

*Ridgewood Trails  
Community Development District*

*May 5, 2021*

## *AGENDA*

# **Ridgewood Trails Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

---

April 28, 2021

Board of Supervisors  
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, May 5, 2021 at 6:00 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. Consideration of Conveyance of Improvements (*Presenter: Katie Buchanan*)
- IV. Consideration of Proposals: (*Presenter: Melissa Brown*)
  - A. Fitness Room Flooring
  - B. Patio Tables
  - C. Vinyl Fence Proposal
- V. Consideration of Proposal from Riverside Management Services, LLC for Fiscal Year 2022
- VI. Consideration of Resolution 2021-04, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date to Adopt (*Presenter: Ernesto Torres*)
- VII. Staff Reports
  - A. Attorney

- B. Engineer – Update on Pond Erosion Near 3812 Great Falls Loop
- C. Manager – Report on the Number of Registered Voters (1,162)
- D. Operation Manager – Report
- E. Amenity Manager

VIII. Supervisor's Requests and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the March 3, 2021 Meeting
- B. Balance Sheet & Income Statement
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Consideration of Security Upgrades (*Presenter: Melissa Brown*) (closed to the public per Florida Statute)\*

XI. Next Meeting Scheduled for: 07/07/21 @ 1:30 p.m. at the Azalea Ridge Amenity Center

XII. 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*



03.08.2021





03.08.2021





03.08.2021





03.08.2021





03.08.2021





03.08.2021





03.08.2021

## *FOURTH ORDER OF BUSINESS*

*A.*



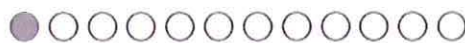


GREATMATS



## Plyometric Rubber Gym Roll 3/8 Inch Per SF

[Shop by all Rubber Flooring](#)



Home & Commercial Plyometric Rubber Gym 4ft Wide Flooring Roll  
3/8in



- Cushion athletic flooring
- Easy roll out 4 ft wide rolls
- Tape or glue down installation
- [See More Details](#)

**\$1.82/sf** (You Save 20%)



Greatmats Rolled Rubber 0.25-in x 48-in x 120-in  
Black Rubber Sheet Multipurpose Flooring

**\$95.09**

Item #: 609936 | Model #: RRA14C410BL

★★★★☆ (18)

## Options

Manufacturer Color/Finish





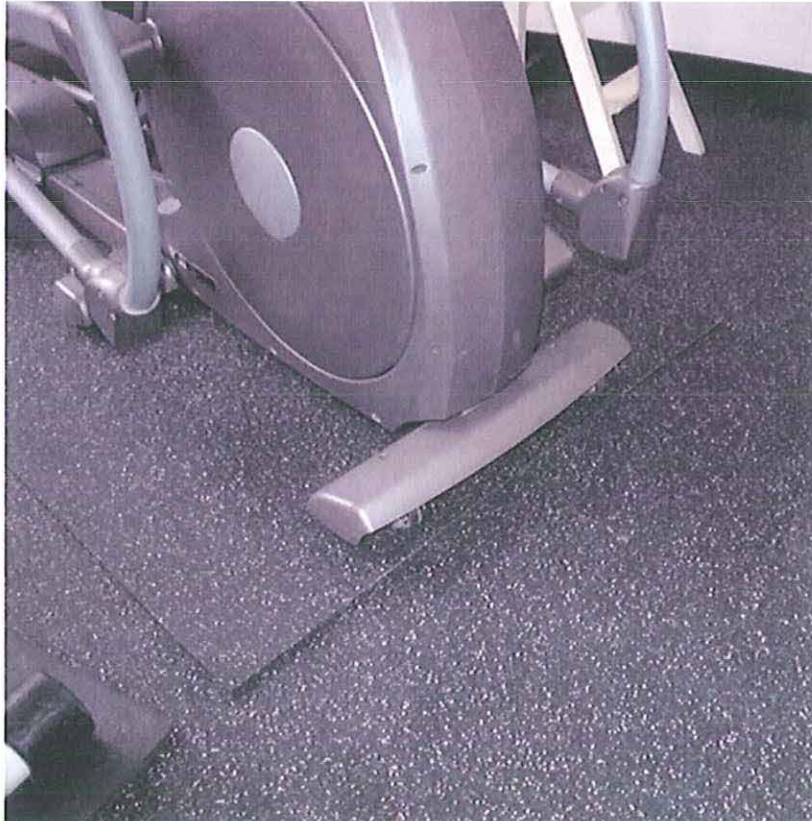


GREATMATS



## Rubber Flooring Rolls 3/8 Inch Regrind Confetti Per SF

[Shop by all Rubber Flooring Rolls](#)



Gym Rubber Flooring Rolls 3/8 Inch Regrind Confetti



Made in USA

- Economical rubber roll option
- 3/8 inch thickness
- 10% color with various colors in the mix
- [See More Details](#)

**\$1.67/sf** (You ~~Save 20%~~)



*B.*

Visit the PHI VILLA Store

★★★★★ 67

PHI VILLA 37 Inch Outdoor Dining Table Metal Steel Slat  
Patio with 1.57" Umbrella Hole, Brown



1/7

\$ 159<sup>99</sup>

FREE delivery: **May 6 - 13**

📍 Deliver to Samuel - St Augustine 32086

In stock.

Usually ships within 3 to 4 days.

Qty: 1 ▼

Visit the MFSTUDIO Store

★★★★★ 25

MFSTUDIO Metal Steel Slat Patio Metal 37 inch Dining Table  
Steel Slat Bistro Large Square with 1.57" Umbrella Hole -  
Brown



1/7

\$ 149<sup>99</sup>

FREE delivery: May 3 - 6

Fastest delivery: April 29 - May 4



Rio Brands 40 Inch Sienna Round Patio Table With Tempered Glass Top (Chocolate Brown)



[VIEW IN YOUR ROOM](#)

**Color:** Brown

Assembly options:  
**Without expert assembly**



\$ 129<sup>99</sup>

*C.*





1702 Lindsey Rd  
Jacksonville, Fl. 32221  
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

## Ridge Wood Trails CDD

Attn: Tom-Management  
4 15 21  
Re: fence installation

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >supply and install up to 45 lin ft of new 6ft tall white vinyl fence along cherry lake lane to match the exiting fence as close as possible in location per management
- >includes new pressure treated post with vinyl sleeves -new post to have concrete poured around the base of the post
- >includes 2 new matching 48'' gates with hardware
- >clean up job site

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply)  
This proposal may be withdrawn at any time.

Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.  
Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.

**Total Price \$4,860.00**

Proposal Signed by \_\_\_\_\_ Printed Name \_\_\_\_\_  
Thank you for your consideration  
Scott Haines  
C 904.402.6561



# Fence Proposal

Date: 4/12/2021

TO: Tom Chewing  
JOB: Azalea Ridge  
PHONE: 904-671-4204

Armstrong Fence Co a leader in perimeter security throughout the Southeastern United States intends to submit a bid for subject project.

