

*Ridgewood Trails
Community Development District*

March 3, 2021

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsbdd.com

February 25, 2021

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, March 3, 2021 at 1:30 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments
- III. Discussion of Capital Reserve Study (*Presenter: Ernesto Torres*)
- IV. Consideration of Lighting Entry Monuments (*Presenter: RMS – Pat Szozda*)
- V. Consideration of Azalea Sign to be Added to Entry Monuments (*Presenter: RMS – Pat Szozda*)
- VI. Update of Playground Installation and Parcel Conveyance (*Presenter: RMS – Pat Szozda & Katie Buchanan*)
- VII. Appointment of Audit Committee (*Presenter: Ernesto Torres*)
- VIII. Staff Reports
 - A. Attorney - E-Verify Memo and Memorandum of Understanding (*Presenter: Katie Buchanan*)
 - B. Engineer
 - C. Manager – Electronic Conversion

- D. Operation Manager – Report
- E. Amenity Manager
- IX. Supervisor’s Requests and Public Comments
- X. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 6, 2021 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XI. Consideration of Proposal from AlphaDog Security (closed to the public per Florida Statute)*
- XII. Next Meeting Scheduled for: 05/05/21 @ 6:00 p.m. at the Azalea Ridge Amenity Center
- XIII. Adjournment

** Florida law requires Board discussions related to the District’s security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

THIRD ORDER OF BUSINESS

**Reserve Study Update
Ridgewood Trails Community Development District
Clay County, Florida**



**Prepared for FY 2021
Report Date: January 15, 2021**



January 15, 2021

Mr. Ernesto Torres, District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

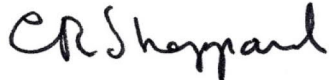
Re: Reserve Study Report for Ridgewood Trails Community Development District

Dear Mr. Torres:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Current Funding Projection	1-2
Current Funding Projection vs Fully Funded Plan	1-3

FUNDING PLAN

Threshold Funded Plan	2-1
Recommended Funding Plan Chart	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
------------------------------------	-----

EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-9

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-3
Component Detail	5-5

DISCLOSURES & INFORMATION

Methodology & Information	6-1
Terms of Service	6-2
Definitions	6-3

Ridgewood Trails Community Development District
 Clay County, Florida
Executive Summary

Report Parameters

Report Date January 15, 2021

Budget Year Beginning October 1, 2021

Budget Year Ending September 30, 2022

Inflation 2.50%

Annual Assessment Increase 1.50%

Interest Rate on Reserve Deposit 1.00%

2021 Beginning Balance \$164,500

GENERAL INFORMATION

- Date of Completion: January 1, 2017
- Date of site visit: December 16, 2020
- Components Included: 40
- Current replacement cost: \$476,292
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

FINANCIAL INFORMATION

- Fully Funded Reserve Balance: \$171,341
- Current Funding Plan %: 96%
- Full Funding Surplus/Deficit: Deficit of \$6,841
- Full Funding Contribution: \$25,774
- Total Full Funding Contribution: \$32,615
- Current Contribution: \$35,000
- Current Plan Performance: Adequate for future component funding
- Recommend Contribution: \$35,757 provides adequate funding slightly higher funding level

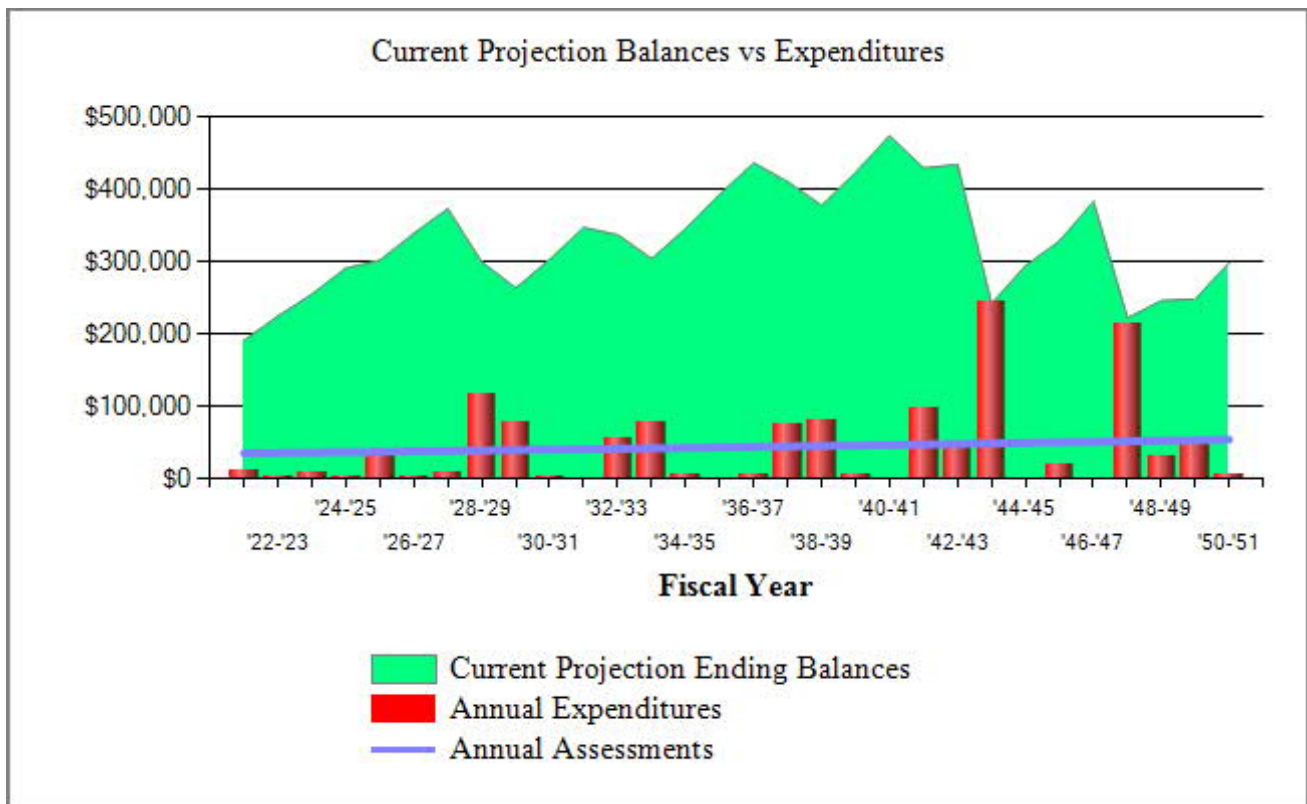
Threshold Funding Model Summary of Calculations

Required Annual Contribution	\$35,757.40
Average Net Annual Interest Earned	<u>\$1,897.65</u>
Total Annual Allocation to Reserves	\$37,655.05

**Ridgewood Trails Community Development District
Current Funding Projection**

Beginning Balance: \$164,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
21-22	476,292	35,000	1,890	10,493	190,897	195,066	98%
22-23	488,200	35,525	2,223	4,100	224,546	226,693	99%
23-24	500,405	36,058	2,522	8,405	254,721	255,779	100%
24-25	512,915	36,599	2,881	3,231	290,970	291,696	100%
25-26	525,738	37,148	2,987	29,465	301,639	302,442	100%
26-27	538,881	37,705	3,358	3,584	339,117	340,826	99%
27-28	552,353	38,271	3,693	8,118	372,962	376,385	99%
28-29	566,162	38,845	2,963	115,493	299,277	303,658	99%
29-30	580,316	39,427	2,611	77,652	263,663	268,805	98%
30-31	594,824	40,019	2,999	3,747	302,935	309,763	98%
31-32	609,695	40,619	3,436		346,989	356,537	97%
32-33	624,937	41,228	3,336	54,583	336,971	349,509	96%
33-34	640,560	41,847	3,010	77,834	303,993	319,472	95%
34-35	656,574	42,474	3,421	4,367	345,521	365,013	95%
35-36	672,989	43,111	3,886		392,519	417,220	94%
36-37	689,813	43,758	4,319	4,345	436,251	467,356	93%
37-38	707,059	44,414	4,063	74,329	410,400	448,115	92%
38-39	724,735	45,081	3,740	81,528	377,692	422,146	89%
39-40	742,854	45,757	4,188	4,679	422,957	475,457	89%
40-41	761,425	46,443	4,694		474,095	536,087	88%
41-42	780,461	47,140	4,252	96,017	429,470	501,034	86%
42-43	799,972	47,847	4,298	47,552	434,062	516,029	84%
43-44	819,971	48,565	2,394	243,224	241,798	332,116	73%
44-45	840,471	49,293	2,911		294,002	394,222	75%
45-46	861,482	50,033	3,251	18,978	328,307	439,773	75%
46-47	883,019	50,783	3,791		382,881	507,295	75%
47-48	905,095	51,545	2,198	214,611	222,012	357,940	62%
48-49	927,722	52,318	2,435	30,853	245,912	394,653	62%
49-50	950,915	53,103	2,457	53,294	248,178	410,766	60%
50-51	974,688	53,899	2,956	6,483	298,550	476,785	63%

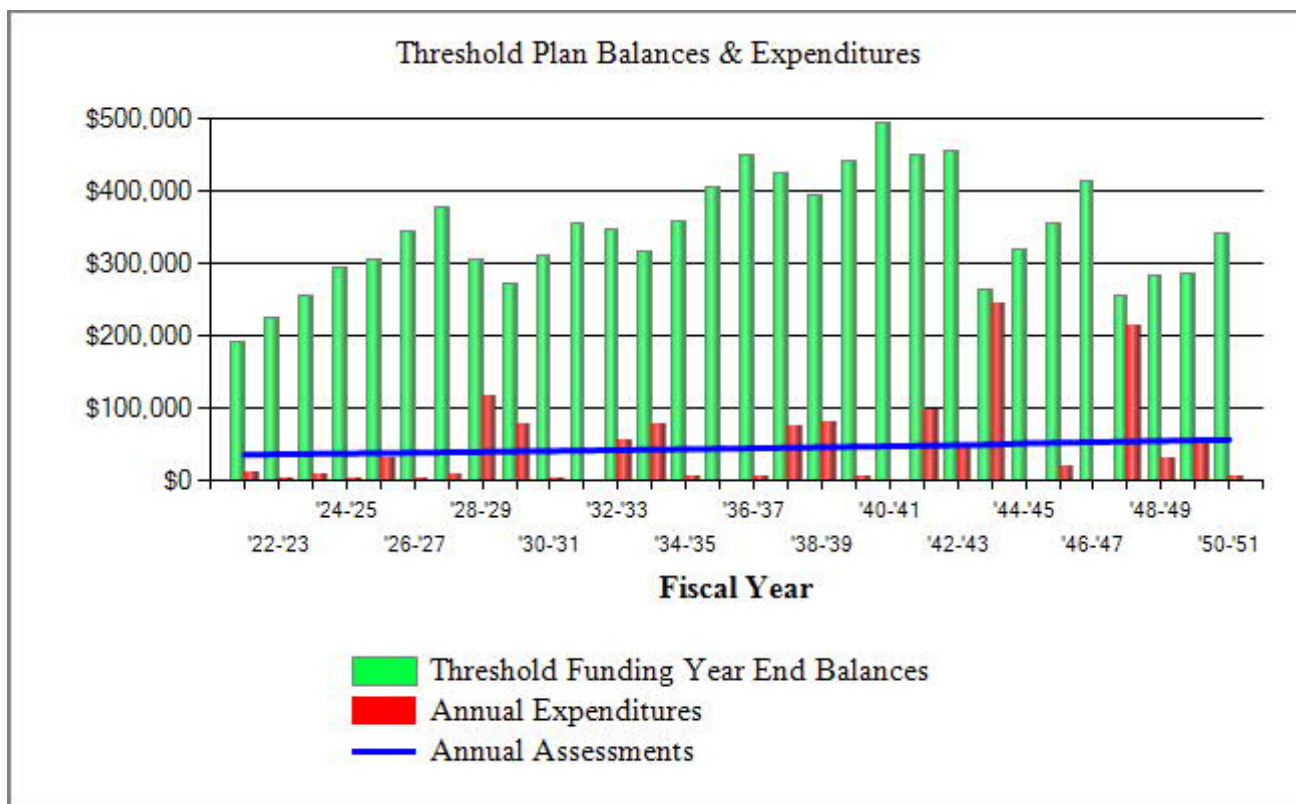


This chart illustrates the current funding plan performance.

**Ridgewood Trails Community Development District
Threshold Funded Plan**

Beginning Balance: \$164,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
21-22	476,292	35,757	1,898	10,493	191,662	195,066	98%
22-23	488,200	36,294	2,239	4,100	226,095	226,693	100%
23-24	500,405	36,838	2,545	8,405	257,073	255,779	101%
24-25	512,915	37,391	2,912	3,231	294,146	291,696	101%
25-26	525,738	37,952	3,026	29,465	305,659	302,442	101%
26-27	538,881	38,521	3,406	3,584	344,001	340,826	101%
27-28	552,353	39,099	3,750	8,118	378,732	376,385	101%
28-29	566,162	39,685	3,029	115,493	305,953	303,658	101%
29-30	580,316	40,280	2,686	77,652	271,268	268,805	101%
30-31	594,824	40,885	3,084	3,747	311,490	309,763	101%
31-32	609,695	41,498	3,530		356,518	356,537	100%
32-33	624,937	42,120	3,441	54,583	347,496	349,509	99%
33-34	640,560	42,752	3,124	77,834	315,538	319,472	99%
34-35	656,574	43,393	3,546	4,367	358,110	365,013	98%
35-36	672,989	44,044	4,022		406,176	417,220	97%
36-37	689,813	44,705	4,465	4,345	451,001	467,356	97%
37-38	707,059	45,376	4,220	74,329	426,268	448,115	95%
38-39	724,735	46,056	3,908	81,528	394,704	422,146	93%
39-40	742,854	46,747	4,368	4,679	441,140	475,457	93%
40-41	761,425	47,448	4,886		493,474	536,087	92%
41-42	780,461	48,160	4,456	96,017	450,073	501,034	90%
42-43	799,972	48,882	4,514	47,552	455,917	516,029	88%
43-44	819,971	49,616	2,623	243,224	264,933	332,116	80%
44-45	840,471	51,588	3,165		319,686	394,222	81%
45-46	861,482	52,362	3,531	18,978	356,601	439,773	81%
46-47	883,019	53,148	4,097		413,846	507,295	82%
47-48	905,095	53,945	2,532	214,611	255,711	357,940	71%
48-49	927,722	54,754	2,796	30,853	282,408	394,653	72%
49-50	950,915	55,575	2,847	53,294	287,536	410,766	70%
50-51	974,688	56,409	3,375	6,483	340,837	476,785	71%



This chart shows the threshold plan contributions with annual expenditures.

