,353	$ 26,835	$ 30,188	$ 30,188
Total Revenues	**$ 3,353**	**$ 26,835**	**$ 30,188**	**$ 30,188**
Expenditures:				
Capital Outlay	$ 25,000	$ (25,000)	$ -	$ -
Repairs and Maintenance	15,525	53,984	69,509	69,509
Other Service Charges	600	-	600	541
Total Expenditures	**$ 41,125**	**$ 28,984**	**$ 70,109**	**$ 70,050**
Excess (Deficiency) of Revenues over Expenditures	**$ (37,772)**	**$ (2,149)**	**$ (39,921)**	**$ (39,861)**
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**	**$ (2,149)**	**$ 46,114**	**$ 46,174**
Fund Balance - Beginning	$ 782,435	$ (16,927)	$ 765,509	$ 765,509
Fund Balance - Ending	$ 830,698	$ (19,075)	$ 811,623	$ 811,682

SEVENTH ORDER OF BUSINESS

B.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☒ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☒No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

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

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

C.

DCCM

Innovative strategies
to **design**, **develop**,
and **grow**

7 WALDO STREET, ST. AUGUSTINE, FLORIDA 32084

904.826.1334
nef.cei@dccm.com

LICENSE #39656, LB8711, LA6666877

General Information

Project Name	23277 Pine Ridge Plantation		
Prepared By	Jennifer Quinto		
Date Of Visit	07/27/2026 3:53 PM EDT		
Date Prepared	08/06/2026 EDT		
Weather	Cloudy	**Temp**	87
Site Conditions		**Date of Last Report**	N/A
Present at Site			

Site Notes

N/A

Corrected since last report

N/A

Observations

Misc

7 | 8 | Pond

↳ **Pong Lanh** July 28, 2026 4:03 PM EDT
Pond in good condition.

8 | 9 | Pond

↳ **Pong Lanh** July 27, 2026 3:10 PM EDT
Pond has some bare locations along top of berm. No erosion issue.

Observations *(continued)*

9 | 11 | Pond

↳ **Pong Lanh** July 27, 2026 12:50 PM EDT
Pond in good condition, dry and wet.

10 | 12 | Pond in good condition.

↳ **Pong Lanh** July 27, 2026 1:01 PM EDT
Pond in good condition.

11 | 13 | Pond water is about 4 feet low, with lite turbidity. No erosion issues.

↳ **Pong Lanh** July 27, 2026 1:22 PM EDT
Updated Pin

Storm

1 | 1 | Control Structure

↳ **Pong Lanh** July 28, 2026 4:09 PM EDT
Control structure in good condition. Outfall has overgrown, not block water.

2 | 2 | Control Structure

↳ **Pong Lanh** July 27, 2026 3:13 PM EDT
Control structure in good condition. Outfall, MES has overgrown but not obstruct water.

3 | 3 | Control structure in good condition.

↳ **Pong Lanh** July 27, 2026 2:37 PM EDT
Updated Pin

4 | 5 | Structure

↳ **Pong Lanh** July 27, 2026 12:46 PM EDT
Control structure in good condition.

Observations *(continued)*

5 | 6 | Structure

↳ **Pong Lanh** July 27, 2026 12:48 PM EDT
Control structure in good condition.

6 | 7 | Structure

↳ **Pong Lanh** July 27, 2026 1:08 PM EDT
Spillway in good condition

Needs Action

N/A

Map Overview

Action Items

1 | 1 | Observation

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:29 pm EDT

Location:

Description:

Control Structure

Worklog:

Pong Lanh July 28, 2026 4:08 PM EDT
Control structure in good condition. Outfall has overgrown, not block water.

Jul 28, 2026 at 4:06 pm EDT

Jul 28, 2026 at 4:04 pm EDT

Jul 28, 2026 at 4:03 pm EDT

1 **1** **Observation** *(continued)*

Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:29 pm EDT

Jul 28, 2026 at 4:03 pm EDT

Jul 28, 2026 at 4:03 pm EDT

Jul 28, 2026 at 4:03 pm EDT

2 **2** **Observation**

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:29 pm EDT

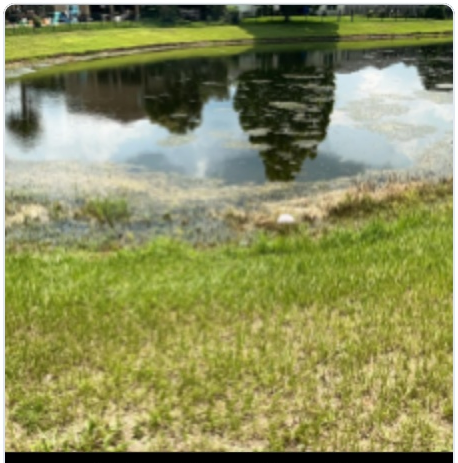
Location:

Description:

Control Structure

Worklog:

Pong Lanh July 27, 2026 3:12 PM EDT
Control structure in good condition. Outfall, MES has overgrown but not obstruct water.


Jul 27, 2026 at 3:11 pm EDT

Jul 27, 2026 at 3:11 pm EDT

Jul 27, 2026 at 3:11 pm EDT

2 **2** **Observation** *(continued)*

Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:29 pm EDT

Jul 27, 2026 at 3:10 pm EDT

Jul 27, 2026 at 3:10 pm EDT

Jul 27, 2026 at 3:10 pm EDT

3 | 3 | Observation

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:35 pm EDT

Location:

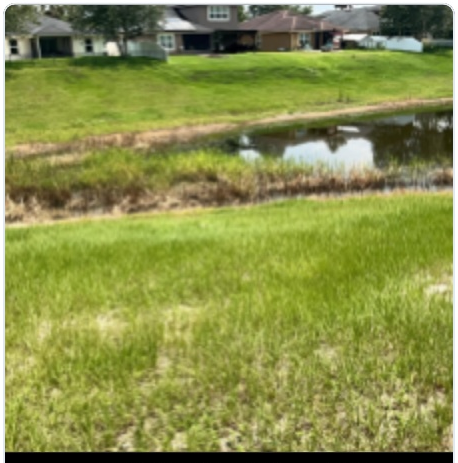
Description:

Control structure in good condition.

Worklog:

Pong Lanh July 27, 2026 2:37 PM EDT
Updated Pin

Jul 27, 2026 at 2:37 pm EDT


Jul 27, 2026 at 2:18 pm EDT

Jul 27, 2026 at 2:17 pm EDT

3 **3** **Observation** *(continued)*

Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:35 pm EDT

Jul 27, 2026 at 2:17 pm EDT

4 5 **Observation**

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:37 pm EDT

Location:

Description:

Structure

Worklog:

Pong Lanh July 27, 2026 12:46 PM EDT
Control structure in good condition.

Jul 27, 2026 at 12:45 pm EDT

Jul 27, 2026 at 12:45 pm EDT

Jul 27, 2026 at 12:45 pm EDT

5 6 **Observation**

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:37 pm EDT

Location:

Description:

Structure

Worklog:

Pong Lanh July 27, 2026 12:48 PM EDT
Control structure in good condition.