## Pvc Fence Proposal to include the following:

1. Provide and Install (43ft) of 6' tall white pvc fence
    - post to be 5"x5"x102"
    - rails to be 1-1/2" x 5-1/2"
    - post to have flat cap
    - panels to be full privacy tongue and groove
  2. Provide and Install (1) 10ft wide by 6ft high vehicle gate
    - gate to be made with aluminum internal frame with same style vinyl on outside
    - gate post to have aluminum inserts for strength
    - all post to have 3500psi concrete footer
- \*\* Vinyl to come from Homeland Pvc company made in USA \*\*\*

This quote is only good until

May 12, 2021

TOTAL FOR COMPLETE PROJECT:

**\$2,538.00**

\*includes all taxes and fees

Accepted By \_\_\_\_\_

\_\_\_\_\_  
Date

SUBMITTED BY: Andrew Williamson

Armstrong Fence Co. 3226 Talleyrand Ave  
Jacksonville, FL 32206 Phone: 904-612-1276  
Fax: 904-356-2332





## Next Level Painting

45379 American Dream Drive  
Callahan, FL 32011  
(904) 610-5428  
nextlevelpaintingpros@gmail.com

INVOICE

INV0157

DATE

Apr 26, 2021

DUE

On Receipt

BALANCE DUE

USD \$3,960.00

### BILL TO

### Azalea Ridge Community Center

Maria  
4200 Pine Ridge Parkway  
Middleburg, FL 32068  
Prmgr@riversidemgtsvc.com

DESCRIPTION	RATE	QTY	AMOUNT
White Vinyl Fencing 6 & 8FT Pricing	\$3,960.00	1	\$3,960.00*
6FT-			
48FT WHITE VINYL FENCE.	\$1,680.00		
(1) DOUBLE GATE.	\$1,500.00		
TOTAL.	\$3,180.00		
8FT-			
48FT WHITE VINYL FENCE.	\$2,160.00		
(1) DOUBLE GATE.	\$1,800.00		
TOTAL.	\$3,960.00		

\* Indicates non-taxable line item

SUBTOTAL	\$3,960.00
TAX (0%)	\$0.00
TOTAL	\$3,960.00
BALANCE DUE	USD \$3,960.00

50% of the total invoice is due upon acceptance. The remaining 50% is due upon completion of the job.

No Exceptions!!!

You must sign your estimate or send email confirmation before we start your project. If we start your job without having a signed copy of your invoice or without email confirmation, that's your implied acceptance of this invoice and you are agreeing to pay the full amount of this invoice/estimate.

All credit card, payment apps and other outside payment processing sources will require a 3.5% processing fee.



## *FIFTH ORDER OF BUSINESS*

# RIVERSIDE MANAGEMENT SERVICES, INC.

9655 Florida Mining Boulevard West -- Building 300 -- Suite 305 -- Jacksonville, Florida - 32257

April 23, 2021

Ernesto Torres  
Ridgewood Trails Community Development District  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

Re: FY2021 Facility Manager, Field Operations Management, Pool Service, Janitorial,  
and Lifeguard's.

Dear Ernesto:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Ridgewood Trails Community Development District:

<u>Services</u>	<u>FY2021 Budget</u>	<u>FY2021 Fees</u>	<u>FY2022 Proposed Fees</u>
Facility Manager	\$60,000	\$60,000	\$60,000
Operations Manager	\$21,855	\$21,855	\$22,948
Pool Service (Pools-2)	\$15,910	\$15,910	\$15,910
Janitorial Service (Facilities - 2)	\$9,984	\$9,984	\$9,984
Lifeguard Services (937.5 hrs)	\$15,000	\$15,000	\$16,172

The proposed fees will remain static for Facility Manager, Pool Service and Janitorial Service, but we are asking for a cost of living increase for the Operations Manager. The amounts for Lifeguards Services reflect a \$1.25 per hour to offset the impact of the mandated minimum wage increase of \$1.00 plus taxes, insurance and cost of living increase. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in cost to operate in these unprecedented times. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

*Richard M. Whetsel*

Rich Whetsel  
President

## *SIXTH ORDER OF BUSINESS*



**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Ridgewood Trails Community Development District ("**District**") prior to June 15, 2021, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2021

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF MAY, 2021.**

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Proposed Budget  
Fiscal Year 2022***

***Ridgewood Trails Community  
Development District***

***May 5, 2021***





**Ridgewood Trails**  
**Community Development District**

**TABLE OF CONTENTS**

**General Fund**

Budget	Page 1-2
Narrative	Page 3 - 9

**Debt Service Fund**

Budget - Series 2007A	Page 10
Amortization Schedule - 2007A	Page 11

**Capital Reserves**

Budget	Page 12
--------	---------

# Ridgewood Trails

Community Development District

## General Fund

Description	Adopted Budget FY2021	Actual thru 3/31/2021	Projected Next 6 Months	Total Projected thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments	\$419,989	\$413,758	\$6,231	\$419,989	\$419,989
Interest Earned/Misc.	\$5,000	\$130	\$78	\$208	\$200
Rental Revenue	\$0	\$325	\$500	\$825	\$500
Carryforward Surplus	\$95,242	\$0	\$57,077	\$57,077	\$112,287
<b>Total Revenues</b>	<b>\$520,231</b>	<b>\$414,214</b>	<b>\$63,885</b>	<b>\$478,099</b>	<b>\$532,976</b>

### Expenditures

#### Administrative

Supervisor Fees	\$12,000	\$2,800	\$3,000	\$5,800	\$12,000
FICA Expense	\$918	\$214	\$230	\$444	\$918
Engineering	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Roll	\$5,260	\$5,260	\$0	\$5,260	\$5,260
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$1,000	\$500	\$500	\$1,000	\$1,000
<sup>(1)</sup> Attorney	\$12,000	\$1,752	\$7,249	\$9,000	\$12,000
Annual Audit	\$3,400	\$0	\$3,300	\$3,300	\$3,400
Trustee	\$4,500	\$1,129	\$3,388	\$4,517	\$4,520
Management Fees	\$41,000	\$20,500	\$20,500	\$41,000	\$43,500
Information Technology	\$0	\$0	\$0	\$0	\$1,800
Website Maintenance	\$0	\$0	\$0	\$0	\$1,200
Telephone	\$100	\$35	\$65	\$100	\$100
Postage	\$800	\$422	\$378	\$800	\$800
Printing & Binding	\$1,500	\$347	\$753	\$1,100	\$1,500
Insurance	\$6,928	\$6,613	\$0	\$6,613	\$6,928
Legal Advertising	\$3,400	\$49	\$1,600	\$1,649	\$3,400
Other Current Charges	\$1,800	\$465	\$420	\$885	\$1,800
Office Supplies	\$250	\$34	\$216	\$250	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Meeting Room Rental	\$600	\$0	\$150	\$150	\$600
Records Storage	\$250	\$0	\$0	\$0	\$0
<b>Administrative Expenses</b>	<b>\$101,481</b>	<b>\$40,296</b>	<b>\$42,348</b>	<b>\$82,643</b>	<b>\$106,751</b>

<sup>(1)</sup> Incorporates 4% annual increase to hourly rate since last rate adjustment.