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Beginning Balance	164,500	191,662	226,095	257,073	294,146	305,659	344,001	378,732	305,953	271,268
Annual Assessment	35,757	36,294	36,838	37,391	37,952	38,521	39,099	39,685	40,280	40,885
Interest Earned	1,898	2,239	2,545	2,912	3,026	3,406	3,750	3,029	2,686	3,084
Expenditures	10,493	4,100	8,405	3,231	29,465	3,584	8,118	115,493	77,652	3,747
Fully Funded Reserves	195,066	226,693	255,779	291,696	302,442	340,826	376,385	303,658	268,805	309,763
Percent Fully Funded	98%	100%	101%	101%	101%	101%	101%	101%	101%	101%
Ending Balance	191,662	226,095	257,073	294,146	305,659	344,001	378,732	305,953	271,268	311,490

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot										
Landscape & Irrigation Allowance			5,253					5,943		
Light Pole - Parking Lot										
Monument Sign Refurbishment Allowance			3,152							
Misc. Site Components Total:			8,405					5,943		

Storm Water System

Stormwater Pond Allowance								17,830		
Storm Water System Total:								17,830		

Fencing & Gates

Aluminum Fencing - Cabana										
Aluminum Fencing - Clubhouse										
Aluminum Fencing - Playground										
Fencing & Gates Total:										

Misc. Building Components

Cabinets/Tops - Clubhouse Addition										
Restroom Renovation - Cabana										
Restroom Renovation - Clubhouse								16,642		
Water Coolers - Clubhouse								2,330		
Window & Door Allowance										
Misc. Building Components Total:								18,971		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Description										
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Clubhouse Addition										
Roofing Total:										
Painting										
Exterior Painting - Cabana					2,601					
Exterior Painting - Clubhouse	5,709								6,956	
Exterior Painting - Clubhouse Addition						3,584				
Painting Total:	5,709				2,601	3,584			6,956	
Flooring										
Carpet - Fitness	1,784								2,173	
Flooring Allowance - Clubhouse Addition										
Flooring Total:	1,784								2,173	
Furniture Fixtures & Equipment										
Access Control/Camera Allowance								4,755		
Fitness Equipment Allowance		4,100					4,639			
Pool Furniture Allowance	3,000			3,231			3,479			3,747
Furniture Fixtures & Equipment Total:	3,000	4,100		3,231			8,118	4,755		3,747
HVAC										
Heat Pump - Clubhouse Addition										
Heat Pump- Fitness					7,064					
HVAC Total:					7,064					
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift								6,657		
Pool Resurfacing/Tile					19,800					
Swimming Pool - Phase I Total:					19,800			6,657		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing									68,523	
Pool Slide & Tower Refurbishment Allowance										
Wood Pergola										
Swimming Pool - Phase II Total:									68,523	
Playground										
Plastic Mulch Border										
Play Equipment Allowance								53,491		
Site Furnishing Allowance								3,566		
Swings - Tripod 2 Bay								4,279		
Playground Total:								61,336		
Components Not Included										
Electrical Panels/Wiring										
Fire Detection System										
Message Board										
Pool Furniture Full Replacement										
Pool Pumps/Equip Partial Replacement										
Site Utilities										
Water Coolers - Cabana										
Year Total:	10,493	4,100	8,405	3,231	29,465	3,584	8,118	115,493	77,652	3,747

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Beginning Balance	311,490	356,518	347,496	315,538	358,110	406,176	451,001	426,268	394,704	441,140
Annual Assessment	41,498	42,120	42,752	43,393	44,044	44,705	45,376	46,056	46,747	47,448
Interest Earned	3,530	3,441	3,124	3,546	4,022	4,465	4,220	3,908	4,368	4,886
Expenditures		54,583	77,834	4,367		4,345	74,329	81,528	4,679	
Fully Funded Reserves	356,537	349,509	319,472	365,013	417,220	467,356	448,115	422,146	475,457	536,087
Percent Fully Funded	100%	99%	99%	98%	97%	97%	95%	93%	93%	92%
Ending Balance	356,518	347,496	315,538	358,110	406,176	451,001	426,268	394,704	441,140	493,474

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot			25,488							
Landscape & Irrigation Allowance			6,724					7,608		
Light Pole - Parking Lot								10,043		
Monument Sign Refurbishment Allowance			4,035							
Misc. Site Components Total:			36,247					17,651		

Storm Water System

Stormwater Pond Allowance										
Storm Water System Total:										

Fencing & Gates

Aluminum Fencing - Cabana										
Aluminum Fencing - Clubhouse								11,613		
Aluminum Fencing - Playground								13,037		
Fencing & Gates Total:								24,650		

Misc. Building Components

Cabinets/Tops - Clubhouse Addition								4,565		
Restroom Renovation - Cabana		15,745								
Restroom Renovation - Clubhouse										
Water Coolers - Clubhouse										
Window & Door Allowance								13,695		
Misc. Building Components Total:		15,745						18,259		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Description										
Roofing										
Asphalt Shingles - Cabana							7,912			
Asphalt Shingles - Clubhouse			17,094							
Asphalt Shingles - Clubhouse Addition								11,230		
Roofing Total:			17,094				7,912	11,230		
Painting										
Exterior Painting - Cabana			3,169							
Exterior Painting - Clubhouse							8,475			
Exterior Painting - Clubhouse Addition				4,367						
Painting Total:			3,169	4,367			8,475			
Flooring										
Carpet - Fitness							2,648			
Flooring Allowance - Clubhouse Addition			10,544							
Flooring Total:			10,544				2,648			
Furniture Fixtures & Equipment										
Access Control/Camera Allowance										
Fitness Equipment Allowance		5,248					5,938			
Pool Furniture Allowance			4,035			4,345			4,679	
Furniture Fixtures & Equipment Total:		5,248	4,035			4,345	5,938		4,679	
HVAC										
Heat Pump - Clubhouse Addition								9,738		
Heat Pump- Fitness							9,501			
HVAC Total:							9,501	9,738		
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile							26,628			
Swimming Pool - Phase I Total:							26,628			

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift		7,348								
Pool Resurfacing										
Pool Slide & Tower Refurbishment Allowance		26,242								
Wood Pergola							13,227			
Swimming Pool - Phase II Total:		33,589					13,227			
Playground										
Plastic Mulch Border			6,746							
Play Equipment Allowance										
Site Furnishing Allowance										
Swings - Tripod 2 Bay										
Playground Total:			6,746							
Components Not Included										
Electrical Panels/Wiring		<i>Unfunded</i>								
Fire Detection System		<i>Unfunded</i>								
Message Board		<i>Unfunded</i>								
Pool Furniture Full Replacement		<i>Unfunded</i>								
Pool Pumps/Equip Partial Replacement		<i>Unfunded</i>								
Site Utilities		<i>Unfunded</i>								
Water Coolers - Cabana		<i>Unfunded</i>								
Year Total:		54,583	77,834	4,367		4,345	74,329	81,528	4,679	

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Beginning Balance	493,474	450,073	455,917	264,933	319,686	356,601	413,846	255,711	282,408	287,536
Annual Assessment	48,160	48,882	49,616	51,588	52,362	53,148	53,945	54,754	55,575	56,409
Interest Earned	4,456	4,514	2,623	3,165	3,531	4,097	2,532	2,796	2,847	3,375
Expenditures	96,017	47,552	243,224		18,978		214,611	30,853	53,294	6,483
Fully Funded Reserves	501,034	516,029	332,116	394,222	439,773	507,295	357,940	394,653	410,766	476,785
Percent Fully Funded	90%	88%	80%	81%	81%	82%	71%	72%	70%	71%
Ending Balance	450,073	455,917	264,933	319,686	356,601	413,846	255,711	282,408	287,536	340,837

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot										
Landscape & Irrigation Allowance			8,608					9,739		
Light Pole - Parking Lot										
Monument Sign Refurbishment Allowance			5,165							
Misc. Site Components Total:			13,773					9,739		

Storm Water System

Stormwater Pond Allowance			25,824							
Storm Water System Total:			25,824							

Fencing & Gates

Aluminum Fencing - Cabana		30,474								
Aluminum Fencing - Clubhouse										
Aluminum Fencing - Playground										
Fencing & Gates Total:		30,474								

Misc. Building Components

Cabinets/Tops - Clubhouse Addition										
Restroom Renovation - Cabana							22,804			
Restroom Renovation - Clubhouse			24,102							
Water Coolers - Clubhouse			3,374							
Window & Door Allowance										
Misc. Building Components Total:			27,476				22,804			

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Description										
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Clubhouse Addition										
Roofing Total:										
Painting										
Exterior Painting - Cabana	3,861								4,704	
Exterior Painting - Clubhouse					10,326					
Exterior Painting - Clubhouse Addition		5,321								6,483
Painting Total:	3,861	5,321			10,326				4,704	6,483
Flooring										
Carpet - Fitness					3,226					
Flooring Allowance - Clubhouse Addition								15,271		
Flooring Total:					3,226			15,271		
Furniture Fixtures & Equipment										
Access Control/Camera Allowance			6,886							
Fitness Equipment Allowance		6,718					7,601			
Pool Furniture Allowance		5,039			5,426			5,843		
Furniture Fixtures & Equipment Total:		11,757	6,886		5,426		7,601	5,843		
HVAC										
Heat Pump - Clubhouse Addition										
Heat Pump- Fitness									12,778	
HVAC Total:									12,778	
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck			27,752							
Filtration Refurbishment Allowance			43,039							
Pool Lift			9,641							
Pool Resurfacing/Tile									35,812	
Swimming Pool - Phase I Total:			80,432						35,812	

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck							88,052			
Filtration Refurbishment Allowance							47,507			
Pool Lift							10,642			
Pool Resurfacing	92,156									
Pool Slide & Tower Refurbishment Allowance							38,006			
Wood Pergola										
Swimming Pool - Phase II Total:	92,156						184,207			
Playground										
Plastic Mulch Border										
Play Equipment Allowance			77,471							
Site Furnishing Allowance			5,165							
Swings - Tripod 2 Bay			6,198							
Playground Total:			88,833							
Components Not Included										
Electrical Panels/Wiring	<i>Unfunded</i>									
Fire Detection System	<i>Unfunded</i>									
Message Board	<i>Unfunded</i>									
Pool Furniture Full Replacement	<i>Unfunded</i>									
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>									
Site Utilities	<i>Unfunded</i>									
Water Coolers - Cabana	<i>Unfunded</i>									
Year Total:	96,017	47,552	243,224		18,978		214,611	30,853	53,294	6,483

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 21-22	
Painting	
Exterior Painting - Clubhouse	5,709
Flooring	
Carpet - Fitness	1,784
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,000
Total for 2021 - 2022	\$10,493
Replacement Year 22-23	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	4,100
Total for 2022 - 2023	\$4,100
Replacement Year 23-24	
Misc. Site Components	
Landscape & Irrigation Allowance	5,253
Monument Sign Refurbishment Allowance	3,152
Total for 2023 - 2024	\$8,405
Replacement Year 24-25	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,231
Total for 2024 - 2025	\$3,231
Replacement Year 25-26	
Painting	
Exterior Painting - Cabana	2,601
HVAC	
Heat Pump- Fitness	7,064
Swimming Pool - Phase I	
Pool Resurfacing/Tile	19,800
Total for 2025 - 2026	\$29,465

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 26-27	
Painting	
Exterior Painting - Clubhouse Addition	3,584
Total for 2026 - 2027	\$3,584
Replacement Year 27-28	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	4,639
Pool Furniture Allowance	3,479
Total for 2027 - 2028	\$8,118
Replacement Year 28-29	
Misc. Site Components	
Landscape & Irrigation Allowance	5,943
Storm Water System	
Stormwater Pond Allowance	17,830
Misc. Building Components	
Restroom Renovation - Clubhouse	16,642
Water Coolers - Clubhouse	2,330
Furniture Fixtures & Equipment	
Access Control/Camera Allowance	4,755
Swimming Pool - Phase I	
Pool Lift	6,657
Playground	
Play Equipment Allowance	53,491
Site Furnishing Allowance	3,566
Swings - Tripod 2 Bay	4,279
Total for 2028 - 2029	\$115,493
Replacement Year 29-30	
Painting	
Exterior Painting - Clubhouse	6,956
Flooring	
Carpet - Fitness	2,173

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Swimming Pool - Phase II	
Pool Resurfacing	68,523
Total for 2029 - 2030	\$77,652
Replacement Year 30-31	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,747
Total for 2030 - 2031	\$3,747
<i>No Replacement in 31-32</i>	
Replacement Year 32-33	
Misc. Building Components	
Restroom Renovation - Cabana	15,745
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	5,248
Swimming Pool - Phase II	
Pool Lift	7,348
Pool Slide & Tower Refurbishment Allowance	26,242
Total for 2032 - 2033	\$54,583
Replacement Year 33-34	
Misc. Site Components	
Asphalt Mill & Overlay - Parking Lot	25,488
Landscape & Irrigation Allowance	6,724
Monument Sign Refurbishment Allowance	4,035
Roofing	
Asphalt Shingles - Clubhouse	17,094
Painting	
Exterior Painting - Cabana	3,169
Flooring	
Flooring Allowance - Clubhouse Addition	10,544
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,035

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Playground	
Plastic Mulch Border	6,746
Total for 2033 - 2034	\$77,834
Replacement Year 34-35	
Painting	
Exterior Painting - Clubhouse Addition	4,367
Total for 2034 - 2035	\$4,367
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,345
Total for 2036 - 2037	\$4,345
Replacement Year 37-38	
Roofing	
Asphalt Shingles - Cabana	7,912
Painting	
Exterior Painting - Clubhouse	8,475
Flooring	
Carpet - Fitness	2,648
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	5,938
HVAC	
Heat Pump- Fitness	9,501
Swimming Pool - Phase I	
Pool Resurfacing/Tile	26,628
Swimming Pool - Phase II	
Wood Pergola	13,227
Total for 2037 - 2038	\$74,329

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Misc. Site Components	
Landscape & Irrigation Allowance	7,608
Light Pole - Parking Lot	10,043
Fencing & Gates	
Aluminum Fencing - Clubhouse	11,613
Aluminum Fencing - Playground	13,037
Misc. Building Components	
Cabinets/Tops - Clubhouse Addition	4,565
Window & Door Allowance	13,695
Roofing	
Asphalt Shingles - Clubhouse Addition	11,230
HVAC	
Heat Pump - Clubhouse Addition	9,738
Total for 2038 - 2039	\$81,528
Replacement Year 39-40	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,679
Total for 2039 - 2040	\$4,679
<i>No Replacement in 40-41</i>	
Replacement Year 41-42	
Painting	
Exterior Painting - Cabana	3,861
Swimming Pool - Phase II	
Pool Resurfacing	92,156
Total for 2041 - 2042	\$96,017
Replacement Year 42-43	
Fencing & Gates	
Aluminum Fencing - Cabana	30,474
Painting	
Exterior Painting - Clubhouse Addition	5,321

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	6,718
Pool Furniture Allowance	5,039
Total for 2042 - 2043	\$47,552
Replacement Year 43-44	
Misc. Site Components	
Landscape & Irrigation Allowance	8,608
Monument Sign Refurbishment Allowance	5,165
Storm Water System	
Stormwater Pond Allowance	25,824
Misc. Building Components	
Restroom Renovation - Clubhouse	24,102
Water Coolers - Clubhouse	3,374
Furniture Fixtures & Equipment	
Access Control/Camera Allowance	6,886
Swimming Pool - Phase I	
Concrete Pavers - Pool Deck	27,752
Filtration Refurbishment Allowance	43,039
Pool Lift	9,641
Playground	
Play Equipment Allowance	77,471
Site Furnishing Allowance	5,165
Swings - Tripod 2 Bay	6,198
Total for 2043 - 2044	\$243,224
<i>No Replacement in 44-45</i>	
Replacement Year 45-46	
Painting	
Exterior Painting - Clubhouse	10,326
Flooring	
Carpet - Fitness	3,226

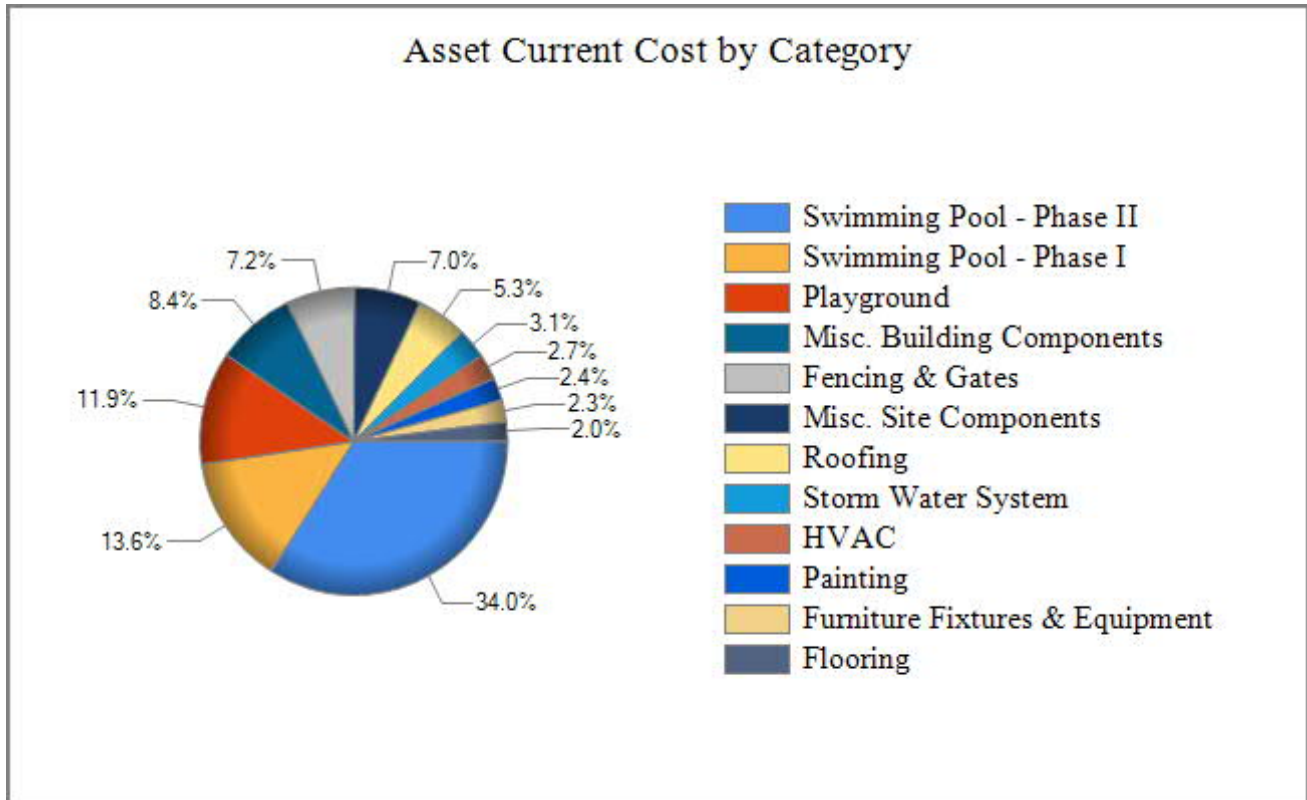
**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	5,426
Total for 2045 - 2046	\$18,978
<i>No Replacement in 46-47</i>	
Replacement Year 47-48	
Misc. Building Components	
Restroom Renovation - Cabana	22,804
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	7,601
Swimming Pool - Phase II	
Concrete Pavers - Pool Deck	88,052
Filtration Refurbishment Allowance	47,507
Pool Lift	10,642
Pool Slide & Tower Refurbishment Allowance	38,006
Total for 2047 - 2048	\$214,611
Replacement Year 48-49	
Misc. Site Components	
Landscape & Irrigation Allowance	9,739
Flooring	
Flooring Allowance - Clubhouse Addition	15,271
Furniture Fixtures & Equipment	
Pool Furniture Allowance	5,843
Total for 2048 - 2049	\$30,853
Replacement Year 49-50	
Painting	
Exterior Painting - Cabana	4,704
HVAC	
Heat Pump- Fitness	12,778
Swimming Pool - Phase I	
Pool Resurfacing/Tile	35,812
Total for 2049 - 2050	\$53,294