Jul 27, 2026 at 12:47 pm EDT

Jul 27, 2026 at 12:47 pm EDT

6 7 **Observation**

Pin Type: General **Categories:** Storm

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:38 pm EDT

Location:

Description:

Structure

Worklog:

Pong Lanh July 27, 2026 1:08 PM EDT
Spillway in good condition

Jul 27, 2026 at 1:07 pm EDT

Jul 27, 2026 at 1:07 pm EDT

Jul 27, 2026 at 1:07 pm EDT

7 8 **Observation**

Pin Type: General **Categories:** Misc

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:40 pm EDT

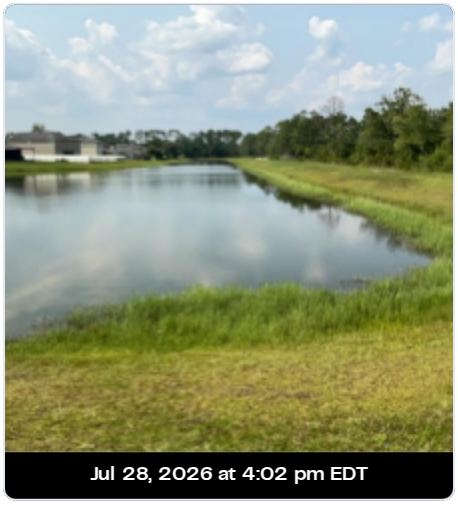
Location:

Description:

Pond

Worklog:

Pong Lanh July 28, 2026 4:02 PM EDT
Pond in good condition.


Jul 28, 2026 at 4:02 pm EDT

Jul 28, 2026 at 4:02 pm EDT

Jul 28, 2026 at 4:01 pm EDT

7 8 **Observation** *(continued)*

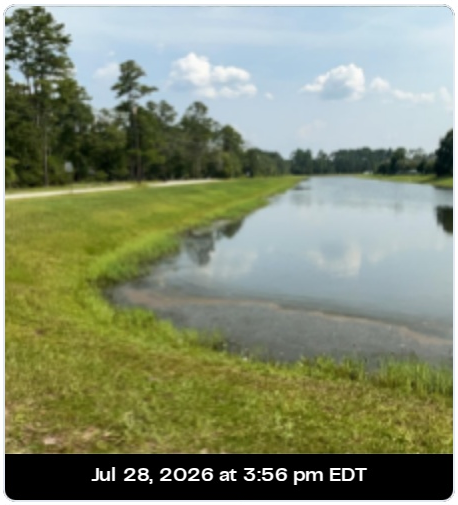
Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:40 pm EDT

Jul 28, 2026 at 4:00 pm EDT

Jul 28, 2026 at 3:58 pm EDT

Jul 28, 2026 at 3:58 pm EDT


Jul 28, 2026 at 3:56 pm EDT

Jul 28, 2026 at 3:55 pm EDT

Jul 28, 2026 at 3:55 pm EDT

Jul 28, 2026 at 3:54 pm EDT

Jul 28, 2026 at 3:54 pm EDT

8 9 **Observation**

Pin Type: General **Categories:** Misc

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:40 pm EDT

Location:

Description:

Pond

Worklog:

Pong Lanh July 27, 2026 3:10 PM EDT
Pond has some bare locations along top of berm. No erosion issue.

Jul 27, 2026 at 3:09 pm EDT

Jul 27, 2026 at 3:08 pm EDT

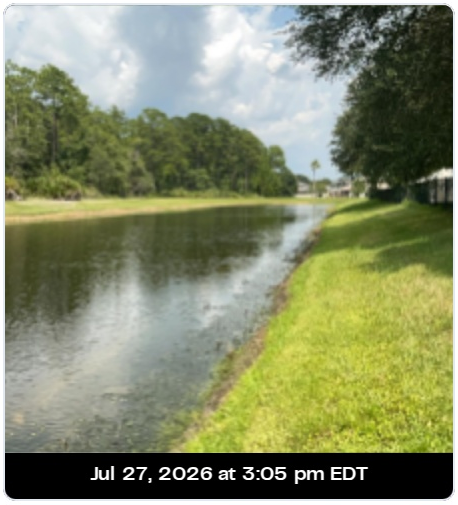
Jul 27, 2026 at 3:07 pm EDT

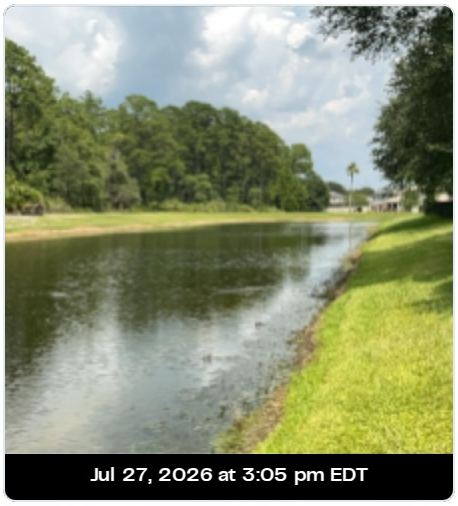
8 | 9 | **Observation** *(continued)*

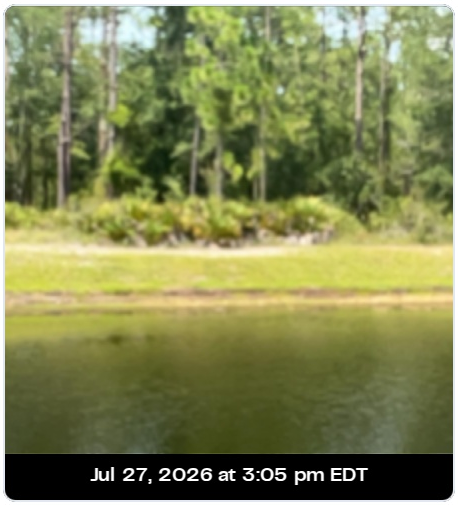
Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:40 pm EDT

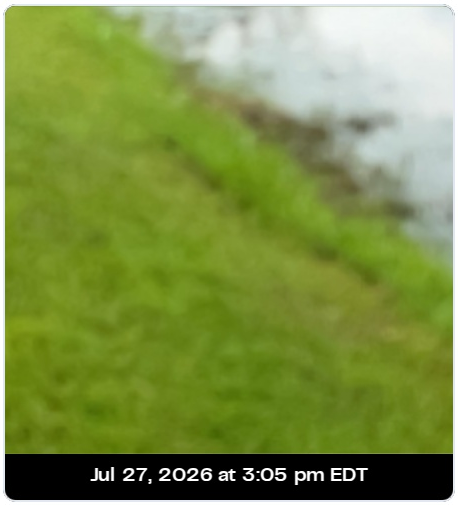
Jul 27, 2026 at 3:07 pm EDT


Jul 27, 2026 at 3:05 pm EDT


Jul 27, 2026 at 3:05 pm EDT


Jul 27, 2026 at 3:05 pm EDT

Jul 27, 2026 at 3:05 pm EDT


Jul 27, 2026 at 3:05 pm EDT

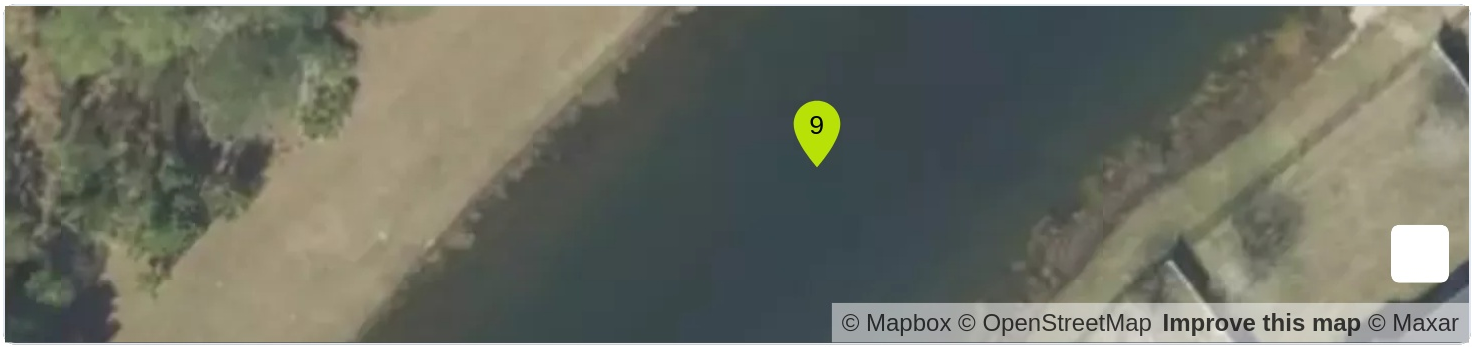
Jul 27, 2026 at 3:05 pm EDT

9 11 **Observation**

Pin Type: General **Categories:** Misc

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:40 pm EDT

Location:



Description:

Pond

Worklog:

Pong Lanh July 27, 2026 12:50 PM EDT
Pond in good condition, dry and wet.