#### Amenity Center

Insurance	\$15,478	\$15,477	\$0	\$15,477	\$17,025
Facility Manager	\$60,000	\$30,000	\$30,000	\$60,000	\$60,000
General Facility Maintenance	\$10,000	\$4,917	\$4,920	\$9,837	\$10,000
Repair and Replacements	\$6,284	\$3,855	\$3,858	\$7,713	\$8,000
Lifeguards	\$15,000	\$175	\$11,000	\$11,175	\$16,172
Pool Maintenance	\$15,910	\$7,955	\$7,955	\$15,910	\$15,910
Pool Chemicals	\$12,640	\$3,600	\$5,040	\$8,640	\$12,640
Other Current Charges	\$1,000	\$0	\$500	\$500	\$1,000
Water & Sewer	\$13,500	\$4,340	\$4,398	\$8,738	\$13,500
Electric	\$12,000	\$6,535	\$6,534	\$13,069	\$13,800
Internet/Cable	\$4,560	\$2,147	\$2,430	\$4,577	\$4,600
Janitorial	\$9,984	\$4,990	\$4,992	\$9,982	\$9,984
Janitorial Supplies	\$1,500	\$849	\$744	\$1,593	\$1,600
Security	\$19,000	\$6,580	\$10,420	\$17,000	\$19,000
Refuse Service	\$3,000	\$0	\$0	\$0	\$3,000
Special Events	\$6,300	\$4,600	\$1,700	\$6,300	\$6,300
Pool Permit	\$375	\$0	\$382	\$382	\$382
Pest Control	\$1,000	\$455	\$270	\$725	\$1,000
Capital Reserve	\$35,000	\$35,000	\$0	\$35,000	\$35,000
<b>Amenity Center Expenses</b>	<b>\$242,531</b>	<b>\$131,475</b>	<b>\$95,143</b>	<b>\$226,618</b>	<b>\$248,913</b>

# Ridgewood Trails

Community Development District

General Fund

	Adopted	Actual	Projected Next	Total Projected	Proposed
Description	Budget FY2021	thru 3/31/2021	6 Months	thru 9/30/21	Budget FY2022
<i>Grounds Maintenance</i>					
Operations Management	\$21,855	\$10,928	\$10,928	\$21,855	\$22,948
Access Cards	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Electric	\$8,000	\$2,855	\$4,020	\$6,875	\$8,000
Water	\$8,300	\$2,449	\$3,900	\$6,349	\$8,300
Repairs & Maintenance	\$17,000	\$6,860	\$6,858	\$13,718	\$17,000
Landscape Maintenance	\$102,000	\$50,639	\$50,339	\$100,977	\$102,000
Landscape Contingency	\$10,000	\$358	\$9,642	\$10,000	\$10,000
Lake Maintenance	\$8,064	\$4,032	\$4,032	\$8,064	\$8,064
Grounds Maintenance Expenses	\$176,219	\$78,120	\$90,718	\$168,838	\$177,312
Total Expenses	\$520,231	\$249,891	\$228,208	\$478,099	\$532,976
Total Other	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES / (EXPENDITURES)	\$0	\$164,323	(\$164,323)	\$0	\$0
Product Type	Units	ERU's	Gross Per Unit	Total Gross Assessment	
50'	470	333.7	\$ 605.65	\$ 284,656	
60'	221	190.06	\$ 733.61	\$ 162,128	
70'	0	0	\$ -	\$ -	
	691	523.76		\$ 446,783.31	
			Gross Assessment		\$ 446,783
			Less: Discounts and Collections (6%)		\$ (26,794)
			Net Assessments		\$ 419,989



# **Ridgewood Trails**

## **Community Development District**

GENERAL FUND BUDGET  
Fiscal Year 2022

### **REVENUES:**

#### Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

#### Interest Income/Miscellaneous Income

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year. This line includes miscellaneous deposits for the district.

#### Rental Revenue

Income received from residents for rental of clubroom or patio.

### **EXPENDITURES:**

#### **Administrative:**

##### Supervisor Fees/FICA Expense

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year plus associated payroll taxes.

##### Engineering

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

##### Assessment Roll

GMS, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

##### Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2007A/B Special Assessment Bonds.

##### Dissemination

The Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### Attorney

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

# **Ridgewood Trails**

## **Community Development District**

GENERAL FUND BUDGET  
Fiscal Year 2022

### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent CPA Firm.

### Trustee

The District issued \$11,255,000 Series 2007A/B Special Assessment Bonds are held by a Trustee with US Bank, N.A. The amount of the trustee fee is based on the agreement between US Bank and the District for the Series 2007A/B bonds.

### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### Telephone

This item includes the cost of a telephone and fax machine.

### Postage

This item includes mailing of agenda packages, overnight deliveries, correspondence, etc.

### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

### Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

### Other Current Charges

Bank charges and any other miscellaneous expenses.

# **Ridgewood Trails**

## **Community Development District**

GENERAL FUND BUDGET  
Fiscal Year 2022

### Office Supplies

This item includes the cost of miscellaneous office supplies.

### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

### Meeting Room Rental

This item includes the cost to rent a boardroom for the Ridgewood Trails CDD monthly supervisor meetings. The rental fees are based on the quarterly meetings.

### Amenity Center

#### Insurance

The District's Property Insurance policy is with Egis Insurance & Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies.

#### Facility Manager

The District has contracted with Riverside Management Services to staff the amenity center and manage the day to day operations in accordance with their contract.

#### General Facility Maintenance

Cost of routine repairs and maintenance to the Amenity Center.

#### Repair and Replacements

Represents any unanticipated cost associated with the operation and maintenance of the Districts Amenity Center such as replacing or repairing broken or worn out things around the facility such as broken gates, doors, holes in wall, painting etc.

#### Lifeguards

The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.

#### Pool Maintenance

The District has contracted with Riverside Management Services, Inc. to provide pool maintenance services three (3) days a week. Services include vacuuming, skimming tiles, brushing tiles, pool and equipment inspections, cleaning of filters and any necessary emergency calls.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
RMS	Pool Maintenance	\$ 1,326	\$ 15,910
Total		\$ 1,326	\$ 15,910



# Ridgewood Trails Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2022

## Pool Chemicals

Represents the estimated cost for chemicals utilized for the swimming pool at the Amenity Center for services provided by RMS. Also covers the cost for chemicals for the new pool for services provided by Poolsure.