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 50-51	
Painting	
Exterior Painting - Clubhouse Addition	6,483
Total for 2050 - 2051	<u>\$6,483</u>

Ridgewood Trails Community Development District
Asset Current Cost by Category



Ridgewood Trails Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Asphalt Mill & Overlay - Parking Lot	2014	33-34	20	0	12	920 Square Yards	20.60	18,952
Landscape & Irrigation Allowance	2017	23-24	5	2	2	1 Lump Sum	5,000.00	5,000
Light Pole - Parking Lot	2014	38-39	25	0	17	3 Each	2,200.00	6,600
Monument Sign Refurbishment Allowance	2014	23-24	10	0	2	1 Lump Sum	3,000.00	<u>3,000</u>
Misc. Site Components - Total								\$33,552
Storm Water System								
Stormwater Pond Allowance	2014	28-29	15	0	7	1 Lump Sum	15,000.00	<u>15,000</u>
Storm Water System - Total								\$15,000
Fencing & Gates								
Aluminum Fencing - Cabana	2018	42-43	25	0	21	504 Linear Feet	36.00	18,144
Aluminum Fencing - Clubhouse	2014	38-39	25	0	17	212 Linear Feet	36.00	7,632
Aluminum Fencing - Playground	2014	38-39	25	0	17	238 Linear Feet	36.00	<u>8,568</u>
Fencing & Gates - Total								\$34,344
Misc. Building Components								
Cabinets/Tops - Clubhouse Addition	2019	38-39	20	0	17	1 Lump Sum	3,000.00	3,000
Restroom Renovation - Cabana	2018	32-33	15	0	11	1 Lump Sum	12,000.00	12,000
Restroom Renovation - Clubhouse	2014	28-29	15	0	7	1 Lump Sum	14,000.00	14,000
Water Coolers - Clubhouse	2014	28-29	15	0	7	2 Each	980.00	1,960
Window & Door Allowance	2014	38-39	25	0	17	1 Lump Sum	9,000.00	<u>9,000</u>
Misc. Building Components - Total								\$39,960
Roofing								
Asphalt Shingles - Cabana	2018	37-38	20	0	16	13 Squares	410.00	5,330
Asphalt Shingles - Clubhouse	2014	33-34	20	0	12	31 Squares	410.00	12,710
Asphalt Shingles - Clubhouse Addition	2019	38-39	20	0	17	18 Squares	410.00	<u>7,380</u>
Roofing - Total								\$25,420
Painting								
Exterior Painting - Cabana	2018	25-26	8	0	4	1,428 Square Feet	1.65	2,356
Exterior Painting - Clubhouse	2014	21-22	8	0	0	3,460 Square Feet	1.65	5,709
Exterior Painting - Clubhouse Addition	2019	26-27	8	0	5	1,920 Square Feet	1.65	<u>3,168</u>
Painting - Total								\$11,233
Flooring								
Carpet - Fitness	2014	21-22	8	0	0	49 Square Yards	36.40	1,784
Flooring Allowance - Clubhouse Addition	2019	33-34	15	0	12	1,600 Square Feet	4.90	<u>7,840</u>
Flooring - Total								\$9,624
Furniture Fixtures & Equipment								
Access Control/Camera Allowance	2014	28-29	15	0	7	1 Lump Sum	4,000.00	4,000

Ridgewood Trails Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Furniture Fixtures & Equipment continued...</i>								
Fitness Equipment Allowance	2018	22-23	5	0	1	1 Lump Sum	4,000.00	4,000
Pool Furniture Allowance	2018	21-22	3	0	0	1 Lump Sum	3,000.00	<u>3,000</u>
Furniture Fixtures & Equipment - Total								\$11,000
HVAC								
Heat Pump - Clubhouse Addition	2019	38-39	20	0	17	4 Ton	1,600.00	6,400
Heat Pump- Fitness	2014	25-26	12	0	4	4 Ton	1,600.00	<u>6,400</u>
HVAC - Total								\$12,800
Swimming Pool - Phase I								
Concrete Pavers - Pool Deck	2014	43-44	30	0	22	2,015 Square Feet	8.00	16,120
Filtration Refurbishment Allowance	2014	43-44	30	0	22	1 Lump Sum	25,000.00	25,000
Pool Lift	2014	28-29	15	0	7	1 Each	5,600.00	5,600
Pool Resurfacing/Tile	2014	25-26	12	0	4	1,212 Square Feet	14.80	<u>17,938</u>
Swimming Pool - Phase I - Total								\$64,658
Swimming Pool - Phase II								
Concrete Pavers - Pool Deck	2018	47-48	30	0	26	5,792 Square Feet	8.00	46,336
Filtration Refurbishment Allowance	2018	47-48	30	0	26	1 Lump Sum	25,000.00	25,000
Pool Lift	2018	32-33	15	0	11	1 Each	5,600.00	5,600
Pool Resurfacing	2018	29-30	12	0	8	3,800 Square Feet	14.80	56,240
Pool Slide & Tower Refurbishment Allowan..	2018	32-33	15	0	11	1 Lump Sum	20,000.00	20,000
Wood Pergola	2018	37-38	20	0	16	3 Each	2,970.00	<u>8,910</u>
Swimming Pool - Phase II - Total								\$162,086
Playground								
Plastic Mulch Border	2014	33-34	20	0	12	228 Linear Feet	22.00	5,016
Play Equipment Allowance	2014	28-29	15	0	7	1 Lump Sum	45,000.00	45,000
Site Furnishing Allowance	2014	28-29	15	0	7	1 Lump Sum	3,000.00	3,000
Swings - Tripod 2 Bay	2014	28-29	15	0	7	1 Each	3,600.00	<u>3,600</u>
Playground - Total								\$56,616
Components Not Included								
Electrical Panels/Wiring	<i>Unfunded</i>							
Fire Detection System	<i>Unfunded</i>							
Message Board	<i>Unfunded</i>							
Pool Furniture Full Replacement	<i>Unfunded</i>							
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>							
Site Utilities	<i>Unfunded</i>							
Water Coolers - Cabana	<i>Unfunded</i>							
Components Not Included - Total								
Total Asset Summary								<u>\$476,292</u>

**Ridgewood Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1037	Asphalt Mill & Overlay - Parking Lot	33-34	5-5
1074	Landscape & Irrigation Allowance	23-24	5-5
1068	Light Pole - Parking Lot	38-39	5-5
1003	Monument Sign Refurbishment Allowance	23-24	5-6
Storm Water System			
1049	Stormwater Pond Allowance	28-29	5-7
Fencing & Gates			
1071	Aluminum Fencing - Cabana	42-43	5-8
1006	Aluminum Fencing - Clubhouse	38-39	5-8
1067	Aluminum Fencing - Playground	38-39	5-9
Misc. Building Components			
1083	Cabinets/Tops - Clubhouse Addition	38-39	5-10
1062	Restroom Renovation - Cabana	32-33	5-10
1064	Restroom Renovation - Clubhouse	28-29	5-11
1073	Water Coolers - Clubhouse	28-29	5-11
1007	Window & Door Allowance	38-39	5-12
Roofing			
1066	Asphalt Shingles - Cabana	37-38	5-13
1001	Asphalt Shingles - Clubhouse	33-34	5-13
1081	Asphalt Shingles - Clubhouse Addition	38-39	5-14
Painting			
1056	Exterior Painting - Cabana	25-26	5-15
1005	Exterior Painting - Clubhouse	21-22	5-15
1080	Exterior Painting - Clubhouse Addition	26-27	5-16
Flooring			
1031	Carpet - Fitness	21-22	5-17
1082	Flooring Allowance - Clubhouse Addition	33-34	5-17
Furniture Fixtures & Equipment			
1012	Access Control/Camera Allowance	28-29	5-18
1032	Fitness Equipment Allowance	22-23	5-18

**Ridgewood Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Furniture Fixtures & Equipment Continued...</i>			
1021	Pool Furniture Allowance	21-22	5-19
HVAC			
1084	Heat Pump - Clubhouse Addition	38-39	5-20
1011	Heat Pump- Fitness	25-26	5-20
Swimming Pool - Phase I			
1019	Concrete Pavers - Pool Deck	43-44	5-21
1076	Filtration Refurbishment Allowance	43-44	5-21
1065	Pool Lift	28-29	5-22
1029	Pool Resurfacing/Tile	25-26	5-22
Swimming Pool - Phase II			
1057	Concrete Pavers - Pool Deck	47-48	5-23
1077	Filtration Refurbishment Allowance	47-48	5-23
1028	Pool Lift	32-33	5-24
1060	Pool Resurfacing	29-30	5-24
1061	Pool Slide & Tower Refurbishment Allowance	32-33	5-25
1058	Wood Pergola	37-38	5-25
Playground			
1033	Plastic Mulch Border	33-34	5-26
1035	Play Equipment Allowance	28-29	5-26
1069	Site Furnishing Allowance	28-29	5-27
1034	Swings - Tripod 2 Bay	28-29	5-27
Components Not Included			
1079	Electrical Panels/Wiring	Unfunded	5-28
1014	Fire Detection System	Unfunded	5-28
1078	Message Board	Unfunded	5-28
1086	Pool Furniture Full Replacement	Unfunded	5-29
1075	Pool Pumps/Equip Partial Replacement	Unfunded	5-29
1085	Site Utilities	Unfunded	5-29
1063	Water Coolers - Cabana	Unfunded	5-30
Total Funded Assets		40	
Total Unfunded Assets		<u>7</u>	
Total Assets		47	

**Ridgewood Trails Community Development District
Component Detail**

Asphalt Mill & Overlay - Parking Lot - 2033

Asset ID	1037	920 Square Yards	@ \$20.60
		Asset Actual Cost	\$18,952.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$25,488.33
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	12		



Landscape & Irrigation Allowance - 2023

Asset ID	1074	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$5,253.12
Placed in Service	January 2017		
Useful Life	5		
Adjustment	2		
Replacement Year	23-24		
Remaining Life	2		

Light Pole - Parking Lot - 2038

Asset ID	1068	3 Each	@ \$2,200.00
		Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$10,042.68
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		

Ridgewood Trails Community Development District Component Detail

Light Pole - Parking Lot continued...



Monument Sign Refurbishment Allowance - 2023

Asset ID	1003	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,151.87
Misc. Site Components			
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	23-24		
Remaining Life	2		



**Ridgewood Trails Community Development District
Component Detail**

Stormwater Pond Allowance - 2028

Asset ID	1049	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$17,830.29
Storm Water System			
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		

2

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Cabana - 2042

Asset ID	1071	504 Linear Feet	@ \$36.00
		Asset Actual Cost	\$18,144.00
		Percent Replacement	100%
		Future Cost	\$30,474.33
Placed in Service	Fencing & Gates		
	June 2018		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	21		



Aluminum Fencing - Clubhouse - 2038

Asset ID	1006	212 Linear Feet	@ \$36.00
		Asset Actual Cost	\$7,632.00
		Percent Replacement	100%
		Future Cost	\$11,612.99
Placed in Service	Fencing & Gates		
	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Playground - 2038

Asset ID	1067	238 Linear Feet	@ \$36.00
		Asset Actual Cost	\$8,568.00
		Percent Replacement	100%
		Future Cost	\$13,037.22
Placed in Service	Fencing & Gates		
	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Cabinets/Tops - Clubhouse Addition - 2038

Asset ID	1083	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$4,564.85
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	17		



Restroom Renovation - Cabana - 2032

Asset ID	1062	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$15,745.04
Misc. Building Components			
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



**Ridgewood Trails Community Development District
Component Detail**

Restroom Renovation - Clubhouse - 2028

Asset ID	1064	1 Lump Sum	@ \$14,000.00
		Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
		Future Cost	\$16,641.60
Misc. Building Components			
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Water Coolers - Clubhouse - 2028

Asset ID	1073	2 Each	@ \$980.00
		Asset Actual Cost	\$1,960.00
		Percent Replacement	100%
		Future Cost	\$2,329.82
Misc. Building Components			
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



**Ridgewood Trails Community Development District
Component Detail**

Window & Door Allowance - 2038

Asset ID	1007	1 Lump Sum	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
		Future Cost	\$13,694.56
Misc. Building Components			
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Cabana - 2037

Asset ID	1066	13 Squares	@ \$410.00
		Asset Actual Cost	\$5,330.00
		Percent Replacement	100%
		Future Cost	\$7,912.41
Placed in Service	Roofing		
Useful Life	April 2018		
Replacement Year	20		
Remaining Life	37-38		
	16		



Asphalt Shingles - Clubhouse - 2033

Asset ID	1001	31 Squares	@ \$410.00
		Asset Actual Cost	\$12,710.00
		Percent Replacement	100%
		Future Cost	\$17,093.54
Placed in Service	Roofing		
Useful Life	January 2014		
Replacement Year	20		
Remaining Life	33-34		
	12		



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Clubhouse Addition - 2038

Asset ID	1081	18 Squares	@ \$410.00
		Asset Actual Cost	\$7,380.00
		Percent Replacement	100%
		Future Cost	\$11,229.54
Placed in Service	Roofing		
	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Cabana - 2025

Asset ID	1056	1,428 Square Feet	@ \$1.65
		Asset Actual Cost	\$2,356.20
		Percent Replacement	100%
		Future Cost	\$2,600.80
Placed in Service	Painting		
Useful Life	April 2018		
Replacement Year	8		
Remaining Life	25-26		
	4		



Exterior Painting - Clubhouse - 2021

Asset ID	1005	3,460 Square Feet	@ \$1.65
		Asset Actual Cost	\$5,709.00
		Percent Replacement	100%
		Future Cost	\$5,709.00
Placed in Service	Painting		
Useful Life	January 2014		
Replacement Year	8		
Remaining Life	21-22		
	0		



**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Clubhouse Addition - 2026

Asset ID	1080	1,920 Square Feet	@ \$1.65
		Asset Actual Cost	\$3,168.00
		Percent Replacement	100%
		Future Cost	\$3,584.30
Placed in Service	Painting		
	January 2019		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	5		



**Ridgewood Trails Community Development District
Component Detail**

Carpet - Fitness - 2021

Asset ID	1031	49 Square Yards	@ \$36.40
		Asset Actual Cost	\$1,783.60
		Percent Replacement	100%
		Future Cost	\$1,783.60
Placed in Service	Flooring		
Useful Life	January 2014		
Replacement Year	8		
Remaining Life	21-22		
	0		



Flooring Allowance - Clubhouse Addition - 2033

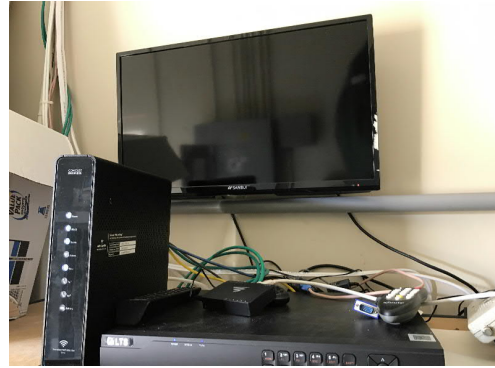
Asset ID	1082	1,600 Square Feet	@ \$4.90
		Asset Actual Cost	\$7,840.00
		Percent Replacement	100%
		Future Cost	\$10,543.93
Placed in Service	Flooring		
Useful Life	January 2019		
Replacement Year	15		
Remaining Life	33-34		
	12		



Ridgewood Trails Community Development District Component Detail

Access Control/Camera Allowance - 2028

Asset ID	1012	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,754.74
Furniture Fixtures & Equipment			
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Fitness Equipment Allowance - 2022

Asset ID	1032	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,100.00
Furniture Fixtures & Equipment			
Placed in Service	September 2018		
Useful Life	5		
Replacement Year	22-23		
Remaining Life	1		