Jul 27, 2026 at 12:49 pm EDT

Jul 27, 2026 at 12:49 pm EDT

Jul 27, 2026 at 12:49 pm EDT

10 12 **Observation**

Pin Type: General **Categories:** Misc

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:41 pm EDT

Location:

Description:

Pond in good condition.

Worklog:

Pong Lanh July 27, 2026 1:00 PM EDT
Pond in good condition.

Jul 27, 2026 at 1:00 pm EDT

Jul 27, 2026 at 12:59 pm EDT

Jul 27, 2026 at 12:58 pm EDT

10 **12** **Observation** *(continued)*

Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:41 pm EDT

Jul 27, 2026 at 12:58 pm EDT

11 13 **Observation**

Pin Type: General **Categories:** Misc

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:41 pm EDT

Location:

Description:

Pond water is about 4 feet low, with lite turbidity. No erosion issues.

Worklog:

Pong Lanh July 27, 2026 1:20 PM EDT
Updated Pin

Jul 27, 2026 at 1:20 pm EDT

Jul 27, 2026 at 1:19 pm EDT

Jul 27, 2026 at 1:19 pm EDT

11 **13** **Observation** *(continued)*

Pin Type: General

Created by:
Michael Williams
Field Services Technology Lead
Jul 23, 2026 at 2:41 pm EDT

Jul 27, 2026 at 1:18 pm EDT

Jul 27, 2026 at 1:17 pm EDT

Jul 27, 2026 at 1:17 pm EDT

D.

1.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-291-8878

Date: October 29, 2026

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Maria Cranford, Amenity Manager & Operations Manager

Re: Monthly Facility Memorandum

Completed Items:

- Staff is conducting weekly checks of the windscreens at the courts to make sure all are properly secured
- Staff is doing weekly cobweb sweeps of the amenity building and removing wasp nests as they start
- Fitness Pro completed repairs identified during Julys preventative maintenance inspection on September 9th
- Fitness Pro will be on site October 29th to completed the October preventative maintenance inspection
- Staff placed a large trashcan near the dog waste station located near the Oak Moss pond to help prevent trash overflow as a lot of regular trash was being disposed of in the dog station
- Staff was able to fix a broken patio table umbrella by replacing the string to allow for opening and closing
- Staff replaced the flag in front of the amenity center and I will take the old flag to be properly disposed of
- Staff checked and replaced air conditioning filters for both the clubhouse and office side building units
- Staff modified two acrylic panels to create new doors for the marquee board. The old doors were badly sun damaged and cracked

In Progress Items:

- Staff continues to work on painting in the clubhouse

- Staff will be doing some touch up painting of the playground and tables
- Have submitted several requests to the public works department for uneven sidewalk areas along Tynes Blvd and Pine Ridge Parkway
- 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:

- Following the September meeting, spot treatments going towards Two Creeks were completed to address areas of concern mentioned by supervisor Nelson Nazario
- TruGreen was on site October 6th completing treatments
- New annuals were installed the middle of October
- BrightView irrigation tech was on site October 27th and 28th completing a number of repairs that included the center island of the roundabout and along Tynes Blvd
- BrightView continues to maintain the grounds throughout.
- Lake Doctor's continues to maintain the lakes.
- RMS continues to inspect and clean all the lakes and outfall structures.
- RMS staff is preforming trash clean-up of the main roadway multiple days throughout the week and emptying all dog waste receptacles

Amenity Manager:

- Number of rentals booked for September and October = 12
- Number of rentals tentatively scheduled for November and December = 7
- The Frozen Sweets Treat truck was at the amenity center on Sunday, August 30th from 2 to 5 p.m. and again on September 20th from 1 to 4 p.m.
- The Frozen Sweets Treat truck will also be on site the evenings of the Halloween and Christmas events
- The annual Haunted House will be Friday, October 30th starting at 7 p.m.
- Community yard sale is being planned for November 14th and 15th

- 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.
- Pine Ridge West HOA holds their HOA meetings in the clubhouse the second Wednesday of every other month at 7 p.m.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Thursday, **September 3, 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:

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

Also, present were:

Marilee Giles	District Manager
Wes Haber *by phone*	District Counsel
Jay Soriano	GMS
Maria Cranford	GMS Amenity Management
Carl Allen *by phone*	DCCM
Brightview	Karen Fisher

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 6:00 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. There were no public comments at this time.

THIRD ORDER OF BUSINESS **Consideration of Revision of the Meeting Minutes of May 20, 2025**

Ms. Giles explained that Supervisor Biagetti abstained from a vote at the May 20, 2025, meeting due to a conflict of interest involving his employer's affiliation with RMS. Although the abstention was reflected in the original minutes, Form 8B was required to be attached.

> On MOTION by Mr. Montoya, seconded by Mr. Lewis, with all in favor, the Revision of the Meeting Minutes of May 20, 2026, to include Form 8B, was approved 5-0.

FOURTH ORDER OF BUSINESS **Consideration of the Meeting Minutes of May 27, 2026**

Ms. Giles explained that Supervisor Biagetti abstained from a vote at the May 27, 2026, meeting due to a conflict of interest involving his employer affiliation with RMS. Although the abstention was reflected in the original minutes, Form 8B was required to be attached.

> On MOTION by Mr. Nazario, seconded by Mr. Ritchie, with all in favor, the Revision of the Meeting Minutes of May 27, 2026, to include Form 8B, was approved 5-0.

FIFTH ORDER OF BUSINESS **Ratification of the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2026 Audit**

Ms. Giles reviewed the engagement letter with Berger, Toombs, Elam, Gaines & Frank for the fiscal year ending September 30, 2026, outlining the objectives and scope of the District's annual audit. Ms. Giles asked for a motion to ratify the engagement letter.

> On MOTION by Mr. Lewis, seconded by Mr. Biagetti, with all in favor, the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2026 Audit, was ratified 5-0.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Haber had no report and offered to answer questions from the Board.

B. District Manager – Discussion of Fiscal Year 2027 Goals & Objectives

Ms. Giles presented the FY2027 Goals and Objectives, noting that Florida law requires the District to establish performance measures and standards, evaluate its performance, and publish the results by December. The proposed goals remained consistent with prior years and included meeting requirements, public notices, website compliance, budget adoption, and annual audits. Ms. Giles asked for a motion to approve the Fiscal Year 2027 Goals & Objectives.

On MOTION by Mr. Nazario, seconded by Mr. Biagetti, with all in favor, the Fiscal Year 2027 Goals & Objectives, was approved 5-0.

C. Engineer

Mr. Allen reported that the pond bank inspection report had been submitted to staff for review. The District Manager noted that staff would review the report to verify the ponds within the District's boundaries before presenting it to the Board. The District Engineer offered to address any questions following the review.

D. Amenity & Operations Manager

1. Report

The BrightView representative provided an update on landscape maintenance, including drainage concerns, sod replacement, irrigation repairs, tree trimming, and weed control. The Board discussed areas along Pine Ridge Parkway requiring attention, including erosion, standing water, and deteriorating sod. Staff also discussed coordination with the County regarding drainage and roadway maintenance.