Vendor	Description	Monthly	Annually
Poolsure	Pool Chemicals	\$ 720	\$ 8,640
RMS	Pool Chemicals	\$ 333	\$ 4,000
Total		\$ 1,053	\$ 12,640

## Other Current Charges

Any unanticipated costs for the Amenity Center.

## Water and Sewer

This includes the cost of water and sewer for the Amenity Center provided by Clay County Utility Authority.

Account #	Address	Monthly	Annually
00564735	1667 AZALEA RIDGE BLVD AMENITY CENTER	\$ 500	\$ 6,000
00517174	1667 AZALEA RIDGE BLVD AMENITY CENTER	\$ 96	\$ 1,152
00517175	1667 AZALEA RIDGE BLVD IRRIGATION	\$ 130	\$ 1,560
00517176	1667 AZALEA RIDGE BLVD RECLAIMED		
	IRRIGATION	\$ 350	\$ 4,200
	Contingency	\$ 49	\$ 588
Total Amenity Water		\$ 1,125	\$ 13,500

## Electric

The item includes the cost of electricity for the Amenity Center Clay Electric Cooperative Inc.

Account #	Address	Monthly	Annually
8874493	1667 AZALEA RIDGE BLVD	\$ 1,090	\$ 13,080
	Contingency	\$ 60	\$ 720
Total Amenity Electric		\$ 1,150	\$ 13,800

## Internet/Cable

The District has accounts with Comcast to provide cable television services for the Amenity Center.

## Janitorial

The District has contracted with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center. The services are 3 days per week and include sweeping and mopping floors if necessary, clean sinks, mirrors, fixtures, toilets and urinals, cleaning interior windows, baseboards, clean fitness equipment, remove trash and replace liners, clean pool deck.

# Ridgewood Trails

## Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2022

Vendor	Description	Monthly	Annually
RMS	Janitorial	\$ 832	\$ 9,984
Total		\$ 832	\$ 9,984

### Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

### Security

Cost of security services provided by Clay County Sheriff's office which includes officer pay, employment and scheduling fees, and cost of Access Card Service plan provided by Alpha Dog Audio Video Security.

Vendor	Monthly	Annually
CCSO - officers and fees	\$ 1,448	\$ 17,380
Alpha Dog - Access Plan	\$ -	\$ 1,620
Total	\$ 1,448	\$ 19,000

### Refuse Service

This item includes the cost of garbage disposal for the District.

### Special Events

This item represents the estimated cost to host any special events for the community throughout the Fiscal Year.

### Pool Permit

Represents Permit Fees paid to the Florida Department of Health for the swimming pool permits.

### Pest Control

Annual service for pool bathrooms and fitness room. Services provided by Florida Pest Control.

### Capital Outlay

Represents any new project or minor project enhancement the District approves. Typically limited to one project per year.

### Capital Reserve

Funding for new recreation projects.

### Grounds Maintenance:

#### Operations Management

The District is currently contracted with Riverside Management Services, Inc. to oversee the day to day operations of the Grounds in the CDD.

# Ridgewood Trails

## Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2022

### Access Cards

Represents the anticipated cost of access cards to the District's Amenity Center.

### Electric

The item includes the cost of electricity for the common area at Ridgewood Trails provided by Clay Electric Cooperative Inc.

Account #	Address	Monthly	Annually
9065441	1799 AZALEA RIDGE BLVD NE CORNER SIGN	\$ 35	\$ 420
9011950	4214 WARM SPRINGS WAY SIGN LIGHTS IRRIG	\$ 38	\$ 458
9047502	1595 AZALEA RIDGE BLVD POND FOUNTAIN	\$ 270	\$ 3,244
9047503	1560 AZALEA RIDGE BLVD POND FOUNTAIN	\$ 205	\$ 2,460
	Contingency	\$ 118	\$ 1,418
Total Common Area Electric		\$ 667	\$ 8,000

### Water

This includes the cost of water for the common area at Ridgewood Trails provided by Clay County Utility Authority.

Account #	Address	Monthly	Annually
00569294	1799-2 AZALEA RIDGE BLVD IRRIGATION	\$ 60	\$ 720
00560605	4214 WARM SPRINGS WAY	\$ 61	\$ 734
00579216	4458 WARM SPRINGS WAY	\$ 56	\$ 668
00579217	4355 WARM SPRINGS WAY	\$ 46	\$ 549
00579219	4268 WARM SPRINGS WAY	\$ 78	\$ 936
00567767	4164 FISHING CREEK LANE RECLAIMED	\$ 30	\$ 360
00567766	4166 GREEN RIVER PLACE RECLAIMED	\$ 30	\$ 360
00567764	1610 AZALEA RIDGE BLVD RECLAIMED	\$ 26	\$ 312
00567762	1601 AZALEA RIDGE ROAD RECLAIMED	\$ 26	\$ 312
00567760	3891 BRONCO ROAD RECLAIMED	\$ 35	\$ 420
00567759	4217 PACKER MEADOW WAY RECLAIMED	\$ 28	\$ 336
	Contingency	\$ 216	\$ 2,593
Total Reclaim Water		\$ 692	\$ 8,300

### Repairs and Maintenance

Represents the costs associated with any miscellaneous maintenance of the District.

# Ridgewood Trails

## Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

### Landscape Maintenance

The District cost to provide landscaping services to all the common areas within the District.

<b>Vendor</b>	<b>Monthly</b>	<b>Annually</b>
Tree Amigos Outdoor Service	\$ 5,949	\$ 71,388
Add'l Contract Azalea Ridge II	\$ 2,441	\$ 29,289
Contingency	\$ 110	\$ 1,323
<b>Total</b>	<b>\$ 8,500</b>	<b>\$ 102,000</b>

### Landscape Contingency

Other landscaping maintenance cost such as sod replacement, irrigation and tree maintenance.

### Lake Maintenance

The District cost to provide monthly water management services to all the lakes throughout the District.