**Ridgewood Trails Community Development District
Component Detail**

Pool Furniture Allowance - 2021

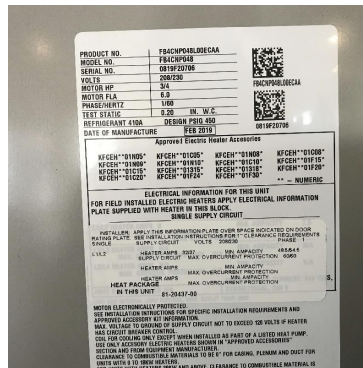
Asset ID	1021	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$3,000.00
Placed in Service	January 2018		
Useful Life	3		
Replacement Year	21-22		
Remaining Life	0		



Ridgewood Trails Community Development District Component Detail

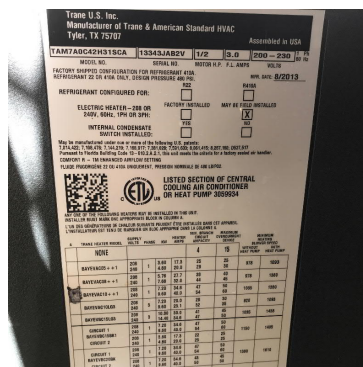
Heat Pump - Clubhouse Addition - 2038

Asset ID	1084	4 Ton	@ \$1,600.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$9,738.36
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	17		



Heat Pump- Fitness - 2025

Asset ID	1011	4 Ton	@ \$1,600.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$7,064.40
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	25-26		
Remaining Life	4		



Ridgewood Trails Community Development District Component Detail

Concrete Pavers - Pool Deck - 2043

Asset ID	1019	2,015 Square Feet	@ \$8.00
		Asset Actual Cost	\$16,120.00
		Percent Replacement	100%
		Future Cost	\$27,751.73
Swimming Pool - Phase I			
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	22		



Filtration Refurbishment Allowance - 2043

Asset ID	1076	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
		Future Cost	\$43,039.28
Swimming Pool - Phase I			
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	22		



**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2028

Asset ID	1065	1 Each	@ \$5,600.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
		Future Cost	\$6,656.64
Swimming Pool - Phase I			
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Pool Resurfacing/Tile - 2025

Asset ID	1029	1,212 Square Feet	@ \$14.80
		Asset Actual Cost	\$17,937.60
		Percent Replacement	100%
		Future Cost	\$19,799.75
Swimming Pool - Phase I			
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	25-26		
Remaining Life	4		



Ridgewood Trails Community Development District Component Detail

Concrete Pavers - Pool Deck - 2047

Asset ID	1057	5,792 Square Feet	@ \$8.00
		Asset Actual Cost	\$46,336.00
		Percent Replacement	100%
		Future Cost	\$88,051.96
Swimming Pool - Phase II			
Placed in Service	April 2018		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	26		



Filtration Refurbishment Allowance - 2047

Asset ID	1077	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
		Future Cost	\$47,507.32
Swimming Pool - Phase II			
Placed in Service	June 2018		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	26		



**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2032

Asset ID	1028	1 Each	@ \$5,600.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
		Future Cost	\$7,347.68
Swimming Pool - Phase II			
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



Pool Resurfacing - 2029

Asset ID	1060	3,800 Square Feet	@ \$14.80
		Asset Actual Cost	\$56,240.00
		Percent Replacement	100%
		Future Cost	\$68,522.98
Swimming Pool - Phase II			
Placed in Service	June 2018		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	8		



**Ridgewood Trails Community Development District
Component Detail**

Pool Slide & Tower Refurbishment Allowance - 2032

Asset ID	1061	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$26,241.73
Swimming Pool - Phase II			
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



Wood Pergola - 2037

Asset ID	1058	3 Each	@ \$2,970.00
		Asset Actual Cost	\$8,910.00
		Percent Replacement	100%
		Future Cost	\$13,226.94
Swimming Pool - Phase II			
Placed in Service	April 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	16		



**Ridgewood Trails Community Development District
Component Detail**

Plastic Mulch Border - 2033

Asset ID	1033	228 Linear Feet	@ \$22.00
		Asset Actual Cost	\$5,016.00
		Percent Replacement	100%
		Future Cost	\$6,745.96
Placed in Service	Playground		
Useful Life	January 2014		
Replacement Year	20		
Remaining Life	33-34		
	12		



Play Equipment Allowance - 2028

Asset ID	1035	1 Lump Sum	@ \$45,000.00
		Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
		Future Cost	\$53,490.86
Placed in Service	Playground		
Useful Life	January 2014		
Replacement Year	15		
Remaining Life	28-29		
	7		



**Ridgewood Trails Community Development District
Component Detail**

Site Furnishing Allowance - 2028

Asset ID	1069	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,566.06
Placed in Service	Playground		
Useful Life	January 2014		
Replacement Year	15		
Remaining Life	28-29		
	7		



Swings - Tripod 2 Bay - 2028

Asset ID	1034	1 Each	@ \$3,600.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$4,279.27
Placed in Service	Playground		
Useful Life	January 2014		
Replacement Year	15		
Remaining Life	28-29		
	7		



Ridgewood Trails Community Development District Component Detail

Electrical Panels/Wiring

Asset ID	1079	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			



Fire Detection System

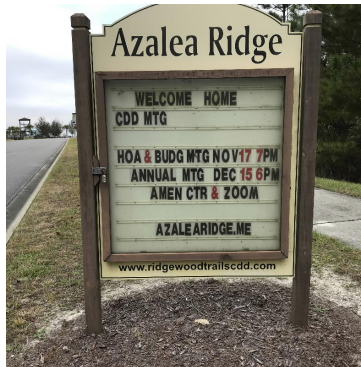
Asset ID	1014	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2014		
No Useful Life			

Message Board

Asset ID	1078	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Ridgewood Trails Community Development District Component Detail

Message Board continued...



Pool Furniture Full Replacement

Asset ID	1086	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2018		
No Useful Life			

Pool Pumps/Equip Partial Replacement

Asset ID	1075	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2014		
No Useful Life			

Site Utilities

Asset ID	1085	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2018		
No Useful Life			

**Ridgewood Trails Community Development District
Component Detail**

Water Coolers - Cabana

Asset ID	1063	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	June 2018		
No Useful Life			

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding if possible to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including CDD communities, Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service is our common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining District value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

EIGHTH ORDER OF BUSINESS

A.

Company ID Number: 1636288

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Ridgewood Trails Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Company ID Number: 1636288

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

Company ID Number: 1636288

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

Company ID Number: 1636288

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

Company ID Number: 1636288

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

Company ID Number: 1636288

- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Company ID Number: 1636288

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

Company ID Number: 1636288

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1636288

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

Company ID Number: 1636288

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

Company ID Number: 1636288

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1636288

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1636288

Approved by:

Employer Ridgewood Trails Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/29/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/29/2021

Company ID Number: 1636288

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Ridgewood Trails Community Development District
Company Facility Address	475 West Town Place Saint Augustine, FL 32092
Company Alternate Address	
County or Parish	SAINT JOHNS
Employer Identification Number	203787077
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1636288

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)

Company ID Number: 1636288

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

Company ID Number: 1636288

Page intentionally left blank

D.

Ridgewood Trails Community Development District

9655 Florida Mining Blvd W, Bldg. 300, Suite 305, Jacksonville, FL 32257

Memorandum

Date: March 3, 2021

To: Rich Whetsel via email
Operations Director

From: Tom Chewning Melissa Brown
Operations Manager Amenity Manager

Re: Ridgewood Trails CDD
Operations Report

Access Cards:

- Total Access Cards Issued to Date: 668

Amenity Center:

- Entry way lights have been inspected and solar lights have been placed at the Blanding Blvd entry way for the interim until construction is completed and the meter is put back, New phase entry way bushes have been trimmed so the lights are able to illuminate the sign, all other entry ways are lit up and not issues.
- Bathroom floors have been repainted and inspected to reduce the chance of slipping or falling.
- Pool tables and chairs have been pressure washed preparing for peak season.
- Pool slide has been inspected and a proposal is being drawn up for repairs needed.
- Playground is open, new gate has been ordered and has 6-8 week delivery time
- Security cameras have been repaired and a proposal is being drawn up to revamp the security system to prevent vandalism and increase security for the Amenities.
- Grill has been purchased for the Amenity Building rentals
- Food Truck Friday (1st Friday of every month) has been occurring as well as frequent food trucks throughout the month.
- Resident database updated on a regular basis.
- All message boards have been updated on a regular basis.

- Clay County Sheriff's Office continues to provide security for the amenity center and is patrolling 2-3 times per week.
- Florida Pest Control continues to treat the amenity buildings and pool deck.
- Riverside Management continues to perform janitorial services and has provided more extensive sanitizing and outdoor cleaning.
- Amenity center lights are being inspected monthly and replaced as needed.
- Riverside Management continues to service and clean the pools.

Fitness Center:

- Yoga mats and holder was installed in the fitness center.
- Fitness Pro continues to perform the preventative maintenance on the fitness equipment.
- Riverside Management cleans and inspects the fitness equipment weekly.
- Equipment is cleaned and sanitized multiple times a day.
- Carpets have been cleaned in the Gym.

Landscape:

- Tree Amigos continues to maintain all the common area landscaping.
- Riverside Management and Tree Amigos inspects landscaping monthly.
- All broken sprinkler heads/ irrigation pipes have been inspected and repaired.
- Irrigation inspections are being performed monthly and repairs are made as needed.

Lakes:

- The Lake Doctors continue to monitor and treat the lakes monthly.
- Trash and debris have been removed from lakes on a weekly basis.
- Aquatic plants are being installed in the lake in the back of the community.

Other Projects:

- Vandalism – removed from playground equipment and message boards.
- New fluorescent lights have been installed in both Men and Women's restrooms.
- No parking on grass signs that were damaged have been repaired and put back up.
- Amenity Building doors have had locks installed.
- Main pool gate has been repaired.
- Repairs from vandalism made on men's bathroom and yoga mats.
- Both bathroom floors have been bleached.
- Trash and debris have been removed from some of the powerline easements on a weekly basis.
- Common area roadways are being inspected and cleaned 5 days a week.
- Park and pool trash can liners are being changed 3 times a week.
- Playground equipment safety check is performed monthly.

Should you have any questions or comments regarding the above information, please feel free to contact Tom Chewing at (904) 671-4204.

TENTH ORDER OF BUSINESS

A.

**RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, January 6, 2021 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Marty Genska	Chairman
Jacqui Proctor Miller	Vice Chairperson
Yolanda Nolte	Supervisor
Eneida Barnes	Supervisor
William Barnhouse	Supervisor

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel (by telephone)
Melissa Brown	Amenity Manager
Larry Edmiston	Operations Manager, RMS

The following is a summary of the actions taken at the January 6, 2021 meeting and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident asked is it normal to have some sort of pressure cleaning service pressure clean the sidewalks? Last week I pressure washed my sidewalk and driveway and I border a sidewalk that you manage and I pressure cleaned that too.

Mr. Edmiston stated the sidewalks in front of the houses belong to the city. On the sidewalk that circumvents the neighborhood, I have tried to get clarification. No one has told me that it belongs to the CDD. As to pressure washing, we will schedule that any time it needs to be done and any time it is requested we will schedule it.

A resident stated I have been here five years and it has never been addressed but if you didn't know it was your responsibility that makes sense.

Mr. Edmiston stated if it is ours it will be maintained.

Mr. Torres stated I will review it and make sure it belongs to us and if it does, we will maintain it.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisors to Fill Expired Terms of Office (Seat 3 & Seat 5)

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor Ms. Eneida Barnes was appointed to fill seat 3.

Mr. Torres being a notary public of the State of Florida administered the oath of office to Ms. Barnes.

Mr. Genska moved to consider late applications to fill seat no. 5 and Ms. Nolte seconded the motion and on a vote of 2 – 2 the motion failed.

On MOTION by Mr. Genska seconded by Ms. Barnes with all in favor William Barnhouse was appointed to fill seat no. 5.

B. Oath of Office for Newly Elected Supervisors and Appointed Supervisors

Mr. Torres being a notary public of the State of Florida administered the oath of office to William Barnhouse.

Mr. Torres stated you are now an elected official and subject to the sunshine law and you can only discuss district matters with your fellow supervisors at a publicly advertised meeting. You can talk to your fellow supervisors about anything other than matters related to this district. Your emails are subject to public records request and we ask that you maintain them separate from your personal and business emails. If you receive a public records request, please contact me or district counsel and we will walk you through that. I have given you a packet of information to

review that has the sunshine law, Chapter 190, Florida Statutes that governs CDDs and documents for payroll that you can fill out and get back to me. After the meeting I will get your email address.

Ms. Buchanan stated I believe you covered it all, but I am happy to set up a call outside this meeting and go over anything in greater detail that you have reviewed in your package.

Mr. Torres being a notary public of the State of Florida administered the oath of office to Mr. Genska.

C. Election of Officers, Resolution 2021-03

On MOTION by Ms. Nolte seconded by Mr. Genska with all in favor Resolution 2021-03 was approved retaining the same slate of officers and adding Ms. Barnes and Mr. Barnhouse as assistant secretaries.

FOURTH ORDER OF BUSINESS

Consideration of Proposal with Community Advisors for Level II Reserve Study Update

Mr. Torres stated at the end of the November meeting the board recommended that we update our capital reserve study and since we meet infrequently I approved the proposal that I found to be reasonable and competitive. The update is done but I don't have it in a PDF format, but as soon as I receive it I will forward it to the board members.

On MOTION by Mr. Genska seconded by Ms. Barnes with all in favor the execution of the proposal from Community Advisors for level II reserve study update in the amount of \$1,400 was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Permitting Services Related to Installation of Playground Equipment

On MOTION by Ms. Barnes seconded by Ms. Miller with all in favor the proposal for engineering drawings in the amount of \$800.00 and permitting services in the amount of \$1,500 for the playground equipment from National Playground Construction was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operation Manager's Report –Report

Mr. Edmiston stated I made a call to my boss and we will be pressure cleaning that sidewalk and maintaining it in the future, he then gave an overview of the operations report, copy of which was included as part of the agenda package.

E. Amenity Manager

Ms. Brown gave an overview of the amenity center items contained in the report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Miller stated I took some pictures this evening because I was under the impression that the ponds have been cleaned up and there is a lot of debris. It has been like that for at least two weeks.

Mr. Edmiston stated I will check the last time the vendor was here; they can't leave it like that. I know one of the lakes went way down and a lot of trash came to surface that was underneath the water and I cleaned a lot of that out. I don't know if that is happening in the other lake or not. I will be out here tomorrow morning and check it out.

Ms. Russ asked is there a way to keep those lakes off limits, so we don't have to deal with the trash?

Mr. Genska stated it is public property and if there is trash it is coming from residents. Are there any thoughts on restricting access to the ponds?

Mr. Torres stated I will look into that, but I believe the pond banks are accessible for maintenance only; they are not open to the public or residents for use.

Ms. Russ stated there are kids running around the ponds without adult supervision. Isn't that a safety issue?

Mr. Torres stated I was mistaken, the rules state that the lakes and ponds are not designated for swimming or boating but may be used by patrons and guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds through the proper access points. The district has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release as they are mostly retention ponds and manmade lakes. The purpose of the ponds is to help facilitate the districts natural water. It is for access for fishing only.

Mr. Genska stated you cannot restrict residents from being in that area.

Mr. Torres stated I recommend that as part of the Monday, Wednesday, Friday visits to take a look and police that area if necessary.

Ms. Russ stated we are missing flowers on the side of the signs in front of Phase 3.

Mr. Edmiston stated if you go into Phase 3 there is a sign that says Azalea Ridge and on each end of Azalea there is a pretty picture of an azalea flower. I addressed this problem with the previous chairman and he said he would look into it. Those signs are missing on both sides, there are four placards, two on each side that are missing. I also addressed with Bob Porter the fact that when you are coming down Long Bay from Old Jennings by the church there are a bunch of trees and you cannot see the Azalea Ridge sign and he said he would look into it because his people built that sign.

Mr. Torres stated you can use your capital reserves and address that.

Mr. Genska asked are the trees on our property or someone else's?

Mr. Edmiston stated I will have to check.

Mr. Genska stated we will find out if they are responsible for the sign and the trees.

Ms. Russ stated there are a lot of kids in the neighborhood and a lot of speeding.

Mr. Genska stated the roads through the development are public roads, they do not belong to the CDD. There is nothing we can do. The speed limit is 30 mph and that is the least they can enforce. We have no control over the roads, parking or the speeding. That would be CCSO.

Ms. Russ asked as a conglomerate can the neighborhood reach out to CCSO or the county to inquire about speed bumps?

Mr. Genska stated these are public roads and we have talked to CCSO about that. We have officers who not only live in the development, but we have a contract with them to patrol the development. There have been several occurrences where people have been warned by CCSO but that is as far as CCSO has taken it. The speed bumps got turned down by the county. As individual residents we all have to be proactive and make those calls.

EIGHTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of the Minutes of the November 4, 2020 Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**
- E. Agreement with Beyond Your Ordinary for Playground Structure**
- F. Agreement with NPC Installation Company for Installation of Playground Equipment**

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the consent agenda items were approved.

NINTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
March 3, 2021 at 1:30 p.m. at the Azalea Ridge
Amenity Center, 1667 Azalea Ridge
Boulevard, Middleburg, Florida**

Mr. Torres stated the next scheduled meeting is March 3, 2021 at 1:30 p.m. in the same location. We have to adjust our capacity levels to social distance 6-feet apart. If you find this room to be unacceptable the district can rent a bigger room to have more people participate. We are going to order a special phone so that those on the phone will be able to hear us better. I'm willing to do whatever the board chooses to do and before we publish the notice for the next meeting we need to decide if this room is okay.

Mr. Genska stated I would like to pursue the option of purchasing a new phone.

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the meeting adjourned at 6:55 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2021

	<u>Governmental Fund Types</u>			
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals (Memorandum Only)</u>
<u>ASSETS:</u>				
CASH	\$47,764	\$25,402	---	\$73,166
INVESTMENTS - STATE BOARD	\$121,038	---	---	\$121,038
INVESTMENTS - US BANK - GENERAL FUND	\$409,854	---	---	\$409,854
INVESTMENTS - STATE BOARD - CAPITAL RESERVE	---	\$126,502	---	\$126,502
INVESTMENTS				
Reserve A	---	---	\$9,616	\$9,616
Revenue A	---	---	\$13,090	\$13,090
PREPAID EXPENSES	\$850	---	---	\$850
DEPOSITS	\$2,703	---	---	\$2,703
DUE FROM OTHER	\$521	---	---	\$521
<hr/>				
TOTAL ASSETS	<u>\$582,730</u>	<u>\$151,903</u>	<u>\$22,706</u>	<u>\$757,340</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$27,084	---	---	\$27,084
ACCRUED EXPENSES	\$1,579	---	---	\$1,579
<u>FUND BALANCES:</u>				
UNASSIGNED	\$455,273	---	---	\$455,273
NONSPENDABLE	\$3,553	---	---	\$3,553
ASSIGNED	\$95,242	---	---	\$95,242
ASSIGNED FOR CAPITAL RESERVE	\$0	\$151,903	---	\$151,903
RESTRICTED FOR DEBT SERVICE	---	---	\$22,706	\$22,706
<hr/>				
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$582,730</u>	<u>\$151,903</u>	<u>\$22,706</u>	<u>\$757,340</u>

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Roll	\$419,989	\$407,920	\$407,920	\$0
Interest Earned/Misc. Income	\$5,000	\$1,667	\$100	(\$1,567)
Rental Revenue	\$0	\$0	\$325	\$325
TOTAL REVENUES	\$424,989	\$409,586	\$408,344	(\$1,242)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$4,000	\$2,000	\$2,000
FICA Expense	\$918	\$306	\$153	\$153
Engineering	\$5,000	\$1,667	\$0	\$1,667
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$333	\$333	\$0
Attorney	\$12,000	\$4,000	\$824	\$3,177
Annual Audit	\$3,400	\$0	\$0	\$0
Trustee	\$4,500	\$1,129	\$1,129	\$0
Management Fees	\$41,000	\$13,667	\$13,667	(\$0)
Telephone	\$100	\$33	\$0	\$33
Postage	\$800	\$267	\$253	\$14
Printing & Binding	\$1,500	\$500	\$232	\$268
Insurance	\$6,928	\$6,928	\$6,613	\$315
Legal Advertising	\$3,400	\$1,133	\$49	\$1,084
Other Current Charges (1)	\$1,800	\$600	\$332	\$268
Office Supplies	\$250	\$83	\$23	\$60
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Meeting Room Rental	\$600	\$200	\$0	\$200
Records Storage	\$250	\$83	\$0	\$83
TOTAL ADMINISTRATIVE	\$101,481	\$40,365	\$31,043	\$9,322
<u>AMENITY CENTER</u>				
Insurance	\$15,478	\$15,478	\$15,477	\$1
Facility Manager	\$60,000	\$20,000	\$20,000	\$0
General Facility Maintenance	\$10,000	\$3,333	\$2,482	\$851
Repairs & Replacements	\$6,284	\$2,095	\$1,770	\$325
Lifeguards	\$15,000	\$0	\$0	\$0
Pool Maintenance	\$15,910	\$5,303	\$5,303	\$0
Pool Chemicals	\$12,640	\$4,213	\$2,880	\$1,333
Other Current Charges	\$1,000	\$333	\$0	\$333
Water & Sewer	\$13,500	\$4,500	\$3,088	\$1,412
Electric	\$12,000	\$4,000	\$4,226	(\$226)
Internet/Cable	\$4,560	\$1,520	\$1,338	\$182
Janitorial	\$9,984	\$3,328	\$3,327	\$1
Janitorial Supplies	\$1,500	\$500	\$477	\$23
Security (2)	\$19,000	\$6,333	\$3,675	\$2,658
Refuse Service	\$3,000	\$1,000	\$0	\$1,000
Special Events	\$6,300	\$2,675	\$2,675	\$0
Pool Permit	\$375	\$0	\$0	\$0
Pest Control	\$1,000	\$333	\$365	(\$32)
Capital Reserve	\$35,000	\$0	\$0	\$0
TOTAL AMENITY CENTER	\$242,531	\$74,946	\$67,083	\$7,863

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
<u>EXPENDITURES:</u>				
<u>GROUND MAINTENANCE:</u>				
Operations Management	\$21,855	\$7,285	\$7,285	\$0
Access Cards	\$1,000	\$333	\$0	\$333
Electric	\$8,000	\$2,667	\$1,844	\$823
Water	\$8,300	\$2,767	\$1,583	\$1,184
Repairs & Maintenance	\$17,000	\$5,667	\$2,857	\$2,810
Landscape Maintenance	\$102,000	\$34,000	\$33,859	\$141
Landscape Contingency	\$10,000	\$3,333	\$0	\$3,333
Lake Maintenance	\$8,064	\$2,688	\$2,688	\$0
TOTAL GROUND MAINTENANCE	\$176,219	\$58,740	\$50,116	\$8,624
TOTAL EXPENDITURES	\$520,231	\$174,051	\$148,242	\$25,809
EXCESS REVENUES (EXPENDITURES)	(\$95,242)		\$260,103	
FUND BALANCE - Beginning	\$95,242		\$293,965	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$554,067</u>	

(1) Includes \$2250.00 ADA Compliance Setup 2019

(2) Includes \$1620.00 Access/Service Plan

**RIDGEWOOD TRAILS CDD
GENERAL FUND**

FY2021

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
REVENUES:													
Assessments - Tax Roll	\$0	\$19656	\$384920	\$3344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407,920
Interest Earned/Misc. Income	\$40	\$22	\$18	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Rental Revenue	\$0	\$225	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
TOTAL REVENUES	\$40	\$19903	\$384938	\$3463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408344

EXPENDITURES: ADMINISTRATIVE

Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Attorney	\$0	\$551	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$824
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$1,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,129
Management Fees	\$3,417	\$3,417	\$3,417	\$3,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,667
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$116	\$6	\$127	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253
Printing & Binding	\$20	\$97	\$43	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232
Insurance	\$6,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,613
Legal Advertising	\$0	\$0	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
Other Current Charges (1)	\$67	\$66	\$145	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$332
Office Supplies	\$7	\$8	\$1	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Meeting Room Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEPARTMENT TOTALS	\$16,712	\$5,479	\$4,137	\$4,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,043

EXPENDITURES: AMENITY CENTER

Insurance	\$15,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,477
Facility Manager	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
General Facility Maintenance	\$808	\$833	\$841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,482
Repairs & Replacements	\$0	\$1,596	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,770
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,326	\$1,326	\$1,326	\$1,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,303
Pool Chemicals	\$720	\$720	\$720	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,880
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$603	\$1,157	\$660	\$668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,088
Electric	\$1,103	\$1,051	\$1,062	\$1,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,226
Internet/Cable	\$325	\$325	\$325	\$363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,338
Janitorial	\$832	\$832	\$832	\$832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,327
Janitorial Supplies	\$266	\$138	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$477
Security (2)	\$1,320	\$1,080	\$915	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,675
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$300	\$0	\$2,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,675
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$45	\$45	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY CENTER TOTALS	\$28,124	\$14,102	\$14,578	\$10,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,083

**RIDGEWOOD TRAILS CDD
GENERAL FUND
FY2021**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>EXPENDITURES: GROUNDS MAINTENANCE</u>													
Operations Management	\$1,821	\$1,821	\$1,821	\$1,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,285
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$334	\$401	\$540	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,844
Water	\$375	\$371	\$396	\$442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,583
Repairs & Maintenance	\$927	\$1,081	\$849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,857
Landscape Maintenance	\$8,690	\$8,390	\$8,390	\$8,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,859
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$672	\$672	\$672	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688
Capital Outlay - Streetlighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUND MAINTENANCE TOTAL	\$12,819	\$12,736	\$12,668	\$11,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,116
TOTAL EXPENDITURES	\$57,655	\$32,317	\$31,383	\$26,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,242
EXCESS REV/(EXP)	(\$57,615)	(\$12,413)	\$353,555	(\$23,424)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,103

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
<u>REVENUES:</u>				
Capital Reserve Transfer In	\$35,000	\$0	\$0	\$0
Interest Income	\$1,500	\$500	\$135	(\$365)
TOTAL REVENUES	\$36,500	\$500	\$135	(\$365)
<u>EXPENDITURES:</u>				
Capital Reserves	\$20,000	\$6,667	\$0	\$6,667
Amenity Improvement Project	\$50,000	\$39,792	\$39,792	\$0
Other Curent Charges	\$650	\$217	\$182	\$35
TOTAL EXPENDITURES	\$70,650	\$46,675	\$39,974	\$6,702
<u>OTHER SOURCES AND USES:</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$34,150)		(\$39,839)	
FUND BALANCE - Beginning	\$192,874		\$191,743	
FUND BALANCE - Ending	<u>\$158,724</u>		<u>\$151,903</u>	

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - 2007A

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
<u>REVENUES:</u>				
Assessments - On Roll	\$13,359	\$12,975	\$12,975	\$0
Interest Income	\$100	\$33	\$0	(\$33)
TOTAL REVENUES	\$13,459	\$13,008	\$12,975	(\$33)
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$4,096	\$4,096	\$4,096	\$0
Interest Expense - 5/1	\$4,096	\$0	\$0	\$0
Principal Expense - 5/1	\$5,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$13,193	\$4,096	\$4,096	\$0
<u>OTHER SOURCES AND USES:</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$267		\$8,879	
FUND BALANCE - Beginning	\$4,187		\$13,827	
FUND BALANCE - Ending	<u>\$4,454</u>		<u>\$22,706</u>	

Ridgewood Trails
Community Development District
Long Term Debt Report

Series 2007A Capital Improvement Revenue Bonds	
Interest Rate:	5.650%
Maturity Date:	5/1/2038
Reserve Fund Definition:	
Reserve Fund Requirement:	\$9,503
Reserve Fund Balance:	\$9,616
Bonds outstanding - 6/1/2019	\$150,000
Less: May 1, 2020 (Mandatory)	(\$5,000)
Current Bonds Outstanding	\$145,000

C.

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2021 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2007A DEBT SERVICE ASSESSED	FY21 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	691	13,358.77	419,987.31	433,346.08
TOTAL ASSESSED	691	13,358.77	419,987.31	433,346.08

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	SERIES 2007A DEBT RECEIPTS	O&M RECEIPTS
1	11/18/20	20,281.37	625.21	19,656.16
2	12/01/20	39,196.32	1,208.31	37,988.01
3	12/04/20	332,061.34	10,236.46	321,824.88
4	12/17/20	25,905.71	798.60	25,107.11
5	01/14/21	3,449.90	106.35	3,343.55
6	02/19/21	5,254.67	161.99	5,092.68
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		426,149.31	13,136.92	413,012.39

PERCENT COLLECTED	TOTAL	DEBT	O&M
TOTAL PERCENT COLLECTED	98.34%	98.34%	98.34%

D.

RIDGEWOOD TRAILS

Community Development District

Check Run Summary 12/1/2020 - 1/31/2021

Fund	Date	Check Numbers	Amount
<u>General Fund</u>			
	12/1/20 - 12/31/20	1985-1995	\$27,046.21
	1/1/21 - 1/31/21	1996-2010	\$18,127.63
			\$45,173.84
<u>Capital Reserve</u>			
	1/1/21 - 1/31/21	12-15	\$39,791.94
			\$39,791.94
<u>Autopayments</u>			
	12/14/21	Comcast	\$324.93
	12/25/21	CCUA	\$1,056.13
	12/29/21	Clay Electric	\$3,053.75
	1/12/21	Comcast	\$362.96
	1/27/21	CCUA	\$1,109.60
			\$5,907.37
Total			\$90,873.15

* Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/09/20	00003	12/01/20 213	202012 310-51300-34000		*	3,416.67	
			DEC MANAGEMENT FEES				
		12/01/20 213	202012 310-51300-31300		*	83.33	
			DEC DISSEMINATION SERVICE				
		12/01/20 213	202012 310-51300-51000		*	.90	
			OFFICE SUPPLIES				
		12/01/20 213	202012 310-51300-42000		*	20.75	
			POSTAGE				
		12/01/20 213	202012 310-51300-42500		*	42.90	
			COPIES				
		12/01/20 213	202012 310-51300-49000		*	97.41	
			DOMAIN RENEWAL				
			GOVERNMENTAL MANAGEMENT SERVICES				3,661.96 001985
12/09/20	00064	11/30/20 11302022	202011 320-57200-34500		*	120.00	
			11/25/20 SECURITY SERVICE				
		11/30/20 12072020	202011 320-57200-34500		*	120.00	
			11/30/20 SECURITY SERVICE				
		12/07/20 12072020	202012 320-57200-34500		*	120.00	
			12/4/20 SECURITY SERVICES				
			KEITH A. SMITH				360.00 001986
12/09/20	00042	12/01/20 544891	202012 330-53800-46400		*	672.00	
			DEC LAKE MAINTENANCE				
			THE LAKE DOCTORS, INC.				672.00 001987
12/09/20	00095	12/01/20 13129559	202012 320-57200-52100		*	720.00	
			DEC POOL CHEMICALS				
			POOLSURE				720.00 001988
12/09/20	00039	12/01/20 257	202012 320-57200-34200		*	831.67	
			DEC JANITORIAL SUPPLIES				
		12/01/20 257	202012 320-57200-46500		*	1,325.83	
			DEC POOL MAINTENANCE				
		12/01/20 257	202012 330-53800-34000		*	1,821.25	
			DEC CONTRACT ADMIN				
		12/01/20 257	202012 320-57200-46200		*	5,000.00	
			DEC FACILITY MANAGEMENT				
			RIVERSIDE MANAGEMENT SERVICES, INC.				8,978.75 001989
12/09/20	00091	11/29/20 14204	202011 330-53800-46200		*	8,389.77	
			VOC LANDSCAPE MAINTENANCE				
			TREE AMIGOS OUTDOOR SERVICES				8,389.77 001990
12/21/20	00070	12/11/20 SSI09860	202011 320-57200-34500		*	140.00	
			NOV EMPLOYMENT FEE				

*** CHECK DATES 12/01/2020 - 01/31/2021 ***
 RIDGEWOOD TRAILS CDD
 BANK A RIDGEWOOD TRAILS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		12/11/20	SSI09860 202011 320-57200-34500		*	100.00	
			NOV SCHEDULING FEE				
				CLAY COUNTY SHERIFF'S OFFICE			240.00 001991
12/21/20	00093	12/15/20	12152020 202012 320-57200-34500		*	120.00	
		12/7/20	SECURITY SERVICES				
				DALTON JUNEAU			120.00 001992
12/21/20	00093	12/21/20	12212020 202012 320-57200-34500		*	120.00	
		12/15/20	SECURITY SERVICE				
		12/21/20	12212020 202012 320-57200-34500		*	120.00	
		12/16/20	SECURITY SERVICE				
				DALTON JUNEAU			240.00 001993
12/21/20	00048	12/16/20	23925 202012 320-57200-46100		*	216.00	
			CHEST PRESS CABLE				
				FITNESSPRO			216.00 001994
12/21/20	00039	12/11/20	259 202011 320-57200-46100		*	833.00	
			NOV GEN FACIL MAINTENANCE				
		12/11/20	259 202011 330-53800-46000		*	1,081.00	
			NOV REPAIRS/MAINT-FIELD				
		12/11/20	259 202011 320-57200-52200		*	137.73	
			NOV JANITORIAL SUPPLIES				
		12/11/20	259 202011 320-57200-46000		*	1,396.00	
			NOV REPAIRS/REPLACE-AMENI				
				RIVERSIDE MANAGEMENT SERVICES, INC.			3,447.73 001995
1/08/21	00015	12/14/20	319227 202012 310-51300-48000		*	49.00	
			NOTICE OF MEETING 1/6/20				
				CLAY TODAY			49.00 001996
1/08/21	00063	12/28/20	12282020 202012 320-57200-34500		*	120.00	
		12/23/20	SECURITY SERVICE				
		12/28/20	12282020 202012 320-57200-34500		*	120.00	
		12/24/20	SECURITY SERVICE				
				EDGAR HOWELL			240.00 001997
1/08/21	00099	11/17/20	8604514 202011 320-57200-43200		*	45.00	
			NOV PEST CONTROL				
				FLORIDA PEST CONTROL			45.00 001998
1/08/21	00099	12/15/20	861669 202012 320-57200-43200		*	45.00	
			DEC PEST CONTROL				
				FLORIDA PEST CONTROL			45.00 001999