The Board reviewed BrightView's proposal in the amount of $14,793 for sod replacement. Discussion followed regarding installation timing, seasonal weather conditions, and allowing sufficient time for the sod to establish. The Board agreed that staff should coordinate with BrightView to determine the appropriate installation schedule. A motion was made and seconded to approve the Brightview proposal.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Brightview Sod Replacement Proposal in the Amount of $14,793.56 and Authorize Staff to Coordinate the Installation Timing with Brightview, was approved 5-0.

Additional discussion included irrigation repairs involving sprinkler heads, nozzles, bubblers, and nonfunctioning zones. BrightView also provided updates on tree trimming, removal of overgrown limbs, and ongoing weed control efforts.

Mr. Soriano presented updates on pool maintenance operations and discussed the proposed Poolsure agreement, including additional chemical services for the splash pad. The Board reviewed the proposed monthly chemical service cost of approximately $1,924.57 and discussed the FY2027 chemical budget of $25,000.

Staff explained that the proposed agreement would include filling the splash pad chemical tank, which had previously been handled separately. The Board discussed service costs, chemical usage, equipment responsibilities, and potential alternatives. Staff agreed to follow up on the agreement and continue reviewing opportunities for cost savings. No formal action was taken.

SEVENTH ORDER OF BUSINESS Public Comments / Supervisor Requests

Resident Dennis Chamberlin expressed concerns regarding tree limbs extending into the roadway along Pine Ridge Parkway, citing an incident involving a delivery truck and potential safety hazards for motorists and school buses. He questioned responsibility for tree trimming and noted that BrightView had previously performed trimming in the area. Discussion followed regarding the County's ownership of roadways and rights-of-way, the District's maintenance responsibilities, and BrightView's contractual trimming height of 14 feet.

The Board discussed previous correspondence with Clay County, ongoing tree maintenance concerns, and the potential liability associated with trimming trees beyond the District's responsibility. Mr. Chamberlin expressed concerns regarding inadequate clearance and requested that additional trimming be considered. Staff requested copies of the County's written correspondence for review and coordination with District Counsel to clarify maintenance responsibilities. The Board acknowledged the concerns and discussed continued follow-up with the County. No formal action was taken.

The Board discussed recent security concerns within the community, including neighborhood break-ins and suspicious activity. A Supervisor requested that the District consider increasing law enforcement patrols, particularly during evening hours and upcoming holiday events. Discussion included the District's existing agreement with the Clay County Sheriff's

Office, the possibility of adjusting patrol schedules, and the limitations of providing security outside District-owned property. Staff noted that the FY2027 security budget was $20,000 and that patrol schedules could potentially be adjusted based on areas of concern. The Board agreed to revisit security needs and available funding as necessary.

Staff also discussed the benefit of allowing off-duty officers access to amenity facilities during patrols, providing an additional security presence without increasing costs.

A Supervisor expressed concerns regarding recurring bubbling and water accumulation on the tennis courts. Staff discussed previous investigations into potential irrigation leaks, lateral lines, and underlying asphalt conditions. Staff indicated that the issue would be reviewed and that repairs to the asphalt may ultimately be necessary.

The Board also discussed increased tennis court usage and concerns regarding the timing of court lighting. Supervisors reported that the lights had remained on later than scheduled. Staff noted that the timer could have been affected by recent power outages or loose timer pins and agreed to investigate the issue.

EIGHTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the July 9, 2026, Meeting

Ms. Giles asked for a motion to approve the minutes of the July 9, 2026, meeting.

> On MOTION by Mr. Montoya, seconded by Mr. Biagetti, with all in favor, the Minutes of the July 9, 2026, Meeting, was approved 5-0.

B. Acceptance of Minutes of the July 9, 2026, Audit Committee Meeting

Ms. Giles asked for a motion to approve the minutes of the July 9, 2026, Audit Committee meeting.

> On MOTION by Mr. Nazario, seconded by Mr. Biagetti, with all in favor, the Minutes of the July 9, 2026, Audit Committee Meeting, was approved 5-0.

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

Ms. Giles presented the balance sheet and income statements

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 register for June and July totaled $127,849.39. Ms. Giles noted no unusual variances.

> On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Check Register totaling $127,849.39, was approved 5-0.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – November 5, 2026, at 6:00 p.m. at the Pine Ridge Plantation Amenity Center**

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

TENTH ORDER OF BUSINESS **Adjournment**

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

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

B.

Pine Ridge Plantation

Community Development District

Unaudited Financial Reporting

September 30, 2026

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2-3	General Fund
4	Capital Reserve Fund
5	Debt Service Fund Series 2020
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule
10	Check Register Summary

Pine Ridge Plantation

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 107,388	$ 41,348	$ -	$ 148,736
Investments:				
State Board of Administration (SBA)	263,851	770,334	-	1,034,185
Custody US Bank Account	69,395	-	-	69,395
Series 2020				
Reserve A1	-	-	173,593	173,593
Reserve A2	-	-	113,641	113,641
Revenue	-	-	151,503	151,503
Prepay 2020A1	-	-	128,008	128,008
Construction	-	-	-	-
Prepaid Expenses	33,393	-	-	33,393
Deposits	-	-	-	-
Total Assets	**$ 474,027**	**$ 811,682**	**$ 566,744**	**$ 1,852,454**
Liabilities:				
Accounts Payable	$ 9,493	-	$ -	$ 9,493
Total Liabilities	**$ 9,493**	**$ -**	**$ -**	**$ 9,493**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 33,393	$ -	$ -	$ 33,393
Deposits	-	-	-	-
Restricted for:				
Debt Service	-	-	566,744	566,744
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	811,682	-	811,682
Capital Reserves	-	-	-	-
Unassigned	431,142	-	-	431,142
Total Fund Balances	**$ 464,535**	**$ 811,682**	**$ 566,744**	**$ 1,842,961**
Total Liabilities & Fund Balance	$ 474,027	$ 811,682	$ 566,744	$ 1,852,454

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 808,015	$ 808,015	$ 809,499	$ 1,484
Misc./Facility Rental Income	5,000	5,000	9,400	4,400
Interest Income	15,000	15,000	23,232	8,232
Total Revenues	**$ 828,015**	**$ 828,015**	**$ 842,131**	**$ 14,116**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 8,000	$ 5,400	$ 2,600
PR-FICA	612	612	413	199
Engineering	8,000	8,000	8,656	(656)
Attorney	15,000	15,000	5,612	9,389
Annual Audit	3,175	3,175	3,175	-
Assessment Administration	6,207	6,207	6,207	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	5,843	5,843	5,843	-
Trustee Fees	4,434	4,434	4,445	(10)
Management Fees	57,609	57,609	57,609	-
Information Technology	1,781	1,781	1,781	-
Website Maintenance	1,336	1,336	1,336	-
Telephone	500	500	125	375
Postage & Delivery	1,000	1,000	551	449
General Liability and Public Officials Insurance	11,102	11,102	10,460	642
Printing & Binding	1,500	1,500	414	1,086
Legal Advertising	1,500	1,500	746	755
Other Current Charges	900	900	925	(25)
Office Supplies	300	300	99	201
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 129,574**	**$ 129,574**	**$ 114,571**	**$ 15,004**
Operations & Maintenance				
Grounds Maintenance				
Landscape Maintenance	$ 171,665	$ 171,665	$ 161,948	$ 9,717
Lake Maintenance	14,830	14,830	10,800	4,030
Electric	3,000	3,000	2,076	924
Water	26,000	26,000	40,414	(14,414)
Repairs And Maintenance	24,000	24,000	29,677	(5,677)
Irrigation Repairs	3,500	3,500	4,246	(746)
Contingencies	1,500	1,500	-	1,500
Subtotal Grounds Maintenance	**$ 244,495**	**$ 244,495**	**$ 249,161**	**$ (4,666)**