<b>Vendor</b>	<b>Monthly</b>	<b>Annually</b>
The Lake Doctors Inc	\$ 672	\$ 8,064
<b>Total</b>	<b>\$ 672</b>	<b>\$ 8,064</b>



# Ridgewood Trails

Community Development District

## Debt Service Fund

Series 2007A

Description	Adopted Budget FY2021	Actual thru 3/31/2021	Projected Next 6 Months	Total Projected thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Assessments	\$13,359	\$13,161	\$198	\$13,359	\$13,359
Interest Earned	\$100	\$1	\$1	\$1	\$1
Carry Forward Surplus	\$4,187	\$4,210	\$0	\$4,210	\$4,378
<b>Total Revenues</b>	<b>\$17,646</b>	<b>\$17,372</b>	<b>\$199</b>	<b>\$17,571</b>	<b>\$17,738</b>
<b><u>Expenditures</u></b>					
Interest 11/1	\$4,096	\$4,096	\$0	\$4,096	\$3,955
Interest 5/1	\$4,096	\$0	\$4,096	\$4,096	\$3,955
Principal 5/1	\$5,000	\$0	\$5,000	\$5,000	\$5,000
<b>Total Expenditures</b>	<b>\$13,193</b>	<b>\$4,096</b>	<b>\$9,096</b>	<b>\$13,193</b>	<b>\$12,910</b>
<b><u>Other Sources/(Uses)</u></b>					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES/ (EXPENDITURES)</b>	<b>\$4,454</b>	<b>\$13,275</b>	<b>(\$8,897)</b>	<b>\$4,378</b>	<b>\$4,828</b>

11/1/22 Interest \$3,814

# Ridgewood Trails

Community Development District

## Amortization Schedule

Series 2007A, Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 140,000	5.65%	\$ -	\$ 3,955.00	\$ 13,051.25
05/01/22	\$ 140,000	5.65%	\$ 5,000.00	\$ 3,955.00	
11/01/22	\$ 135,000	5.65%	\$ -	\$ 3,813.75	\$ 12,768.75
05/01/23	\$ 135,000	5.65%	\$ 5,000.00	\$ 3,813.75	
11/01/23	\$ 130,000	5.65%	\$ -	\$ 3,672.50	\$ 12,486.25
05/01/24	\$ 130,000	5.65%	\$ 5,000.00	\$ 3,672.50	
11/01/24	\$ 125,000	5.65%	\$ -	\$ 3,531.25	\$ 12,203.75
05/01/25	\$ 125,000	5.65%	\$ 5,000.00	\$ 3,531.25	
11/01/25	\$ 120,000	5.65%	\$ -	\$ 3,390.00	\$ 11,921.25
05/01/26	\$ 120,000	5.65%	\$ 5,000.00	\$ 3,390.00	
11/01/26	\$ 115,000	5.65%	\$ -	\$ 3,248.75	\$ 11,638.75
05/01/27	\$ 115,000	5.65%	\$ 5,000.00	\$ 3,248.75	
11/01/27	\$ 110,000	5.65%	\$ -	\$ 3,107.50	\$ 11,356.25
05/01/28	\$ 110,000	5.65%	\$ 5,000.00	\$ 3,107.50	
11/01/28	\$ 105,000	5.65%	\$ -	\$ 2,966.25	\$ 11,073.75
05/01/29	\$ 105,000	5.65%	\$ 10,000.00	\$ 2,966.25	
11/01/29	\$ 95,000	5.65%	\$ -	\$ 2,683.75	\$ 15,650.00
05/01/30	\$ 95,000	5.65%	\$ 10,000.00	\$ 2,683.75	
11/01/30	\$ 85,000	5.65%	\$ -	\$ 2,401.25	\$ 15,085.00
05/01/31	\$ 85,000	5.65%	\$ 10,000.00	\$ 2,401.25	
11/01/31	\$ 75,000	5.65%	\$ -	\$ 2,118.75	\$ 14,520.00
05/01/32	\$ 75,000	5.65%	\$ 10,000.00	\$ 2,118.75	
11/01/32	\$ 65,000	5.65%	\$ -	\$ 1,836.25	\$ 13,955.00
05/01/33	\$ 65,000	5.65%	\$ 10,000.00	\$ 1,836.25	
11/01/33	\$ 55,000	5.65%	\$ -	\$ 1,553.75	\$ 13,390.00
05/01/34	\$ 55,000	5.65%	\$ 10,000.00	\$ 1,553.75	
11/01/34	\$ 45,000	5.65%	\$ -	\$ 1,271.25	\$ 12,825.00
05/01/35	\$ 45,000	5.65%	\$ 10,000.00	\$ 1,271.25	
11/01/35	\$ 35,000	5.65%	\$ -	\$ 988.75	\$ 12,260.00
05/01/36	\$ 35,000	5.65%	\$ 10,000.00	\$ 988.75	
11/01/36	\$ 25,000	5.65%	\$ -	\$ 706.25	\$ 11,695.00
05/01/37	\$ 25,000	5.65%	\$ 10,000.00	\$ 706.25	
11/01/37	\$ 15,000	5.65%	\$ -	\$ 423.75	\$ 11,130.00
05/01/38	\$ 15,000	5.65%	\$ 15,000.00	\$ 423.75	
					\$ 15,423.75
Total			\$ 145,000.00	\$ 91,530.00	\$ 245,767.50

# Ridgewood Trails

Community Development District

## Capital Reserve

Description	Adopted Budget FY2021	Actual thru 3/31/2021	Projected Next 6 Months	Total Projected thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Capital Reserve -Transfer In	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Interest Earned	\$1,500	\$163	\$84	\$247	\$250
Carry Forward Surplus	\$192,874	\$191,743	\$0	\$191,743	\$173,345
<b>Total Revenues</b>	<b>\$229,374</b>	<b>\$226,906</b>	<b>\$84</b>	<b>\$226,990</b>	<b>\$208,595</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$20,000	\$0	\$0	\$0	\$20,000
Amenity Improvement Project	\$50,000	\$42,922	\$7,078	\$50,000	\$50,000
Other Current Charges	\$650	\$293	\$282	\$575	\$650
Repair & Maintenance	\$0	\$3,070	\$0	\$3,070	\$0
<b>Total Expenditures</b>	<b>\$70,650</b>	<b>\$46,285</b>	<b>\$7,360</b>	<b>\$53,645</b>	<b>\$70,650</b>
<b>EXCESS REVENUES/ (EXPENDITURES)</b>	<b>\$158,724</b>	<b>\$180,621</b>	<b>(\$7,276)</b>	<b>\$173,345</b>	<b>\$137,945</b>

## *SEVENTH ORDER OF BUSINESS*



*C.*



Chris H. Chambliss

Supervisor of Elections  
Clay County, Florida

April 15, 2021

Ridgewood Trails Community Development District  
Attention: Katie S. Buchanan  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

Dear Mrs. Buchanan:

I have queried the number of eligible voters residing within the Ridgewood Trails Community Development District as of April 15, 2021. At this time, there are 1,162 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at [Lynn.Gaver@ClayElections.gov](mailto:Lynn.Gaver@ClayElections.gov).

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

*Thank you,*

*Lynn Gaver, MFCEP*

Clay County Supervisor of Elections Office  
P.O. Box 337 | 500 North Orange Ave.  
Green Cove Springs, FL 32043  
(904) 269-6350 Fax (904) 284-0935

*D.*

# **Ridgewood Trails Community Development District**

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

## **Memorandum**

**Date: May 5, 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: 700

### **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.
- Food Truck Friday (1<sup>st</sup> Friday of every month) has been occurring as well as frequent food trucks throughout the month as well.
- 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 during the mandatory closures.
- Amenity center lights are being inspected monthly and replaced as needed.
- Riverside Management continues to service and clean the pools.



**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.

**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.

**Other Projects:**

- 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.
- Repaired holes in Fitness Center walls.
- Repaired fencing at playground.