RDGE --RIDGEWOOD-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/08/21	00099	12/23/20	P-121763 202012 320-57200-43200 FIRE ANT TREATMENT		*	230.00	
				FLORIDA PEST CONTROL			230.00 002000
1/08/21	00003	1/01/21	213-JAN 202101 310-51300-34000 JAN MANAGEMENT FEES		*	3,416.67	
		1/01/21	213-JAN 202101 310-51300-31300 JAN DISSEMINATION SERVICE		*	83.33	
		1/01/21	213-JAN 202101 310-51300-51000 OFFICE SUUPLIES		*	7.71	
		1/01/21	213-JAN 202101 310-51300-42000 POSTAGE		*	3.50	
		1/01/21	213-JAN 202101 310-51300-42500 COPIES		*	72.90	
				GOVERNMENTAL MANAGEMENT SERVICES			3,584.11 002001
1/08/21	00008	12/31/20	119536 202011 310-51300-31500 NOV GEN COUNSEL/MEETING		*	551.00	
				HOPPING GREEN & SAMS			551.00 002002
1/08/21	00095	1/01/21	13129559 202101 320-57200-52100 JAN POOL CHEMICALS		*	720.00	
				POOLSURE			720.00 002003
1/08/21	00039	12/17/20	261 202012 320-57200-49500 CHRISTMAS EVENT 12/12/20		*	750.38	
				RIVERSIDE MANAGEMENT SERVICES, INC.			750.38 002004
1/15/21	00039	1/01/21	260 202101 320-57200-34200 JAN JANITORIAL SUPPLIES		*	831.67	
		1/01/21	260 202101 320-57200-46500 JAN POOL MAINTENANCE		*	1,325.83	
		1/01/21	260 202101 330-53800-34000 JAN CONTRACT ADMIN		*	1,821.25	
		1/01/21	260 202101 320-57200-46200 JAN FACILITY MANAGEMENT		*	5,000.00	
				RIVERSIDE MANAGEMENT SERVICES, INC.			8,978.75 002005
1/25/21	00070	1/15/21	SSI09908 202012 320-57200-34500 DEC EMPLOYMENT FEE		*	120.00	
		1/15/21	SSI09908 202012 320-57200-34500 DEC SCHEDULING FEE		*	75.00	
				CLAY COUNTY SHERIFF'S OFFICE			195.00 002006
1/25/21	00063	1/19/21	01192021 202101 320-57200-34500 01/11/21 SECURITY SERVICE		*	120.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/19/21 01192021	202101 320-57200-34500		*	120.00	
		01/18/21	SECURITY SERVICE	EDGAR HOWELL			240.00 002007
1/25/21 00002		1/12/21 72428310	202012 310-51300-42000		*	106.17	
			DEC POSTAGE	FEDEX			106.17 002008
1/25/21 00042		1/01/21 550611	202101 330-53800-46400		*	672.00	
			JAN LAKE MAINTENANCE	THE LAKE DOCTORS, INC.			672.00 002009
1/25/21 00039		1/11/21 262A	202012 320-57200-46100		*	625.00	
			DEC GEN FAC MAINT		*	849.00	
		1/11/21 262A	202012 330-53800-46000		*	73.22	
			DEC REPAIRS MAINT FIELD		*	174.00	
		1/11/21 262A	202012 320-57200-52200		*		
			DEC JANITORIAL SUPPLIES				
		1/11/21 262A	202012 320-57200-46000		*		
			DEC AMENITY REPAIRS/REPLA	RIVERSIDE MANAGEMENT SERVICES, INC.			1,721.22 002010
TOTAL FOR BANK A						45,173.84	
TOTAL FOR REGISTER						45,173.84	

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 213

Invoice Date: 12/1/20

Due Date: 12/1/20

Case:

P.O. Number:

RECEIVED

DEC 03 2020

Bill To:Ridgewood Trails CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020 1,310,573.340		3,416.67	3,416.67
Dissemination Agent Services - December 2020 313		83.33	83.33
Office Supplies 570		0.90	0.90
Postage 425		20.75	20.75
Copies 425		42.90	42.90
Domain Renewal 490		97.41	97.41
3 A			
Total			\$3,661.96
Payments/Credits			\$0.00
Balance Due			\$3,661.96

Clay County Sheriff's Office

P.O. Box 548
Green Cove Springs, FL 32043

INVOICE**RECEIVED**

NOV 30 2020

INVOICE DATE NOVEMBER 30 2020
WEEK OF: 11-23-11-30

TO:

Rdligewood Trails CDD aka Azalea Ridge
Bernadette Peregrino
1408 Hamlin Avenue, unit E
Saint Cloud, FL 34771

FOR:

Azalea Ridge

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
11/25/20	KEITH SMITH 64	1600-2000	4	30.00	120.00
	(A) 1.320.572.3415				
TOTAL					120.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

P.O. Box 548
Green Cove Springs, FL 32043

RECEIVED

DEC 07 2020

INVOICE DATE DEC 7 2020
WEEK OF: 11-30-12-7

Rdigewood Trails CDD aka Azalea Ridge
Bernadette Peregrino
1408 Hamlin Avenue, unit E
Saint Cloud, FL 34771

Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

RECEIVED

DEC 07 2020

INVOICE

Invoice #	544891
Account #	718416
Invoice Date	12/1/2020
Due Date	12/11/2020
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Bill To RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)	672.00
	<i>Administered 12-7-20</i> <i>001-330-53800-46400</i> <i>Lake Maintenance 1/2 @</i>	
	Customer Total Balance \$1,344.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$672.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092
--

Amount Enclosed

Invoice #	544891
Account #	718416
Date	12/1/2020

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	Check box if same as above	
Signature		



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

Invoice

Date

12/1/2020

Invoice #

131295596643

Terms	Net 20
Due Date	12/21/2020
PO #	

Bill To RMS Ridgewood Trails CDD 9655 Florida Mining Blvd Bldg 300 suite 305 Jacksonville FL 32257	Ship To Azalea Ridge by DR Horton 1667 Azalea Ridge Blvd Middleburg FL 32068
--	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate RECEIVED NOV 30 2020 <i>J. Edmister 11-30-20</i> <i>001-320-57200-52100</i> <i>POOL chemicals 95A</i>	1	ea	720.00

A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total 720.00
Amount Due \$720.00

Remittance Slip

Customer
13AZA025
Invoice #
131295596643

Amount Due \$720.00

Amount Paid

Make Checks Payable To

PoolSure
PO Box 55372
Houston, TX 77255-5372



131295596643

Riverside Management Services, Inc
9655 Florida Mining Blvd. W
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 257
Invoice Date: 12/1/2020
Due Date: 12/1/2020
Case:
P.O. Number:

Bill To:
Ridgewood Trails CDD
475 West Town Place Suite 114
St. Augustine, FL 32082

RECEIVED

DEC 03 2020

Description	Hours/Qty	Rate	Amount
Janitorial Services - December 2020 320,572,3420		831.67	831.67
Pool Maintenance Services - December 2020 320,572,4650		1,325.83	1,325.83
Contract Administration - December 2020 330,538,3400		1,821.25	1,821.25
Facility Management - Ridgewood Trails - December 2020 320,572,4620		5,000.00	5,000.00
39 (A)			
Total			\$8,978.75
Payments/Credits			\$0.00
Balance Due			\$8,978.75

RAW
12.3.20



Tree Amigos

Outdoor Services

Invoice

Invoice#: 14204

Date: 11/29/2020

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

Project: 20101
Ridgewood Trails CDD
475 West Town Place Suite 114

St. Augustine FL 32092

Description	Quantity	Price	Ext Price
November Monthly Landscaping Maintenance Services	1.00	8,389.77	8,389.77

Notes:

THANK YOU FOR YOUR BUSINESS!

RECEIVED

Invoice Total: \$8,389.77

NOV 30 2020

L Edmister 11-30-20
001-330-53800-46200 91(A)
Landscaping Maintenance



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043
(904) 284-7575

Invoice Number: SSI09860
Invoice Date: 12/11/2020

Page: 1

Attn: Fiscal - Accounts Receivable

Bill
To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

Ship
To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

RECEIVED

DEC 11 2020

Due Date 12/26/2020
Terms Net 15 Days

Customer ID C0000575
P.O. Number
P.O. Date 12/11/2020
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee- NOVEMBER 2020		28	28	5.00	140.00
Fees-2nd Employment Scheduling		4	4	25.00	100.00

70 (A) 1,320, 572, 345

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 240.00

Subtotal: 240.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 240.00

RIDGEWOOD TRAILS CDD		11/4/2020	6445	SMITH, KEITH A.		4.00
RIDGEWOOD TRAILS CDD		11/9/2020	6445	SMITH, KEITH A.		4.00
RIDGEWOOD TRAILS CDD		11/12/2020	6445	SMITH, KEITH A.		4.00
RIDGEWOOD TRAILS CDD		11/16/2020	6445	SMITH, KEITH A.		4.00
RIDGEWOOD TRAILS CDD		11/20/2020	6375	HOWELL, JR., EDGAR W.		4.00
RIDGEWOOD TRAILS CDD		11/25/2020	6445	SMITH, KEITH A.		4.00
RIDGEWOOD TRAILS CDD		11/30/2020	6445	SMITH, KEITH A.		4.00
				TOTAL		28.00

P.O. Box 548
Green Cove Springs, FL 32043

INVOICE DATE DEC 21 2020
WEEK OF: 12-14 -12-21

RECEIVED

Rdigewood Trails CDD aka Azalea Ridge
Bernadette Peregrino
1408 Hamlin Avenue, unit E
Saint Cloud, FL 34771

FOR: DEC 21 2020
Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

P.O. Box 548
Green Cove Springs, FL 32043

REC-750

DEC 15 2020

INVOICE DATE DEC 15 2020
WEEK OF: 12-7 -12-14

FOR:
Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

Always Improving LLC dba Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312
(850) 523-8882
tracy@wearefitnesspro.com
www.wearefitnesspro.com

Invoice



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

BILL TO
RIDGEWOOD TRAILS CCD
1667 AZALEA RIDGE BLVD
MIDDLEBURG, FL 32068

IRE

SHIP TO
RIDGEWOOD TRAILS CCD
1667 AZALEA RIDGE BLVD
MIDDLEBURG, FL 32068

DEC

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	REMARKS
23925	12/16/2020	\$216.00	12/31/2020	Net 15	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	INVOICE SERVICE	QTY	AMOUNT
11/13/2020	Shipping/ Handling Nov 13, 2020: Shipping and Handling Estimate:	1	20.00T
11/13/2020	PARTS Nov 13, 2020: Parts for Repair: chest press cable	1	86.00T
12/14/2020	CS1 Dec 14, 2020: Commercial Labor: Replaced chest press cable on H4400 Tests good SERVICE REQUEST 28774 - H 4400 NEEDS NEW CHEST PRESS CABLE	1	110.00T

SUBTOTAL	216.00
TAX (0)	0.00
TOTAL	216.00
BALANCE DUE	\$216.00

L Schuster 12-18-20

001-320-57200-46100 48 (A)

General Facility Maintenance

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**RECEIVED**

DEC 17 2020

Bill To:

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

Invoice #: 259

Invoice Date: 12/11/2020

Due Date: 12/11/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2020		2,175.07	2,175.07
Maintenance Supplies		1,272.66	1,272.66
Gen. Facility Maint. 320,572,4610		\$ 833,00	
Repairs/Maint. - Field, 330,538,4600		\$ 1081,00	
Janitorial Supplies 320,572,5220		\$ 137,73	
Repairs/Replace - Amenity 1.320,572,460		\$ 1396,00	
39 (A)			
Total			\$3,447.73
Payments/Credits			\$0.00
Balance Due			\$3,447.73

RMW

12/14/20

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, change trash receptacles
11/3/20	4	T.C.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
11/3/20	4	B.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
11/4/20	2	B.A.	Installed towel dispenser in men's handicap stall, common area trash pick up
11/4/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/5/20	2	B.A.	Patio repair, sprayed for fire ants
11/6/20	3	B.A.	Patio repair
11/6/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/9/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/11/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/12/20	2	B.A.	Removed debris from amenity center, common areas, pool, playground, roadways and storm drains
11/13/20	2	F.S.	Returned pool furniture back in place, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/13/20	2	B.A.	Removed debris from amenity center, common areas, pool, playground and roadways
11/16/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/18/20	2	F.S.	Assisted with holiday decorations, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/23/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/24/20	8	B.A.	Installed holiday decorations and lights
11/26/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/26/20	4	B.A.	Installed holiday lights
11/30/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/30/20	5	B.A.	Fixed Christmas lights, install paper towel dispenser, install GFI outside, removed debris from common areas

TOTAL58**MILES**326

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	11/3/20	John Deere Gator and Trailer Rental	70.00	T.C.
	11/3/20	Contractor Trash Bags	22.94	T.C.
	11/3/20	Gas for John Deere Gator	7.50	T.C.
	11/11/20	Paper Towel Dispenser	66.83	P.S.
	11/11/20	AAA Batteries 36pk	13.26	M.B.
	11/11/20	Airwick Plug in Refills 10pk	22.91	M.B.
	11/11/20	36" Wreath Storage Bag 2pk (3)	68.74	M.B.
	11/11/20	Christmas Tree Storage Bag 2pk	22.79	M.B.
	11/11/20	AA Batteries 20pk	10.86	M.B.
	11/11/20	Outdoor Light Clip (2)	24.10	M.B.
	11/11/20	Icicle Outdoor Lights 10 Icicles (2)	69.95	M.B.
	11/12/20	Paper Towels 12 rolls	26.42	F.S.
	11/12/20	13 Gallon Trash Bags 140ct	17.22	F.S.
	11/12/20	55 Gallon Trash Bags 40ct	22.97	F.S.
	11/12/20	LED Cool White Rope Lights (4)	49.13	M.B.
	11/12/20	Plano 4-Shelf Unit (2)	36.85	M.B.
	11/12/20	Wall LG Utility Storage Hook (6)	20.42	M.B.
	11/18/20	Burlap Tree Stand Band	24.59	F.S.
	11/18/20	Hooks 40pk	4.66	F.S.
	11/18/20	101 pc Shatterproof Ornaments	24.59	F.S.
	11/18/20	Plastic Ribbed Anchor Pack 90pc	7.12	F.S.
	11/18/20	200ct Green Ornament Hooks (2)	5.37	F.S.
	11/18/20	14" Snowflake Tree Topper	36.89	F.S.
	11/18/20	100 light LED C9 Multicolor (6)	184.46	F.S.
	11/18/20	3" Galvanized Nails 1lb	6.12	F.S.
	11/22/20	150ct Net Lights (4)	63.79	L.E.
	11/23/20	150ct Net Lights (12)	191.37	L.E.
	11/23/20	AA Batteries 8pk	8.27	L.E.
	11/23/20	Mounting Pads (2)	6.21	B.A.
	11/23/20	Cable Ties 100pk	5.73	B.A.
	11/23/20	3 Way Splitter Outlet	10.32	B.A.
	11/23/20	8' Extension Cords (3)	30.95	B.A.
	11/23/20	Red Tote 30 gallon	11.48	B.A.
	11/24/20	15 AMP Timer	12.63	B.A.
	11/24/20	3 Way Adapter	2.85	B.A.
	11/29/20	Christmas Tree Skirt	24.59	L.E.
	11/30/20	Nifty Nabber	22.97	B.A.
	11/30/20	5 Gallon Bucket	4.00	B.A.
	11/30/20	Clear Mounting Tape	6.87	B.A.
	11/30/20	Mounting Putty	3.99	B.A.
			0.00	
		TOTAL	<u>\$1,272.66</u>	

RECEIVED

JAN 15 2021



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043
(904) 284-7575

Invoice Number: SSI09908
Invoice Date: 1/15/2021

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

Ship

To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

Due Date 1/30/2021
Terms Net 15 Days

Customer ID C0000575
P.O. Number
P.O. Date 1/15/2021
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
1. Fees-2nd Employment Admin Fee-DECEMBER 2020		24	24	5.00	120.00
2. Fees-2nd Employment Scheduling		3	3	25.00	75.00

1. 001-320-57200-34500-70A
2. 001-320-57200-34500-70A

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 195.00

Subtotal: 195.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 195.00

RIDGEWOOD TRAILS CDD		12/4/2021	6445 SMITH, KEITH A.	4.00
RIDGEWOOD TRAILS CDD		12/7/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/15/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/16/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/23/2021	6375 HOWELL, JR., EDGAR W.	4.00
RIDGEWOOD TRAILS CDD		12/24/2021	6375 HOWELL, JR., EDGAR W.	4.00

24.00

P.O. Box 548
Green Cove Springs, FL 32043

RECEIVED

WEEK OF: 1-11-18

2022

FOR:
Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O JENNIFER EVERETT

THANK YOU FOR YOUR BUSINESS!