Pine Ridge Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Center				
Property Insurance	$ 29,155	$ 29,155	$ 24,563	$ 4,592
General Facility Maintenance	24,000	24,000	28,802	(4,802)
Repairs & Replacements	24,000	24,000	25,513	(1,513)
Recreational Passes	500	500	-	500
Office Supplies	500	500	608	(108)
Permit Fees	780	780	525	255
Contingency	1,000	1,000	91	910
Special Events	15,000	15,000	14,386	614
Security	20,000	20,000	12,262	7,738
Utilities				
Water & Sewer	5,400	5,400	3,149	2,251
Electric	25,000	25,000	25,986	(986)
Cable/Phone/Internet	7,250	7,250	8,467	(1,217)
Refuse Service	17,760	17,760	25,144	(7,384)
Management Contracts				
Amenity Management	75,760	75,760	75,760	-
Facility Assistant	14,000	14,000	10,755	3,245
Field Management Services	28,798	28,798	28,798	-
Lifeguards	21,947	21,947	19,037	2,910
Pool Maintenance	18,150	18,150	18,935	(785)
Pool Chemicals	23,226	23,226	24,018	(791)
Janitorial	10,685	10,685	10,685	-
Janitorial Supplies	5,000	5,000	3,674	1,326
Subtotal Amenity Center	**$ 367,911**	**$ 367,911**	**$ 361,158**	**$ 6,753**
Total Operations & Maintenance	**$ 612,406**	**$ 612,406**	**$ 610,319**	**$ 2,087**
Total Expenditures	**$ 741,980**	**$ 741,980**	**$ 724,890**	**$ 17,091**
Excess (Deficiency) of Revenues over Expenditures	$ 86,035		$ 117,242	
Other Financing Sources/(Uses):				
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**		**$ 31,207**	
Fund Balance - Beginning	$ -		$ 433,328	
Fund Balance - Ending	$ -		$ 464,535	

Pine Ridge Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 3,353	$ 3,353	$ 30,188	$ 26,835
Total Revenues	**$ 3,353**	**$ 3,353**	**$ 30,188**	**$ 26,835**
Expenditures:				
Capital Outlay	$ 25,000	$ 25,000	$ -	$ 25,000
Repairs and Maintenance	15,525	15,525	69,509	(53,984)
Other Service Charges	600	600	541	59
Total Expenditures	**$ 41,125**	**$ 41,125**	**$ 70,050**	**$ (28,925)**
Excess (Deficiency) of Revenues over Expenditures	**$ (37,772)**		**$ (39,861)**	
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**		**$ 46,174**	
Fund Balance - Beginning	$ 782,435		$ 765,509	
Fund Balance - Ending	$ 830,698		$ 811,682	

Pine Ridge Plantation

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 926,572	$ 926,572	$ 928,302	$ 1,731
Interest Income	25,000	25,000	27,254	2,254
Total Revenues	**$ 951,572**	**$ 951,572**	**$ 955,557**	**$ 3,985**
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		$ 28,471	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 29,485**		**$ 28,471**	
Fund Balance - Beginning	$ 248,701		$ 538,274	
Fund Balance - Ending	$ 278,187		$ 566,744	

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	75	1,625	-	350	-	1,100	-	1,575	-	3,100	-	1,575	9,400
Interest Income	15,000	1,218	826	848	2,369	3,482	3,813	2,174	2,036	1,885	1,721	1,574	1,286	23,232
Total Revenues	**$ 828,015**	**$ 1,293**	**$ 40,474**	**$ 750,442**	**$ 6,360**	**$ 7,903**	**$ 9,548**	**$ 5,287**	**$ 6,287**	**$ 5,282**	**$ 4,821**	**$ 1,574**	**$ 2,861**	**$ 842,131**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 8,000	$ -	$ 800	$ -	$ 800	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 800	$ -	$ 1,000	$ 5,400
PR-FICA	612	-	61	-	61	-	77	-	77	-	61	-	77	413
Engineering	8,000	-	-	-	640	-	825	285	150	-	6,275	-	481	8,656
Attorney	15,000	214	814	-	1,119	192	1,339	-	782	583	465	104	-	5,612
Annual Audit	3,175	-	-	-	-	-	-	-	-	-	3,175	-	-	3,175
Assessment Administration	6,207	6,207	-	-	-	-	-	-	-	-	-	-	-	6,207
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	600	-	600
Dissemination Agent	5,843	487	487	487	487	487	487	487	487	487	487	487	487	5,843
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	4,801	4,801	57,609
Information Technology	1,781	148	148	148	148	148	148	148	148	148	148	148	148	1,781
Website Maintenance	1,336	111	111	111	111	111	111	111	111	111	111	111	111	1,336
Telephone	500	-	15	-	16	-	18	-	28	-	24	-	24	125
Postage & Delivery	1,000	75	60	46	3	31	33	37	7	61	39	51	108	551
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	29	26	414
Legal Advertising	1,500	-	93	44	-	45	-	61	106	300	-	45	50	746
Other Current Charges	900	58	65	77	50	101	127	160	42	65	58	65	57	925
Office Supplies	300	1	0	0	0	0	95	1	0	1	0	0	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**	**$ 7,754**	**$ 6,670**	**$ 16,454**	**$ 6,442**	**$ 7,371**	**$ 114,571**