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

## *NINTH 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, March 3, 2021 at 1:30 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
Eneida Barnes	Supervisor
William Barnhouse	Supervisor

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel by telephone
Pat Szozda	RMS Operations Manager
Melissa Brown	Amenity Manager
Tom Chewning	RMS

The following is a summary of the actions taken at the March 3, 2021 meeting. An audio 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 1:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion of Capital Reserve Study  
(Presenter: Ernesto Torres)**

Mr. Torres stated I provided an advance copy of the reserve study to the board by email. A few months ago the board wanted to get an idea of how we are doing on our capital reserve fund, not only financially but the equipment around us. When staff provides proposals for things to be repaired or replaced most likely it is coming from the capital reserves. In the year 2021-2022 their

recommendation is exterior painting of the clubhouse and that is based on the year the facility was built and the usage.

**FOURTH ORDER OF BUSINESS****Consideration of Lighting Entry Monuments  
(Presenter: RMS – Pat Szozda)**

Mr. Szozda stated we installed solar lighting at the front because they pulled the meter out there and our only option at this point was solar lighting. Once the meter is back in place, we will get the lighting back in that is required. As far as the other two entrances, Tom and I trimmed the overgrown vegetation and those lights should be much more visible now. In the new phase, we trimmed those bushes, but when they installed the lighting on the Warm Springs side of it, they put it right in front of the bushes. Our plan is to move that lighting next to the monuments so vegetation will have no influence on the lighting.

**FIFTH ORDER OF BUSINESS****Consideration of Azalea Sign to be Added to  
Entry Monuments (Presenter: Pat Szozda)**

Mr. Szozda stated D.R. Horton has a warranty department and we emailed them and I contacted the office directly and that has been forwarded to the proper person. I think we are going in the right direction and the terminology for what we are looking for is decorative floral. They put eight in and there are four other monuments, we just have to find where they came from and who is responsible.

**SIXTH ORDER OF BUSINESS****Update of Playground Installation and Parcel  
Conveyance (Presenter: Pat Szozda & Katie  
Buchanan)**

Mr. Torres stated I have included Marty on the emails that have circulated between staff and D.R. Horton on this particular issue. I think the board should be given an update on the parcel conveyance by district counsel first then we can talk about the playground and possible options to move the project forward. It is now on hold.

Ms. Buchanan stated in early summer last year Horton reached out in connection with conveying the property over that entire plat and at the time we ran it by staff and we indicated that potentially there were problems with the pond bank that would be coming over to the district. Staff is cautious about moving forward with conveyances that aren't in good and working condition. We asked them to go back and look at the pond to see if they needed to make any fixes to it.



Frankly, that conveyance has languished until we realized recently that the former pond and the proposed playground site are part of the same plat and Horton has asked that we move forward with executing the deed, meaning that although I asked them to break the deal apart and just give us the tracts that don't have potentially improvements to be made. When I spoke with Horton they felt like the condition of the pond wasn't really to the pond's construction that it was something that has happened after construction that wasn't Horton's fault. Right now, I don't have the technical capacity to look and make that determination nor do I think does any board member so our suggestion is to have the district's engineer review it, look at the pond and try to come up with a better understanding of what is going on out there. I have looked at pictures and it is not pretty for sure.

Mr. Torres stated because the property ownership is still under D.R. Horton and the playground site the board had selected we could not receive the permit in the CDD's name. Therefore, we are either on hold because it is all or none for them, but that doesn't mean that when we present them with new information that they won't accept our terms. It may mean that we find an alternate site and Pat has previously spoken about the other side of the road that is our property,

Mr. Szozda stated the size is good, it is away from houses. My theory was give them something in the new section and that is what I want to do depending on the holdup. The erosion on the lake is bad and it is D.R. Horton's and it is not an irrigation leak.

Mr. Torres stated we will get our district engineer to inspect the site and give his opinion.

Mr. Genska asked do you see the light at the end of the tunnel? Are we looking at six months or three months or what?

Ms. Buchanan stated I don't have a good prediction on this. Based on my experience with D.R. Horton I do think they make corrections if they think it is something that is their responsibility. I just don't know how they are going to react depending on what the engineer says. I don't think it will be a month I think you are probably looking at a three-month minimum but that is just a wild guess.

Mr. Torres stated we don't meet again until May and maybe we can have a motion that based on the engineer's review and Horton's feedback that they are still unwilling to do a partial release then if we are still in the same position April 1<sup>st</sup>, then maybe give staff approval to go ahead and move the park to the other side.

Mr. Genska stated I recall when we did the bids, we selected the builder there was some kind of year-end discount. How does that affect the pricing if we push it off for two or three months?

Mr. Szozda stated there has been a check issued.

Mr. Torres stated we have paid for the installation, we have to pay for the permitting.

Mr. Szozda stated I have been in touch with Genna and Don Sanders who are the permitting people and operations manager and explained to them our situation. They understand, they have a facility to store the playground, which I don't think is in yet, but they have that ability. They are on hold and understand where we are right now. I think if we keep them abreast of the situation I don't think we are going to have a problem with them.

Ms. Miller asked is it feasible to send out a notice to just that side explaining that there is a possibility you might have to move it. Crossing that street is the issue.

Mr. Szozda stated that was the whole idea.

Ms. Miller stated we might want to give them an idea of why we are putting it across the street. Letting them know we tried and ran into a lot of problems.

Mr. Genska stated it is a delay.

Mr. Torres stated I'm okay with that. What I proposed was to give us until April 1<sup>st</sup> and if we are still in the same position then we can do that.

Mr. Genska stated it is for the residents and it is for the residents on that side, I have no problem asking them.

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor staff was authorized to work with the contractor after April 1, 2021 on moving the park to the new location if we are unable to come to terms with D.R. Horton.
--

Mr. Torres stated I will work with Melissa on the communication.

## **SEVENTH ORDER OF BUSINESS**

### **Appointment of Audit Committee (Presenter: Ernesto Torres)**

Mr. Torres stated each year it is required to have an independent audit conducted for the district and we recommend that the board appoint themselves to serve as the audit committee to select the auditor.

On MOTION by Mr. Genska seconded by Ms. Barnes with all in favor the board members were appointed to serve as the audit committee.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney – E-Verify Memo and Memorandum of Understanding**

Ms. Buchanan stated recently there was a legislative change which required government entities like the CDD to register with the E-Verify System. This is a service which allows an employer to verify the immigration status of its employees. We don't actually have employees, so we won't be doing this, however, we expect to incorporate E-Verify provision requirements in your contracts moving forward. They do not have to be added to any existing contracts.

#### **B. Engineer**

Mr. Torres stated I will contact the engineer and have him inspect the lake and I will forward his findings to the board.