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

RECEIVED
JAN 15 2021

INVOICE

Invoice #	550611
Account #	718416
Invoice Date	1/1/2021
Due Date	1/11/2021
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Bill To
RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)	672.00
<p><i>S Edmiston 1-15-21</i></p> <p><i>001-330-53800-46400-42A</i></p> <p><i>Lake Maintenance</i></p> <p>Customer Total Balance \$1,344.00</p>		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$672.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

Amount Enclosed

Invoice #	550611
Account #	718416
Date	1/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	Visa
Card #	American Express
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	Check box if same as above
Signature	

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 262 *A*
Invoice Date: 1/11/2021
Due Date: 1/11/2021
Case:
P.O. Number:

Bill To:

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

RECEIVED

JAN 15 2021

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2020		1,598.01	1,598.01
Maintenance Supplies		123.21	123.21
Gen. Facility Maint. <i>\$625⁰⁰</i> <i>001-320.572.4610 - 39A</i>			
Repairs/ Maint. - Field <i>\$849⁰⁰</i> <i>001-330.538.4600 - 39A</i>			
Janitorial Supplies <i>\$73.22</i> <i>001-320.572.5220 - 39A</i>			
Repairs / Replace - Amenity <i>\$174⁰⁰</i> <i>001-320 - 57200 - 46000 - 39A</i>			
Total			\$1,721.22
Payments/Credits			\$0.00
Balance Due			\$1,721.22

RMS

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/20	2	B.A.	Checked and reprogram light timer for parking lot
12/2/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/4/20	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/7/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/9/20	2	F.S.	Blow leaves and debris off common areas, removed debris from amenity center, common areas, pool, playground and roadways
12/11/20	3	B.A.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/14/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/15/20	2	R.W.	Removed debris at entrances and common areas
12/15/20	2	B.A.	Removed debris at entrances and common areas
12/16/20	5	B.A.	Change out 2 gates at pool and hardware, replaced keep off grass sign, banicade gate at playground, picked up supplies
12/16/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/18/20	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/18/20	5	B.A.	Install steel brace on both gates, picked up supplies, fixed Christmas lights
12/21/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/21/20	2	B.A.	Check gate stabilizers, fix Christmas lights
12/23/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/28/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/30/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles

TOTAL 43

MILES 209

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/5/2021

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	12/16/20	Tapper screws 180pcs	7.31	B.A.
	12/16/20	Plastic Epoxy	8.03	B.A.
	12/16/20	Duct Tape	10.33	B.A.
	12/18/20	Black Bulk Marker	1.12	B.A.
	12/18/20	12" Hacksaw	18.37	B.A.
	12/18/20	1/4 Rod Coupling Nut (3)	5.01	B.A.
	12/18/20	Twin Pack Soft Soap	9.83	M.C.
	12/18/20	Swiffer Duster Pads	18.45	M.C.
	12/18/20	Twin Pack Hand Sanitizer	17.24	M.C.
	12/29/20	Toilet Paper 12 rolls	12.62	F.O.
	12/29/20	Paper Towels 6 rolls	14.92	F.O.
			0.00	
		TOTAL	\$123.21	

Riverside Management Services, Inc
9655 Florida Mining Blvd. W
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 260
Invoice Date: 1/1/2021
Due Date: 1/1/2021
Case:
P.O. Number:

Bill To:
Ridgewood Trails CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Janitorial Services - January 2021 320.572.342.0		831.67	831.67
Pool Maintenance Services - January 2021 320.572.465.0		1,325.83	1,325.83
Contract Administration - January 2021 330.538.340.0		1,821.25	1,821.25
Facility Management - Ridgewood Trails - January 2021 320.572.462.0		5,000.00	5,000.00
sg (A)			
RECEIVED			
JAN 06 2021			

Total \$8,978.75

Payments/Credits \$0.00

Balance Due \$8,978.75

QWJ
1/6/21

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra
Recorder**
Not your average newspaper, not your average reader.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

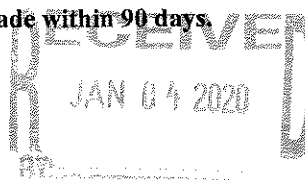
Advertising Invoice

RIDGEWOOD TRAILS C.D.D.
475 W TOWN PL # 114
SAINT AUGUSTINE, FL 32092**Cust#:503014**
Ad#:319227
Phone#:904-940-5850
Date:12/14/2020**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.90****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	12/24/2020	12/24/2020	1	49.00	49.00

Payment Information:

Date:	Order#	Type
12/14/2020	319227	BILLED ACCOUNT

Total Amount: 49.00**Tax: 0.00****Amount Due: 49.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy**

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

**STATE OF FLORIDA
 COUNTY OF CLAY:**

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF MEETING

in the matter of

JANUARY MEETING

47128
 LEGAL: 46538 ORDER: 319227

was published in said newspaper in the issues:

12/24/2020

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, 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.

**Notice of Meeting
 Ridgewood Trails
 Community Development
 District**

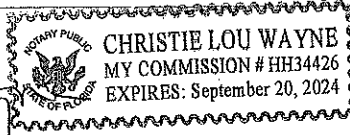
The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District will be held on Wednesday, January 6, 2021 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions

when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
 District Manager
 Legal 47128 published Dec 24, 2021
 in Clay County's Clay Today newspaper

Sworn to me and subscribed before me 12/24/2020.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

P.O. Box 548
Green Cove Springs, FL 32043

RECEIVED

INVOICE DATE DEC 28 2020
WEEK OF: 12-121-12-28

DEC 28 2020

Rdigewood Trails CDD aka Azalea Ridge
Bernadette Peregrino
1408 Hamlin Avenue, unit E
Saint Cloud, FL 34771

Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O ANGEL ALBRITTON

THANK YOU FOR YOUR BUSINESS!

525



2820 Spring Glen Rd
Jacksonville FL 32207
(904) 396-5805
www.flapest.com

TECHNICIAN NOTES:

RECEIVED

DEC 31 2020

NT NSC NS NL NCG

RT	DAY	ACCOUNT NO.	DATE SERVICED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.	TODAY'S CHARGE
7	32	RI0258-1	11/17/20				860451-4	P370	45.00
Tax-Exempt# 858013571499C6 CLAY							ZONE MDG	TYPE 22 M	\$45.00

MAIL INVOICE

RIDGEWOOD TRAILS CDD
1667 AZALEA RIDGE BLVD
MIDDLEBURG FL

F

S. Edmore 12-31-20
1-320-57200-43200 gg A
CUSTOMER SIGNATURE
Pest control

F

2820 Spring Glen Rd
Jacksonville FL 32207
(904) 396-5805
www.flapest.com

KEEP THIS PORTION FOR YOUR RECORDS

Scientific Pest Control

DIRECTED BY GRADUATE ENTOMOLOGISTS

RT	DAY	ACCOUNT NO.	DATE SERVICED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.
7	32	RI0258-1	11/17/20				860451-4	P370
PREVIOUS BALANCE				TODAY'S CHARGE		BALANCE DUE		
.00				45.00				
11/05/20								

*PAYMENTS OR OTHER CHARGES MADE AFTER
ARE NOT INCLUDED IN BALANCES ABOVE.

MAIL INVOICE

RIDGEWOOD TRAILS CDD
1667 AZALEA RIDGE BLVD
MIDDLEBURG FL

CLAY

TODAY'S SERVICE:

- ☒ Inspected / treated around windows, eaves,
door facings and all entry points.
☒ Inspected / treated around perimeter of structure.

- ☒ Inspected / treated for control of rats
and / or mice.
☒ Cobweb cleaning.

- ☐ Inspected / treated around
garage and utility room.

COMMENTS:

Inspection and treatment of all exterior entry points.
Interior inspection and treatment as needed.

PLEASE PAY THE TECHNICIAN AT THE TIME OF SERVICE OR RETURN THIS PORTION WITH YOUR PAYMENT

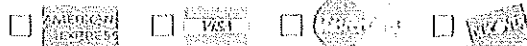


2820 Spring Glen Rd
Jacksonville FL 32207
(904) 396-5805
www.flapest.com

MAIL INVOICE
RIDGEWOOD TRAILS CDD
1667 AZALEA RIDGE BLVD
MIDDLEBURG FL

Payment Information

- ☐ I'm enclosing a check or money order, payable to
Florida Pest Control & Chemical Co.



Card number _____

Expires _____

Cardholder _____
(please print name exactly as it appears on card)

Signature _____

Phone _____

E-mail _____

Invoice No. 860451-4

Account No. RI0258 - 1

Amount Enclosed \$ _____

MOSS MAY ADD BEAUTY TO YOUR TREES,
BUT TOO MUCH MAY BE UNSIGHTLY
AND UNHEALTHY FOR THE TREE.

CALL US FOR A FREE INSPECTION.

531



2820 Spring Glen Rd
Jacksonville FL 32207
(904) 396-5805
www.flapest.com

TECHNICIAN NOTES:

45.00

NT NSC NS NL NCG

FL	DAY	ACCOUNT NO.	DATE SERVED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.	TODAY'S CHARGE
7	32	RI0258- 1	12/15/20				861669 0	P370	45.00
Tax-Exempt# 858013571499C6 CLAY							ZONE MDG	TYPE 22 M	\$45.00

MAIL INVOICE

RIDGEWOOD TRAILS CDD
1667 AZALEA RIDGE BLVD
MIDDLEBURG FL

RECEIVED

DEC 31 2020

12-31-20
1-320-57200-43200

CUSTOMER SIGNATURE

PEST CONTROL 99A^F

KEEP THIS PORTION FOR YOUR RECORDS

Scientific Pest Control

DIRECTED BY GRADUATE ENTOMOLOGISTS

FL	DAY	ACCOUNT NO.	DATE SERVED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.
7	32	RI0258- 1	12/15/20				861669 0	P370
				PREVIOUS BALANCE		TODAY'S CHARGE		BALANCE DUE
				45.00		45.00		

*PAYMENTS OR OTHER CHARGES MADE AFTER
ARE NOT INCLUDED IN BALANCES ABOVE.

12/07/20

CLAY

TODAY'S SERVICE: ☒ Inspected / treated around windows, eaves,
door facings and all entry points.
☒ Inspected / treated around perimeter of structure.

☒ Inspected / treated for control of rats
and/or mice.
☒ Cobweb cleaning.

☒ Inspected / treated around
garage and utility room.

COMMENTS:

Inspection and treatment applied to prevent insect entry.
Interior inspection and treatment as needed.

PLEASE PAY THE TECHNICIAN AT THE TIME OF SERVICE OR RETURN THIS PORTION WITH YOUR PAYMENT

Payment Information

☐ I'm enclosing a check or money order, payable to
Florida Pest Control & Chemical Co.

☐ ☐ ☐ ☐

Card number

Expires

Cardholder

(please print name exactly as it appears on card)

Signature

Phone

E-mail

Invoice No. 861669 0

Account No. RI0258 - 1

Amount Enclosed \$



2820 Spring Glen Rd
Jacksonville FL 32207
(904) 396-5805
www.flapest.com

MAIL INVOICE
RIDGEWOOD TRAILS CDD
1667 AZALEA RIDGE BLVD
MIDDLEBURG FL

THANK YOU FOR CHOOSING
FLORIDA PEST CONTROL
WE APPRECIATE YOUR BUSINESS AND
THE CONFIDENCE YOU HAVE PLACED IN US.

MAY YOU AND YOUR FAMILY HAVE A
HAPPY AND SAFE HOLIDAY SEASON.



Customer's Account Number RI258 Date 12/23/20 INV P-121763
Name Riverside Mgmt Service Address 9655 Florida Mining Blvd
City Jacksonville State FL Zip 32246 County Duval Phone _____

Charge My:

☐ AMEX ☐ VISA ☐ M/C ☐ DISCOVER

Cardholder: _____

Card #: _____

Expires: _____

Serviced by #	Technician Name	Cash	Check	Charge	On Acct.
P349	Rich	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Code	Description	Amount			
31t	Top Choice Fire Ant Treatment	\$230.00			
	Ridgewood Trails				
	1667 Azalea Ridge Blvd				
		\$230.00			

MAIL PAYMENT TO: FLORIDA PEST CONTROL - 2820 SPRING GLEN RD, JACKSONVILLE, FL 32207

Thank You

Customer Signature: _____

L. [Signature] 12-31-20

1-320-57200-2/3 200

Pest Control 99A

RECEIVED
DEC 24 2020

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 213
Invoice Date: 1/1/21
Due Date: 1/1/21
Case:
P.O. Number:

Bill To:

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

RECEIVED

JAN 06 2021

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 1,810.578.340		3,416.67	3,416.67
Dissemination Agent Services - January 2021 313		83.33	83.33
Office Supplies 510		7.71	7.71
Postage 420		3.50	3.50
Copies 428		72.90	72.90

3 ⑦

Total \$3,584.11

Payments/Credits \$0.00

Balance Due \$3,584.11

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

December 31, 2020

Ridgewood Trails Community Development District
c/o Jim Oliver, District Manager
GOVERNMENTAL MANAGEMENT SERVICES, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 119536
Billed through 11/30/2020

RECEIVED

JAN 06 2021

General Counsel / Monthly Meeting

RIDGE 00001 KSB

FOR PROFESSIONAL SERVICES RENDERED

11/04/20	KSB	Prepare for and attend board meeting.	1.50 hrs
11/19/20	KSB	Review meeting minutes.	0.40 hrs
Total fees for this matter			\$551.00

MATTER SUMMARY

Buchanan, Katie S.	1.90 hrs	290 /hr	\$551.00
TOTAL FEES			\$551.00
TOTAL CHARGES FOR THIS MATTER			<u>\$551.00</u>

BILLING SUMMARY

Buchanan, Katie S.	1.90 hrs	290 /hr	\$551.00
TOTAL FEES			\$551.00
TOTAL CHARGES FOR THIS BILL			<u>\$551.00</u>

Please include the bill number with your payment.

80
1,310,573.315



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

Invoice

Date

1/1/2021

Invoice #

131295597174

Terms	Net 20
Due Date	1/21/2021
PO #	

RECEIVED

Bill To	Ship To
RMS Ridgewood Trails CDD 9655 Florida Mining Blvd Bldg 300 suite 305 Jacksonville FL 32257	Azalea Ridge by DR Horton 1667 Azalea Ridge Blvd Middleburg FL 32068

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	720.00
<i>Edwards 12-31-20</i> <i>001-320-57200-52100</i> <i>Pool chemicals</i> <i>95 @</i>				

A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total Amount Due 720.00 \$720.00

Remittance Slip

Customer
13AZA025
Invoice #
131295597174

Amount Due \$720.00
Amount Paid

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 261
Invoice Date: 12/17/2020
Due Date: 12/17/2020
Case:
P.O. Number:

Bill To:
Ridgewood Trails CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

RECEIVED

DEC 22 2020

Description	Hours/Qty	Rate	Amount
Christmas Event - 12/12/20 320-572-495 39 (A)		750.38	750.38

Total \$750.38

Payments/Credits \$0.00

Balance Due \$750.38

OK'd
12/21/20

Azalea Ridge (Ridgewood Trails)

Christmas event

12.12.2020

GL#(320-572-495)

	Actual
Total Expenses	\$2,375.38
District Checks	\$1,625.00
TOTAL EXPENSES DUE	\$750.38

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

	Actual
Food/Beverages/Supplies	
Totals	\$0.00

	Actual
Entertainment/Arts & Crafts	
Christmas Tree	\$401.35
Ornament decorating supplies	\$349.03
Totals	\$750.38

DISTRICT CHECK	AMOUNT
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Payable To:	
Kevin Mason (Santa Kevin)	\$475.00
Jacksonville Carriage Co.	\$1,150.00
Totals	\$1,625.00

RW

RECEIVED

JAN 15 2021



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043
(904) 284-7575

Invoice Number: SSI09908
Invoice Date: 1/15/2021

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

Ship

To: RIDGEWOOD TRAILS CDD
1408 HAMLIN AVE
UNIT E
SAINT CLOUD, FL 34771
BERNADETTE PEREGRINO

Due Date 1/30/2021
Terms Net 15 Days

Customer ID C0000575
P.O. Number
P.O. Date 1/15/2021
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
1. Fees-2nd Employment Admin Fee-DECEMBER 2020		24	24	5.00	120.00
2. Fees-2nd Employment Scheduling		3	3	25.00	75.00

1. 001-320-57200-34500-70A
2. 001-320-57200-34500-70A

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 195.00

Subtotal: 195.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 195.00

RIDGEWOOD TRAILS CDD		12/4/2021	6445 SMITH, KEITH A.	4.00
RIDGEWOOD TRAILS CDD		12/7/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/15/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/16/2021	7214 JUNEAU, DALTON	4.00
RIDGEWOOD TRAILS CDD		12/23/2021	6375 HOWELL, JR., EDGAR W.	4.00
RIDGEWOOD TRAILS CDD		12/24/2021	6375 HOWELL, JR., EDGAR W.	4.00

24.00

P.O. Box 548
Green Cove Springs, FL 32043

RECEIVED

WEEK OF: 1-11-18

2022

FOR:
Azalea Ridge

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O JENNIFER EVERETT

THANK YOU FOR YOUR BUSINESS!