Pine Ridge Plantation

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Grounds Maintenance														
Landscape Maintenance	$ 171,665	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 13,496	$ 161,948
Lake Maintenance	14,830	900	900	900	900	900	900	900	900	900	900	900	900	10,800
Electric	3,000	203	204	205	204	203	163	163	163	-	366	202	-	2,076
Water	26,000	6,846	2,924	4,494	4,723	3,623	3,202	-	2,644	4,653	3,714	3,591	-	40,414
Repairs And Maintenance	24,000	1,734	2,620	3,538	5,000	3,779	3,325	2,672	984	45	1,215	3,054	1,712	29,677
Irrigation Repairs	3,500	-	-	1,170	-	1,647	215	-	-	-	-	-	1,215	4,246
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	**$ 244,495**	**$ 23,179**	**$ 20,143**	**$ 23,802**	**$ 24,323**	**$ 23,647**	**$ 21,300**	**$ 17,231**	**$ 18,186**	**$ 19,094**	**$ 19,691**	**$ 21,243**	**$ 17,322**	**$ 249,161**
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	510	875	28,802
Repairs & Replacements	24,000	925	2,524	1,754	586	1,100	6,666	4,633	2,994	1,117	2,133	199	882	25,513
Recreational Passes	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	500	-	-	108	224	-	-	230	-	-	-	30	16	608
Permit Fees	780	-	-	-	-	-	-	-	525	-	-	-	-	525
Contingency	1,000	-	-	-	-	-	-	-	91	-	-	-	-	91
Special Events	15,000	2,207	549	1,768	267	3,100	3,404	-	-	1,900	714	478	-	14,386
Security	20,000	890	1,090	490	690	90	90	90	90	2,455	2,562	2,218	1,509	12,262
Utilities														
Water & Sewer	5,400	377	-	134	372	384	382	-	385	390	361	364	-	3,149
Electric	25,000	2,311	2,232	1,958	2,148	2,625	2,223	2,280	2,119	-	5,312	2,777	-	25,986
Cable/Phone/Internet	7,250	564	616	643	620	607	779	779	778	776	767	768	770	8,467
Refuse Service	17,760	1,472	1,472	1,472	1,472	1,542	1,542	1,845	1,845	1,651	1,957	1,968	6,906	25,144
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	6,313	6,313	75,760
Facility Assistant	14,000	-	-	-	-	-	895	-	2,408	1,556	2,018	2,221	1,658	10,755
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	2,400	2,400	28,798
Lifeguards	21,947	-	-	-	-	-	1,084	-	3,609	4,706	5,245	4,393	-	19,037
Pool Maintenance	18,150	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,847	1,964	1,513	1,513	18,935
Pool Chemicals	23,226	2,790	1,718	1,669	1,821	1,856	1,734	1,748	1,741	1,950	2,329	2,702	1,959	24,018
Janitorial	10,685	890	890	890	890	890	890	890	890	890	890	890	890	10,685
Janitorial Supplies	5,000	87	398	-	265	169	421	189	339	460	236	606	502	3,674
Subtotal Amenity Center	**$ 367,911**	**$ 48,589**	**$ 24,104**	**$ 25,061**	**$ 21,601**	**$ 31,757**	**$ 32,008**	**$ 25,240**	**$ 29,150**	**$ 29,317**	**$ 37,787**	**$ 30,350**	**$ 26,194**	**$ 361,158**
Total Operations & Maintenance	**$ 612,406**	**$ 71,768**	**$ 44,247**	**$ 48,863**	**$ 45,923**	**$ 55,404**	**$ 53,309**	**$ 42,471**	**$ 47,336**	**$ 48,411**	**$ 57,478**	**$ 51,592**	**$ 43,516**	**$ 610,319**
Total Expenditures	**$ 741,980**	**$ 99,018**	**$ 51,713**	**$ 54,623**	**$ 54,193**	**$ 61,351**	**$ 62,391**	**$ 48,576**	**$ 55,090**	**$ 55,081**	**$ 73,933**	**$ 58,034**	**$ 50,887**	**$ 724,890**
Excess (Deficiency) of Revenues over Expenditures	$ 86,035	$ (97,725)	$ (11,239)	$ 695,819	$ (47,833)	$ (53,448)	$ (52,843)	$ (43,289)	$ (48,804)	$ (49,799)	$ (69,112)	$ (56,460)	$ (48,026)	$ 117,242
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**	**$ (97,725)**	**$ (11,239)**	**$ 695,819**	**$ (47,833)**	**$ (53,448)**	**$ (138,878)**	**$ (43,289)**	**$ (48,804)**	**$ (49,799)**	**$ (69,112)**	**$ (56,460)**	**$ (48,026)**	**$ 31,207**

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**

C.

Pine Ridge Plantation

Community Development District

FISCAL YEAR 2026 SUMMARY OF ASSESSMENTS

ASSESSED	#UNITS ASSESSED	SERIES 2020A DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	737	926,571.52	807,989.31	1,734,560.83
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 FY26 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%

D.

Pine Ridge Plantation
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Date		*check #'s*		*Amount*
General Fund				
8/01/2026 - 8/31/2026		3807-3828	$	68,096.69
9/01/2026 - 9/30/2026		3829-3839		77,496.61
			$	**145,593.30**
Capital Reserve				
8/01/2026 - 8/31/2026		94-95	$	7,329.05
9/01/2026 - 9/30/2026			$	-
			$	**7,329.05**
Utilities and Autopayments				
August 2026				
08/03/26	AT&T		$	260.77
08/18/26	SafeTouch			89.72
08/19/26	Waste Management			1,968.15
08/20/26	CCUA			3,955.22
08/21/26	Service Charges			64.84
08/24/26	Comcast			507.13
			$	**6,845.83**
September 2026				
09/01/26	Clay Electric		$	2,978.86
09/01/26	SJC Rollkall			2,128.50
09/01/26	AT&T			262.84
09/11/26	IRS FICA Payment			153.00
09/14/26	SJC Rollkall			946.00
09/15/26	Return Deposit			150.00
09/17/26	SafeTouch			89.72
09/17/26	Waste Management			1,648.02
09/18/26	CCUA			5,258.24
09/24/26	Service Charges			57.38
09/24/26	Comcast			507.13
09/29/26	SJC Rollkall			236.50
09/30/26	SJC Rollkall			236.50
			$	**14,652.69**
		TOTAL		**$174,420.87**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/26	00183	9/01/26	9900409	202609	320-53800-46200		*	13,495.63		
			SEP LANDSCAPE MAINTENANCE							
						BRIGHTVIEW LANDSCAPE SERVICES,INC			13,495.63	003829
9/04/26	00054	9/01/26	13129563	202609	330-57200-46500		*	1,775.73		
			SEP POOL CHEMICALS							
						POOLSURE			1,775.73	003830
9/04/26	00076	9/01/26	404503B	202609	320-53800-46400		*	900.00		
			SEP LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			900.00	003831
9/21/26	00194	9/09/26	279158	202609	330-57200-46100		*	382.49		
			RPR - JUL PREVENT MAINT							
						ALLWAYS IMPROVING LLC DBA			382.49	003832
9/21/26	00069	9/03/26	2026-320	202609	310-51300-48000		*	50.40		
			NTC OF FY27 SCHEDULE MTGS							
						OSTEEN MEDIA GROUP - CLAY TODAY			50.40	003833
9/21/26	00035	9/14/26	33993	202609	300-15500-10000		*	33,393.00		
			FY27 POLICY RENEWAL							
						EGIS INSURANCE ADVISORS, LLC			33,393.00	003834
9/21/26	00003	9/01/26	288	202609	310-51300-34000		*	4,800.75		
			SEP MANAGEMENT FEES							
		9/01/26	288	202609	310-51300-49100		*	111.33		
			SEP WEBSITE ADMIN							
		9/01/26	288	202609	310-51300-35100		*	148.42		
			SEP INFO TECH							
		9/01/26	288	202609	310-51300-31300		*	486.92		
			SEP DISSEM AGENT SRVCS							
		9/01/26	288	202609	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		9/01/26	288	202609	310-51300-42000		*	107.50		
			POSTAGE							
		9/01/26	288	202609	310-51300-42500		*	26.40		
			COPIES							
		9/01/26	288	202609	310-51300-41000		*	23.66		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,705.31	003835
9/21/26	00073	8/31/26	622	202608	330-57200-34200		*	4,392.88		
			AUG LIFEGUARDS							
						RIVERSIDE MANAGEMENT SERVICES INC			4,392.88	003836

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00073	8/31/26	623	202608	330-57200-34110			*	2,220.68		
			AUG FACILITY ASSISTANT								
							RIVERSIDE MANAGEMENT SERVICES INC			2,220.68	003837
9/21/26	00073	9/15/26	621	202608	330-57200-60100			*	477.71		
			AUG SPECIAL EVNETS								
		9/15/26	621	202608	330-57200-51000			*	29.83		
			AUG OFFICE SUPPLIES								
		9/15/26	621	202608	330-57200-46201			*	606.48		
			AUG JANITORIAL SUPPLIES								
		9/15/26	621	202608	330-57200-46100			*	198.54		
			AUG AMENITY RPR & RPLC								
		9/15/26	621	202608	330-57200-46000			*	510.00		
			AUG GEN FAC MAINT								
		9/15/26	621	202608	320-53800-46000			*	2,058.15		
			AUG GROUNDS RPR & MAINT								
							RIVERSIDE MANAGEMENT SERVICES INC			3,880.71	003838
9/21/26	00073	9/01/26	620	202609	330-57200-46200			*	890.42		
			SEP JANITORIAL SERVICES								
		9/01/26	620	202609	330-57200-46400			*	1,512.50		
			SEP POOL MAINTENANCE SRVC								
		9/01/26	620	202609	330-57200-34000			*	2,399.83		
			SEP CONTRACT ADMIN								
		9/01/26	620	202609	330-57200-34100			*	6,313.33		
			SEP FACILITY MANAGEMENT								
		9/01/26	620	202609	330-57200-46500			*	183.70		
			POOL CHEM-TRICHLOR								
							RIVERSIDE MANAGEMENT SERVICES INC			11,299.78	003839