#### **C. Manager – Electronic Conversion**

Mr. Torres stated we would like to have the board use the iPads we will provide at each meeting for the agenda package, rather than preparing them and sending out a hard copy to everyone.

The next meeting is scheduled in May and that is the meeting that we present the proposed budget and that sets the stage to adopt the budget 60 days thereafter. At this time I don't see any reason for an increase, but if there is you will know it in May when we present the budget. I need numbers from Tom if there is going to be an increase in landscaping or lake maintenance and I will need those numbers sometime in April.

Yolanda is busy during the day and has asked the board to excuse her from the 1:30 p.m. meetings. I don't know if that is going to change. She said she is happy to make the 6:00 p.m. meetings, but she has a problem with the 1:30 p.m. meetings. The next meeting is at 6:00 p.m., July's meeting is at 1:30 p.m. and then August or September's meeting is a night meeting. She wanted to know how the board felt about that and she will resign if you would like her to because she can't be here for the 1:30 meetings. The other option is to have all the meetings in the evening.

Mr. Genska stated I think she is a good board member and I would hate to lose her.

Mr. Torres stated let's finish out fiscal year 2021 meeting schedule and in August when we came back with next year's calendar, we will make all meetings at 6:00 p.m. I will call Yolanda on my way home and let her know.

#### **D. Operation Manager's Report**

Mr. Szozda stated Tom Chewning has been the maintenance supervisor for eight years and is training to be an operations manager.

#### **E. Amenity Manager**

Ms. Brown asked how does the board feel about opening the slide for spring break? Usually, the slide would be open the week of spring break then starting Memorial Day then open for the summer. Spring break will be that Saturday and Sunday, the 13<sup>th</sup> and 14<sup>th</sup> and the next Friday, Saturday and Sunday, the 19<sup>th</sup>, 20<sup>th</sup>, and 21<sup>st</sup>. Last season you didn't feel comfortable opening the slide. Are you okay with opening the slide?

Mr. Genska stated I would say yes to the slide with the caveat that only one person up at a time. You can't have five people in line.

Ms. Brown stated have it open with a 6-foot distance between each one.

Mr. Genska asked can we limit the slide to residents only?

Ms. Brown stated when I send out the email saying the slide is open I can say for residents only.

Mr. Barnhouse stated it won't be 100% but it will be a deterrent.

It was the consensus of the board that the slide can be opened with staff sending an email to residents that it is for residents only and the pool is limited to residents and two guests rather than five guests.

Mr. Genska stated as long as we have to have lifeguards in order to open the slide, can we have lifeguards patrolling the pool to make sure people aren't eating or drinking in the pool?

Ms. Brown stated they are trained for all of that. Since I have been here there hasn't been an open season with lifeguards. I do know the head lifeguard is a great kid and he follows the rules on everything and I will speak to him about that.

Mr. Genska stated when I spoke with them before I said you are watching them do it, you need to tell them no and I got the impression that it is not their responsibility. I don't want the lifeguards confronting someone.

Mr. Barnhouse stated we do need lifeguards who are willing to engage somewhat. If it starts to go south then walk away and make a phone call.

Ms. Brown stated I will sit down with Bryce and go over all that stuff. As far as rentals for this building, right now you have a cap of 20 people. Are we okay to go back to our regular rules with a maximum of 30 people, masks required throughout the event, sign-in sheet and waiver?

Mr. Genska stated I don't have a problem with that.

Ms. Brown stated we will go up to 30 people, masks required. I have been approached by residents to purchase tables that will accommodate umbrellas for shade. Staff will obtain proposals for tables with umbrellas and obtain proposals for new flooring in the gym.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Genska stated what I have seen since I have been on the board, operations with RMS. I would like to see consistency in operations. I'm looking at the budget and what we are paying for a fulltime person, but it seems sporadic. I want to know what RMS feels about this and how they are going to address it. I worked with Chris early on, I have worked with Pat then it was Larry now it is Pat. What is RMS's direction for having somebody that is assigned to this development? I want a fulltime person.

Mr. Szozda stated for the interim period I am the person who is going to see the playground through and everything in the near future. After that time period we are trying to work Tom in; Tom has been with the company for eight years, he is not going anywhere. We thought we had the right person with Larry, he just dropped the keys off and didn't say a thing. I'm always in touch with everything but we have had staffing issues. We are dedicated to the community.

Ms. Barnes asked who put in the white vinyl fence? There is the fence then nothing on either side and people drive around the fence.

Mr. Szozda stated the fence might be the county, but I will look into that. That should not be a thoroughfare. We will come up with a solution.



**TENTH ORDER OF BUSINESS**

**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**

On MOTION by Ms. Barnes seconded by Mr. Barnhouse with all in favor the consent agenda items were approved.
---

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from AlphaDog Security (closed to the public per Florida Statute)**

This item tabled to enable staff to obtain additional proposals.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Wednesday, May 5, 2021 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida**

Mr. Torres stated the next meeting will be May 5, 2021 at 6:00 p.m. in the same location.

On MOTION by Ms. Barnes seconded by Mr. Genska with all in favor the meeting adjourned at 2:57 p.m.
---

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

**RIDGEWOOD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**March 31, 2021**

	Governmental Fund Types			Totals
	General	Capital Reserve	Debt Service	(Memorandum Only)
<b><u>ASSETS:</u></b>				
CASH	\$31,881	\$57,161	---	\$89,042
INVESTMENTS - STATE BOARD	\$121,066	---	---	\$121,066
INVESTMENTS - US BANK - GENERAL FUND	\$315,695	---	---	\$315,695
INVESTMENTS - STATE BOARD - CAPITAL RESERVE	---	\$126,530	---	\$126,530
INVESTMENTS				
Reserve A	---	---	\$9,616	\$9,616
Revenue A	---	---	\$13,275	\$13,275
DEPOSITS	\$2,703	---	---	\$2,703
DUE FROM CAPITAL RESERVES	\$1,400	---	---	\$1,400
DUE FROM OTHER	\$521	---	---	\$521
<b>TOTAL ASSETS</b>	<b>\$473,267</b>	<b>\$183,691</b>	<b>\$22,892</b>	<b>\$679,850</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$14,979	\$1,670	---	\$16,649
DUE TO GENERAL	---	\$1,400	---	\$1,400
<b>FUND BALANCES:</b>				
UNASSIGNED	\$360,343	---	---	\$360,343
NONSPENDABLE	\$2,703	---	---	\$2,703
ASSIGNED	\$95,242	---	---	\$95,242
ASSIGNED FOR CAPITAL RESERVE	\$0	\$180,621	---	\$180,621
RESTRICTED FOR DEBT SERVICE	---	---	\$22,892	\$22,892
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>				
	<b>\$473,267</b>	<b>\$183,691</b>	<b>\$22,892</b>	<b>\$679,850</b>