Invoice Number	Invoice Date	Account Number	Page
7-242-83106	Jan 12, 2021	3462-6599-0	1 of 3

Store ID: Store #STE 114

Billing Address:

RIDGEWOOD TRL CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Shipping Address:

RIDGEWOOD TRL CDD
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.622.1147

M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST

Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges USD \$106.17
TOTAL THIS INVOICE USD \$106.17

Other discounts may apply.

Account Summary as of Jan 12, 2021

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 106.17

New Account Balance \$106.17

001-310-51300-12000-2A

RECEIVED

JAN 19 2021

RECEIVED
JAN 19 2020
BY

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return
this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
7-242-83106	USD \$106.17	3462-6599-0	USD \$106.17

Remittance Advice

Your payment is due by Jan 27, 2021

724283106800001061793462659909000010617900001061790

0033451 01 AB 0.416 **AUTO T3 3 1011 33351-476185 -C01-P33484-11



RIDGEWOOD TRL CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



62324110008293

1011-01-00-0033451-0002-0063749

Invoice Number	Invoice Date	Account Number	Page
7-242-83106	Jan 12, 2021	3462-6599-0	2 of 3

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 31, 2020 Cust. Ref.: Ridgewood Trails Ref.#2:
Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772516107546	Shelby Stephens	Yolanda Noltes
Service Type	FedEx Standard Overnight	475 West Town Place	4288 Packer Meadow Way
Package Type	FedEx Pak	SAINT AUGUSTINE FL 32092 US	MIDDLEBURG FL 32068 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	28.24
Delivered	Jan 04, 2021 17:14	Fuel Surcharge	1.64
Svc Area	A5	Third Party Billing	0.86
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/1283/02	Total Charge	USD \$35.39

Ship Date: Dec 31, 2020 Cust. Ref.: Ridgewood Trails Ref.#2:
Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772516112008	Shelby Stephens	Marty Genska
Service Type	FedEx Standard Overnight	475 West Town Place	DR Horton
Package Type	FedEx Pak	SAINT AUGUSTINE FL 32092 US	1851 Reed Valley Way
Zone	02		MIDDLEBURG FL 32068 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	28.24
Delivered	Jan 04, 2021 17:14	Fuel Surcharge	1.64
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	Third Party Billing	0.86
FedEx Use	000000000/1283/02	Total Charge	USD \$35.39

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
7-242-83106	Jan 12, 2021	3462-6599-0	3 of 3

Ship Date: Dec 31, 2020

Cust Ref: Ridgewood Trails

Ref #2

Payor: Third Party

Ref #3

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772516115934	Shelby Stephens	Jacqui Miller
Service Type	FedEx Standard Overnight	475 West Town Place	4106 Green River Lane
Package Type	FedEx Pak	SAINT AUGUSTINE FL 32092 US	MIDDLEBURG FL 32068 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	28.24
Delivered	Jan 04, 2021 17:09	Fuel Surcharge	1.64
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	Third Party Billing	0.86
FedEx Use	000000000/1283/02	Total Charge	USD \$35.39
Third Party Subtotal			USD \$106.17
Total FedEx Express			USD \$106.17



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

RECEIVED
JAN 15 2021

INVOICE

Invoice #	550611
Account #	718416
Invoice Date	1/1/2021
Due Date	1/11/2021
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Bill To
RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)	672.00
<p><i>S Edmiston 1-15-21</i></p> <p><i>001-330-53800-46400-42A</i></p> <p><i>Lake Maintenance</i></p> <p>Customer Total Balance \$1,344.00</p>		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$672.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

Amount Enclosed

Invoice #	550611
Account #	718416
Date	1/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	Visa
Card #	American Express
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	Check box if same as above
Signature	

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 262 *A*
Invoice Date: 1/11/2021
Due Date: 1/11/2021
Case:
P.O. Number:

Bill To:

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

RECEIVED

JAN 15 2021

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2020		1,598.01	1,598.01
Maintenance Supplies		123.21	123.21
Gen. Facility Maint. \$625 ⁰⁰ 001-320.572.4610 - 39A			
Repairs/ Maint. - Field \$849 ⁰⁰ 001-330.538.4600 - 39A			
Janitorial Supplies \$73.22 001-320.572.5220 - 39A			
Repairs / Replace - Amenity \$174 ⁰⁰ 001-320 - 57200 - 46000 - 39A			
Total			\$1,721.22
Payments/Credits			\$0.00
Balance Due			\$1,721.22

RMS

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/20	2	B.A.	Checked and reprogram light timer for parking lot
12/2/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/4/20	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/7/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/9/20	2	F.S.	Blow leaves and debris off common areas, removed debris from amenity center, common areas, pool, playground and roadways
12/11/20	3	B.A.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/14/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/15/20	2	R.W.	Removed debris at entrances and common areas
12/15/20	2	B.A.	Removed debris at entrances and common areas
12/16/20	5	B.A.	Change out 2 gates at pool and hardware, replaced keep off grass sign, banicade gate at playground, picked up supplies
12/16/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/18/20	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
12/18/20	5	B.A.	Install steel brace on both gates, picked up supplies, fixed Christmas lights
12/21/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/21/20	2	B.A.	Check gate stabilizers, fix Christmas lights
12/23/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/28/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
12/30/20	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles

TOTAL 43

MILES 209

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/5/2021

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	12/16/20	Tapper screws 180pcs	7.31	B.A.
	12/16/20	Plastic Epoxy	8.03	B.A.
	12/16/20	Duct Tape	10.33	B.A.
	12/18/20	Black Bulk Marker	1.12	B.A.
	12/18/20	12" Hacksaw	18.37	B.A.
	12/18/20	1/4 Rod Coupling Nut (3)	5.01	B.A.
	12/18/20	Twin Pack Soft Soap	9.83	M.C.
	12/18/20	Swiffer Duster Pads	18.45	M.C.
	12/18/20	Twin Pack Hand Sanitizer	17.24	M.C.
	12/29/20	Toilet Paper 12 rolls	12.62	F.O.
	12/29/20	Paper Towels 6 rolls	14.92	F.O.
			0.00	
		TOTAL	\$123.21	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/28/21	00027	1/14/21	BJ97297 202101 600-53800-60000 CABANA PLAYGROUND	BYO RECREATION, LLC	*	31,494.44	31,494.44 000012
1/28/21	00028	1/14/21	BJ97488 202101 600-53800-60000 PLAYGROUND INSTALLATION	NATIONAL PLAYGROUND CONSTRUCTIONLLC	*	5,997.50	5,997.50 000013
1/28/21	00028	1/14/21	BJ98392 202101 600-53800-60000 ENGINEER DRAWINGS PLAYGRD	NATIONAL PLAYGROUND CONSTRUCTIONLLC	*	800.00	800.00 000014
1/28/21	00028	1/14/21	BJ98393 202101 600-53800-60000 PERMITTING INSTALPLAYGRND	NATIONAL PLAYGROUND CONSTRUCTIONLLC	*	1,500.00	1,500.00 000015
TOTAL FOR BANK D						39,791.94	
TOTAL FOR REGISTER						39,791.94	



BYO Recreation , LLC
 405 Golfway West Dr
 Suite 302
 St. Augustine , FL 32095
 Phone : 1-800-853-5316
 Fax: 904-808-8529
 www.byoplayground.com

Invoice

Date	Invoice #
1/14/2021	BJ97297

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Ridgewood Trails CDD Christopher Hall 3813 Great Falls Loop Middleburg, FL 32068 US

Rep	P.O. Number	Terms	Sales Order #	Due Date
JWI		Credit Card	BJ97297	1/14/2021

Quantity	Item Code	Description	Unit Price	Amount
1	CUSTOM-4IS569...	Cabana Bay w/ 4 Post Integrated Shade The Cabana Bay structure consists of the following fun filled play components: Sliding Activities (2): Double Super Sonic Slide Super Sonic Slide Climbing Activities (5): Strataclimb Wall w/ Climb Hybrid Straight Overhead Funnel Chunnel Climbing Link Surge Climber Loop Arch Climber Sensory & Dramatic Play (2): Play Wheel Bongos The Cabana Bay Structure Features: - Commercial grade components specifically engineered to resist corrosion, fading and mildew. - Designed in compliance with public playground safety standards (ASTM & CPSC). - Meets ADA guidelines and allow inclusive play for all children. - Hundreds of color combinations available to turn any playground into a stimulating play environment.	40,739.00	40,739.00T
1	7002-UP	Double Bay Bipod Swing Set w/4 strap seats - Blue	1,865.00	1,865.00T

Please make all checks payable to B.Y.O. Recreation

Thank you for your business!

Subtotal
Sales Tax (0.0%)
Total
Payments/Credits
Balance Due

32.600.538.6000

See page 4 for total amt.



BYO Recreation , LLC
 405 Golfway West Dr
 Suite 302
 St. Augustine , FL 32095
 Phone : 1-800-853-5316
 Fax: 904-808-8529
 www.byoplayground.com

Invoice

Date	Invoice #
1/14/2021	BJ97297

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Ridgewood Trails CDD Christopher Hall 3813 Great Falls Loop Middleburg, FL 32068 US

Rep	P.O. Number	Terms	Sales Order #	Due Date
JWI		Credit Card	BJ97297	1/14/2021

Quantity	Item Code	Description	Unit Price	Amount
		yokes The Bipod Swings feature a 8' high frame with 2-3/8" galvanized pipe top rail and 2-3/8" diameter legs. Choose from Powder coated blue (BLU) or green (GRN) yoke connectors. Choose from Straps or Tot Seats (or a combination of both if a Two Bay) both include the necessary swing hangers, chain and factory-closed S-hooks. Use Zone Information : One Bay w/ Strap Seats: 25' x 32' One Bay w/ Tot Seats: 25' x 24' Two Bay w/ 4 Strap Seats: 37' x 32' Two Bay w/ 2 Strap Seat & 2 Tot Seats: 37' x 32' Two Bay w/ 4 Tot Seats: 37' x 24' Warranty Information : 5 Year Warranty on Metal Parts & Ground Mount Metals Parts.		

Please make all checks payable to B.Y.O. Recreation

Thank you for your business!

CP

Subtotal
Sales Tax (0.0%)
Total
Payments/Credits
Balance Due



BYO Recreation , LLC
 405 Golfway West Dr
 Suite 302
 St. Augustine , FL 32095
 Phone : 1-800-853-5316
 Fax: 904-808-8529
 www.byoplayground.com

Invoice

Date	Invoice #
1/14/2021	BJ97297

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Ridgewood Trails CDD Christopher Hall 3813 Great Falls Loop Middleburg, FL 32068 US

Rep	P.O. Number	Terms	Sales Order #	Due Date
JWI		Credit Card	BJ97297	1/14/2021

Quantity	Item Code	Description	Unit Price	Amount
49	BYO-510Z	10 Year Warranty on Upright Posts Wood Playground Mulch	25.74	1,261.26T
54	APS-2003	<p>IPEMA certified to meet ASTM, CPSC, and ADA playground surfacing standards. Engineered wood fiber (EWF) playground safety surfacing is manufactured from natural fibers, and is designed to reduce injuries on playgrounds, and provide a stable, resilient surface for trails. It is a 100% natural product and contains no chemicals or artificial ingredients. Fresh wood is utilized than cannot be made into lumber. Environmentally safe. Meets non-flammability standards.</p> <p>Playground Border with Surfacing Guide</p> <p>Playground Border with Surfacing Guide - 4ft x 12in - Black</p> <p>These plastic landscape timbers surround your playground area with a no-maintenance alternative to wood and help keep playground surfacing in place. They feature a newer, more symmetrical design on the front and a surfacing guide on the middle of the back. The guides mark at 1" - 7" on the 8" borders and at 1" - 11" on the 12" borders, which allows you to easily inspect your surfacing depth and ensure adequate surfacing. Made from 100% plastic. Includes spike.</p>	39.00	2,106.00T

Please make all checks payable to B.Y.O. Recreation

Thank you for your business!

Subtotal
Sales Tax (0.0%)
Total
Payments/Credits
Balance Due



BYO Recreation , LLC
 405 Golfway West Dr
 Suite 302
 St. Augustine , FL 32095
 Phone : 1-800-853-5316
 Fax: 904-808-8529
 www.byoplayground.com

Invoice

Date	Invoice #
1/14/2021	BJ97297

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Ridgewood Trails CDD Christopher Hall 3813 Great Falls Loop Middleburg, FL 32068 US

Rep	P.O. Number	Terms	Sales Order #	Due Date
JWI		Credit Card	BJ97297	1/14/2021

Quantity	Item Code	Description	Unit Price	Amount
1	APS-2005	ADA / Wheelchair Accessible Half Ramp	553.00	553.00T
1	Duraliner	ADA / Wheelchair Accessible Half Ramp Duraliner	190.00	190.00T
1	CUSTOM-SDYTD...	1,500 square feet per roll Seasonal Discount	-3,600.00	-3,600.00T
1	DISCOUNT	Seasonal Discount For Purchase On Or Before 11/20/20(Signed Documents)	-15,480.82	-15,480.82T
1	FREIGHT-SERVICE	Overall discount for the entire order Shipping	3,861.00	3,861.00T

Please make all checks payable to B.Y.O. Recreation

Thank you for your business!

Subtotal	\$31,494.44
Sales Tax (0.0%)	\$0.00
Total	\$31,494.44
Payments/Credits	\$0.00
Balance Due	\$31,494.44

National Playground Construction, LLC

St. Augustine, FL 32095
Ste 302

Invoice

Date	Invoice #
1/14/2021	BJ97488

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Ridgewood Trails CDD Christopher Hall 3813 Great Falls Loop Middleburg, FL 32068 US

S.O. No.	P.O. No.	Terms	Rep	Project
BJ97297		Net 15	JWI	97488

Item	Description	Order...	Prev. Inv...	Backor...	Invoiced	U/M	Rate	Amount
Installation	<p>Professional Certified Installation</p> <p>Certified installation by professional playground installers. Price includes coordinating deliveries and unloading large equipment at the delivery address listed on this proposal/purchase order.</p> <p>Comment: Installation for NPC Quote #97297</p> <p>This installation quote covers the following items:</p> <ul style="list-style-type: none"> - Wood Playground Mulch (BYO-510Z) - Playground Border with Surfacing Guide (APS-2003) - ADA / Wheelchair Accessible Half Ramp (APS-2005) - Duraliner (duraliner) - Seasonal Discount (CUSTOM-SDYTD003-000820) - Double Bay Bipod Swing Set w/4 strap seats - Blue yokes (7002-UP) - Cabana Bay w/ 4 Post Integrated Shade (CUSTOM-4IS5695-PP) - 50% deposit due now. 50% due upon completion. 	1	0		1		11,995.00	11,995.00
						Total	\$11,995.00	
						50% deposit due:	\$5,997.50	
						Balance Due	\$5,997.50	

CR 28

(D) 32,600,538.600

National Playground Construction, LLC

RECEIVED

Invoice

St. Augustine, FL 32095
Ste 302

JAN 15 2021

Date	Invoice #
1/14/2021	BJ98392

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Riverside Management Services Christopher Hall 1667 Azalea Ridge Blvd. Middleburg, FL 32 Middleburg, FL 32068 US

S.O. No.	P.O. No.	Terms	Rep	Project
98392		Net 15	JWI	98392

Item	Description	Order...	Prev. Inv...	Backor...	Invoiced	U/M	Rate	Amount
DRAWING...	Engineered Drawings - P&P Playground Structure	1	0	0	1		800.00	800.00

26
D 32.600.538.600
CR

National Playground Construction, LLC

St. Augustine, FL 32095
Ste 302

RECEIVED
JAN 15 2021

Invoice

Date	Invoice #
1/14/2021	BJ98393

Bill To
Ridgewood Trails CDD Christopher Hall 475 West Town Place, Suite 114 St. Augustine, FL 32092 US

Ship To
Riverside Management Services Christopher Hall 1667 Azalea Ridge Blvd. Middleburg, FL 32 Middleburg, FL 32068 US

S.O. No.	P.O. No.	Terms	Rep	Project
98393		Net 15	JWI	98393

Item	Description	Order...	Prev. Inv...	Backor...	Invoiced	U/M	Rate	Amount
Permit	Permitting Permitting required for installation of playground equipment, shades, shelters, etc.	1	0	0	1		1,500.00	1,500.00

28
D 32.600 538.600