TOTAL FOR BANK A 77,496.61

TOTAL FOR REGISTER 77,496.61

BrightView
Landscape Services

INVOICE

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

Customer #: 24488830
Invoice #: 9900409
Invoice Date: 9/1/2026
Cust PO #:

Job Number	Description	Amount
346100576	Pine Ridge CDD Exterior Maintenance For September	13,495.63
	Landscape maintenance 1.320.53800.46200 8/26/26	
	RECEIVED AUG 26 2026 BY:	
	Service Delivery Fee	**0.00**
	Total invoice amount	**13,495.63**
	Tax amount	
	Balance due	**13,495.63**

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 #: 9900409
Invoice Date: 9/1/2026

Amount Due:	$13,495.63

Thank you for allowing us to serve you

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

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

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

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637232

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

Terms	Net 20
Due Date	9/21/2026
PO #	

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

RECEIVED
AUG 19 2026
BY:

Click Here to Pay Now

Pool Chemicals
1.330.57200.46500
8/19/26

131295637232

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER EXP. DATE

SIGNATURE AMOUNT PAID

ADDRESSEE

☐ Please check if this address is different than the one on file

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

ACCOUNT NUMBER	DATE	BALANCE
719342	9/1/2026	$900.00

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

00000000075406001000000040450300000009000010

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

Pine Ridge Plantation CDD - Govern 4200 Pine Ridge Pkwy Middleburg, FL 32068
Invoice Due Date 9/11/2026 **Invoice 404503B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Monthly		$900.00	$0.00	$900.00

Please remit payment for this month's Invoice.

Lake maintenance
1.320.53800.46400
9/1/26

RECEIVED
SEP 01 2026
BY:

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

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $900.00 | **This Invoice Total:** $900.00

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

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

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

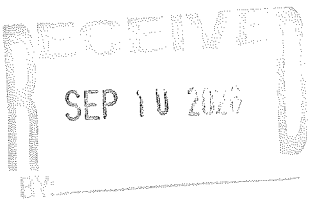
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

INVOICE

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

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

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



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

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

Amenity Repair & Replacements
1.330.57200.46100

9/10/26

Invoice details
Invoice no.: 279158
Terms: Net 15
Invoice date: 09/09/2026
Due date: 09/24/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 48042 - REPAIRS IDENTIFIED DURING JULY PREVENTATIVE MAINTENANCE			
2.	**1. CS Return Labor with Contract/Purchase**		Sep 9, 2026: Estimated Labor - Tech replaced back pad for Multipress and seat pad for recumbent bike. THESE UNITS TEST CORRECT	1	$95.00	$95.00
3.	**2b. Shipping/ Handling**		Jul 23, 2026: Shipping and Handling Estimate:	1	$21.80	$21.80
4.	**2a. Parts**		Jul 23, 2026: Parts for Repair: Seat Pad (Item 2)	1	$30.00	$30.00
5.	**2a. Parts**		Jul 23, 2026: Parts for Repair: Back Pad Vinyl Color: Slate (517701) (Item 1)	1	$222.76	$222.76
6.			Service Request Details/Notes: 1. Paramount Multipress FS54 sn: FS540811076 needs back pad SEE PHOTOS 2. Spirit Recumbent Bike XR898 (no sn) needs seat pad SEE PHOTOS			
7.	**Processing Fee**		Processing Fee	369.54	$0.035	$12.93
			Total			**$382.49**

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-320753
Invoice Date: 9/3/2026
Due Date: 10/2/2026

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

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

Advertiser
Pine Ridge Plantation C.D.D.

Customer ID
19912

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 213900	Notice of Meetings FY 2027 Schedule	CT - Clay Today	Sep 3	2026		Column Inch	Black & White	4.8000	$50.40

Total:	$50.40

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

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

Affidavit attached to this invoice.

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

RECEIVED
SEP 08 2026
BY

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of FY 2027 Schedule

LEGAL: 213900

Was published in said newspaper in the issues:
9/3/2026

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.

Hugh Osteen III

Sworn to me and subscribed before me 09/03/2026

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH 570124
EXPIRES: September 10, 2029

NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF MEETINGS PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pine Ridge Plantation Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2027 at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068, at 6:00 p.m. on the first Thursday of each month as follows, except where indicated:
November 5, 2026
January 7, 2027
March 4, 2027
May 6, 2027
*July 8, 2027
September 2, 2027
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.
Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Maritee Giles
District Manager
Legal 213900 Published 9/3/2026 in Clay County's Clay Today newspaper

INVOICE

Customer	Pine Ridge Plantation Community Development District
Acct #	290
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 33,393.00
Payment Amount	
Payment for:	Invoice#33993
100126550	

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

Thank You

Please detach and return with payment

Customer: Pine Ridge Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
33993	10/01/2026	Renew policy	Policy #100126550 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	33,393.00

RECEIVED
SEP 16 2026

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

Total
$ 33,393.00

Thank You

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

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/14/2026

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

Invoice

Invoice #: 288
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		4,800.75	4,800.75
Website Administration - September 2026		111.33	111.33
Information Technology - September 2026		148.42	148.42
Dissemination Agent Services - September 2026		486.92	486.92
Office Supplies		0.33	0.33
Postage		107.50	107.50
Copies		26.40	26.40
Telephone		23.66	23.66

Total	$5,705.31
Payments/Credits	$0.00
Balance Due	$5,705.31

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

Invoice

Invoice #: 622
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	204.32	21.50	4,392.88

330.572.3420

RECEIVED
SEP 17 2026
BY:

Alison Mossing
9-16-26.

Total	$4,392.88
Payments/Credits	$0.00
Balance Due	$4,392.88

PINE RIDGE CDD

RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARDS

Qty./Hours	Description	Rate	Amount
204.32	Lifeguards	$ 21.50	$ 4,392.88

Covering August 2026 - September 7, 2026

GL # 330.572.3420

TOTAL DUE: $ 4,392.88

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS FOR AUGUST 2026 - SEPTEMBER 7, 2026

Date	Hours	Employee	Description
8/1/26	4.1	D.J.	Lifeguarding
8/1/26	5.75	Z.M.	Lifeguarding
8/1/26	5.72	E.S.	Lifeguarding
8/2/26	5.8	C.A.	Lifeguarding
8/2/26	5.79	Z.M.	Lifeguarding
8/2/26	5.79	E.S.	Lifeguarding
8/6/26	4.25	Z.M.	Lifeguarding
8/6/26	4.25	E.S.	Lifeguarding
8/7/26	4.15	B.B.	Lifeguarding
8/7/26	4.19	Z.M.	Lifeguarding
8/7/26	4.19	E.S.	Lifeguarding
8/8/26	5.77	Z.M.	Lifeguarding
8/8/26	5.75	E.S.	Lifeguarding
8/9/26	5.75	B.B.	Lifeguarding
8/9/26	5.75	Z.M.	Lifeguarding
8/9/26	5.75	Q.S.	Lifeguarding
8/15/26	5.67	D.J.	Lifeguarding
8/15/26	5.75	Z.M.	Lifeguarding
8/16/26	5.75	C.A.	Lifeguarding
8/16/26	5.74	E.S.	Lifeguarding
8/16/26	5.75	Q.S.	Lifeguarding
8/22/26	5.74	C.A.	Lifeguarding
8/22/26	5.62	Z.M.	Lifeguarding
8/23/26	5.8	B.B.	Lifeguarding
8/23/26	5.6	Z.M.	Lifeguarding
8/23/26	2.7	D.J.	Lifeguarding
8/29/26	5.75	E.S.	Lifeguarding
8/29/26	5.75	Q.S.	Lifeguarding
8/30/26	5.75	C.A.	Lifeguarding
8/30/26	5.75	Q.S.	Lifeguarding
9/5/26	4.62	C.A.	Lifeguarding
9/5/26	5.72	D.J.	Lifeguarding
9/6/26	5.47	C.A.	Lifeguarding
9/6/26	5.75	Z.M.	Lifeguarding
9/6/26	5.64	Q.S.	Lifeguarding
9/7/26	5.75	C.A.	Lifeguarding
9/7/26	5.75	Z.M.	Lifeguarding
9/7/26	5.75	E.S.	Lifeguarding
GRAND TOTAL	204.32		

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

Invoice

Invoice #: 623
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026 1.300.57200.34110	79.31	28.00	2,220.68

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SEP 17 2026
BY

Alison Mossing
9-16-26

Total	$2,220.68
Payments/Credits	$0.00
Balance Due	$2,220.68

PINE RIDGE CDD

RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
79.31	Facility Assistant	$ 28.00	$ 2,220.68

Covers Period: August 2026

GL # 1.330.57200.34110

TOTAL DUE: $ 2,220.68

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

Date	Hours	Employee	Description
8/1/26	7.8	S.W.	Completed daily checklist, returned calls and emails
8/2/26	7.95	S.W.	Completed daily checklist, returned calls and emails
8/8/26	8	S.W.	Completed daily checklist, returned calls and emails
8/9/26	7.74	S.W.	Completed daily checklist, returned calls and emails
8/15/26	8.15	S.W.	Completed daily checklist, returned calls and emails
8/16/26	7.87	S.W.	Completed daily checklist, returned calls and emails
8/22/26	7.8	S.W.	Completed daily checklist, returned calls and emails
8/23/26	7.79	S.W.	Completed daily checklist, returned calls and emails
8/29/26	8.12	S.W.	Completed daily checklist, returned calls and emails
8/30/26	8.09	S.W.	Completed daily checklist, returned calls and emails
	79.31		

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

Invoice

Invoice #: 621
Invoice Date: 9/15/2026
Due Date: 9/15/2026
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 August 1 - August 31, 2026	57.07	45.00	2,568.15
Maintenance Supplies		1,312.56	1,312.56

- Special Events - $477.71
  1.330.57200.60100
- Office Supplies - $29.83
  1.330.57200.51000
- Janitorial Supplies - $606.48
  1.330.57200.46201
- Amenity Repairs & Replacements - $198.54
  1.330.57200.46100
- General Facility Maintenance - $510.00
  1.330.57200.46000
- Grounds Repair & Maintenance - $2,052.15
  1.320.53800.46000

9/15/26

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SEP 17 2026
BY:

Alison Mossing
9-17-26

Total	$3,880.71
Payments/Credits	$0.00
Balance Due	$3,880.71

RMS

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

Date	Hours	Employee	Description
8/2/26	1.5	R.A.	Finished rough sanding button cover, carved front weep point in cover for water run off, checked fitment and found secure and sits flush with bollard
8/3/26	3.1	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
8/5/26	2.78	R.A.	Fine sanding, painting and priming button cover
8/5/26	7.44	C.W.	Painted shade cover for splash pad button, straightened and organized pool deck and patio fumiture, removed debris from parking lot and bushes, painted trim, doors and door jams, adjusted ball court gate latch
8/6/26	2.99	J.M.	Removed debris from amenity center, pool, common areas, playground and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/10/26	3.1	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
8/12/26	5.09	C.W.	Fixed ball court latch and gate door, tied windscreens, raked mulch in playground, straightened and organized pool deck and patio fumiture, removed debris from parking lot, bushes, roadways, playground and field, cleaned dumpster area
8/12/26	4.82	B.W.	Assisted with fixing ball court latch and gate door, tied windscreens, raked mulch in playground, straightened and organized pool deck and patio fumiture, removed debris from parking lot, bushes, roadways, playground and field, cleaned dumpster area
8/13/26	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
8/17/26	3.02	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
8/19/26	6.6	C.W.	Spread ant killer on far edge of pool deck, fixed shower head on pool deck, rehung windscreens on ball court, straightened and organized pool deck and patio fumiture, blew leaves and debris off pool deck, breezeway and walkways, removed debris from waterways, roadways, parking lot, bushes and playground, cleaned grills, checked and changed trash receptacles
8/20/26	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
8/26/26	2	R.A.	Fine sanded splash pad button cover and painted cover
8/26/26	5.39	C.W.	Installed trash can on pine ridge parkway and used bike lock to attach to post, painted splash pad button cover, tightened bolts on dog pot, spread ant killer in and around dog pots, picked up supplies, removed debris around pool deck, parking lot and bushes, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/31/26	3.24	J.M.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from amenity center, pool, common areas, playground and roadways
TOTAL	57.07		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
PR				
PINE RIDGE				
	7/24/26	4FTx100FT Reflective Mylar Film Roll (6)	311.47	M.C.
	7/24/26	400"x85" Blood Red Gauze	19.15	M.C.
	7/24/26	Axe Throwing Game	126.09	M.C.
	7/24/26	Clown Door Cover	21.00	M.C.
	7/28/26	Air Wick Refills 9ct (2)	42.01	M.C.
	8/4/26	Microfiber Towels 50pk	21.00	M.C.
	8/4/26	Sprayway Glass Cleaner 4pk	11.49	M.C.
	8/4/26	Gym Wipes 4pk	111.04	M.C.
	8/4/26	Dog Waste Bags 10pk (2)	108.54	M.C.
	8/4/26	3D Urinal Screens 10pk	31.20	M.C.
	8/4/26	Rubbermaid Sanitary Bin Bags 50ct	37.32	M.C.
	8/5/26	3pc Poly Brush Set	11.48	R.A.
	8/5/26	3"x3/8 Knit Rollers	5.73	R.A.
	8/5/26	Yellow Spray Paint	8.03	R.A.
	8/5/26	Self Etching Primer	12.05	R.A.
	8/12/26	Steel Zip Ties 600pk	46.97	M.C.
	8/12/26	12" Zip Ties 1000pk	32.13	M.C.
	8/12/26	Toilet Seat Covers 20pk 250ct	37.43	M.C.
	8/12/26	Trifold Paper Towels 16pk 250ct	40.43	M.C.
	8/12/26	Hex Bolts (3)	0.97	C.W.
	8/12/26	Nylon Spacer (3)	10.25	C.W.
	8/19/26	White Shower Liners (3)	37.85	M.C.
	8/19/26	Clear Shower Liner	6.76	M.C.
	8/19/26	3" Binder (2)	29.83	M.C.
	8/26/26	Bike Lock	26.34	C.W.
	8/26/26	44 Gallon Trash Can with Lid	66.09	C.W.
	8/31/26	42 Gallon Contractor Bags 50ct (2)	68.93	M.C.
	9/3/26	55 Gallon Drum Liner 40ct	31.02	M.C.
			TOTAL $1,312.56	

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

Invoice

Invoice #: 620
Invoice Date: 9/1/2026
Due Date: 9/1/2026
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 - September 2026		890.42	890.42
1.330.57200.46400- Pool Maintenance Services - September 2026		1,512.50	1,512.50
1.330.57200.34000- Contract Administration - September 2026		2,399.83	2,399.83
1.330.57200.34100-Facility Management - Pine Ridge Plantation - September 2026		6,313.33	6,313.33
Pool Chemicals - Trichlor		183.70	183.70

RECEIVED
SEP 04 2026
BY:

Alison Mossing
9-4-26

Total	$11,299.78
Payments/Credits	$0.00
Balance Due	$11,299.78