**RIDGEWOOD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - Tax Roll	\$419,989	\$413,758	\$413,758	\$0
Interest Earned/Misc. Income	\$5,000	\$2,500	\$130	(\$2,370)
Rental Revenue	\$0	\$0	\$325	\$325
<b>TOTAL REVENUES</b>	<b>\$424,989</b>	<b>\$416,258</b>	<b>\$414,214</b>	<b>(\$2,045)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$6,000	\$2,800	\$3,200
FICA Expense	\$918	\$459	\$214	\$245
Engineering	\$5,000	\$2,500	\$0	\$2,500
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$500	\$500	\$0
Attorney	\$12,000	\$6,000	\$1,752	\$4,249
Annual Audit	\$3,400	\$0	\$0	\$0
Trustee	\$4,500	\$1,129	\$1,129	\$0
Management Fees	\$41,000	\$20,500	\$20,500	(\$0)
Telephone	\$100	\$50	\$35	\$15
Postage	\$800	\$400	\$422	(\$22)
Printing & Binding	\$1,500	\$750	\$347	\$403
Insurance	\$6,928	\$6,928	\$6,613	\$315
Legal Advertising	\$3,400	\$1,700	\$49	\$1,651
Other Current Charges (1)	\$1,800	\$900	\$465	\$435
Office Supplies	\$250	\$125	\$34	\$91
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Meeting Room Rental	\$600	\$300	\$0	\$300
Records Storage	\$250	\$125	\$0	\$125
<b>TOTAL ADMINISTRATIVE</b>	<b>\$101,481</b>	<b>\$53,801</b>	<b>\$40,296</b>	<b>\$13,506</b>
<b><u>AMENITY CENTER</u></b>				
Insurance	\$15,478	\$15,478	\$15,477	\$1
Facility Manager	\$60,000	\$30,000	\$30,000	\$0
General Facility Maintenance	\$10,000	\$5,000	\$4,917	\$83
Repairs & Replacements	\$6,284	\$3,142	\$3,855	(\$713)
Lifeguards	\$15,000	\$175	\$175	\$0
Pool Maintenance	\$15,910	\$7,955	\$7,955	\$0
Pool Chemicals	\$12,640	\$6,320	\$3,600	\$2,720
Other Current Charges	\$1,000	\$500	\$0	\$500
Water & Sewer	\$13,500	\$6,750	\$4,340	\$2,410
Electric	\$12,000	\$6,000	\$6,535	(\$535)
Internet/Cable	\$4,560	\$2,280	\$2,147	\$133
Janitorial	\$9,984	\$4,992	\$4,990	\$2
Janitorial Supplies	\$1,500	\$750	\$849	(\$99)
Security (2)	\$19,000	\$9,500	\$6,580	\$2,920
Refuse Service	\$3,000	\$1,500	\$0	\$1,500
Special Events	\$6,300	\$4,600	\$4,600	\$0
Pool Permit	\$375	\$0	\$0	\$0
Pest Control	\$1,000	\$500	\$455	\$45
Capital Reserve	\$35,000	\$35,000	\$35,000	\$0
<b>TOTAL AMENITY CENTER</b>	<b>\$242,531</b>	<b>\$140,442</b>	<b>\$131,475</b>	<b>\$8,967</b>

**RIDGEWOOD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<b><u>EXPENDITURES:</u></b>				
<b><u>  GROUND MAINTENANCE:</u></b>				
Operations Management	\$21,855	\$10,928	\$10,928	\$0
Access Cards	\$1,000	\$500	\$0	\$500
Electric	\$8,000	\$4,000	\$2,855	\$1,145
Water	\$8,300	\$4,150	\$2,449	\$1,701
Repairs & Maintenance	\$17,000	\$8,500	\$6,860	\$1,640
Landscape Maintenance	\$102,000	\$51,000	\$50,639	\$361
Landscape Contingency	\$10,000	\$5,000	\$358	\$4,642
Lake Maintenance	\$8,064	\$4,032	\$4,032	\$0
<b>TOTAL GROUND MAINTENANCE</b>	<b>\$176,219</b>	<b>\$88,110</b>	<b>\$78,120</b>	<b>\$9,989</b>
<b>TOTAL EXPENDITURES</b>	<b>\$520,231</b>	<b>\$282,353</b>	<b>\$249,891</b>	<b>\$32,462</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$95,242)</b>		<b>\$164,323</b>	
FUND BALANCE - Beginning	\$95,242		\$293,965	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$458,288</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
<b>REVENUES:</b>													
Assessments - Tax Roll	\$0	\$19656	\$384920	\$3344	\$5093	\$746	\$0	\$0	\$0	\$0	\$0	\$0	\$413,758
Interest Earned/Misc. Income	\$40	\$22	\$18	\$19	\$16	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$130
Rental Revenue	\$0	\$225	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
<b>TOTAL REVENUES</b>	<b>\$40</b>	<b>\$19903</b>	<b>\$384938</b>	<b>\$3463</b>	<b>\$5108</b>	<b>\$761</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$414214</b>

**EXPENDITURES: ADMINISTRATIVE**

Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$0	\$77	\$0	\$77	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
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	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Attorney	\$0	\$551	\$273	\$812	\$116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,752
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	\$3,417	\$3,417	\$0	\$0	\$0	\$0	\$0	\$0	\$20,500
Telephone	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Postage	\$116	\$6	\$127	\$4	\$158	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$422
Printing & Binding	\$20	\$97	\$43	\$73	\$7	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$347
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	\$63	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$465
Office Supplies	\$7	\$8	\$1	\$8	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$34
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
<b>DEPARTMENT TOTALS</b>	<b>\$16,712</b>	<b>\$5,479</b>	<b>\$4,137</b>	<b>\$5,527</b>	<b>\$4,705</b>	<b>\$3,735</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,296</b>

**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	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
General Facility Maintenance	\$808	\$833	\$841	\$832	\$834	\$769	\$0	\$0	\$0	\$0	\$0	\$0	\$4,917
Repairs & Replacements	\$0	\$1,596	\$174	\$1,416	\$523	\$146	\$0	\$0	\$0	\$0	\$0	\$0	\$3,855
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Pool Maintenance	\$1,326	\$1,326	\$1,326	\$1,326	\$1,326	\$1,326	\$0	\$0	\$0	\$0	\$0	\$0	\$7,955
Pool Chemicals	\$720	\$720	\$720	\$720	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$603	\$1,157	\$660	\$668	\$642	\$610	\$0	\$0	\$0	\$0	\$0	\$0	\$4,340
Electric	\$1,103	\$1,051	\$1,062	\$1,010	\$1,278	\$1,031	\$0	\$0	\$0	\$0	\$0	\$0	\$6,535
Internet/Cable	\$325	\$325	\$325	\$363	\$404	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$2,147
Janitorial	\$832	\$832	\$832	\$832	\$832	\$832	\$0	\$0	\$0	\$0	\$0	\$0	\$4,990
Janitorial Supplies	\$266	\$138	\$73	\$123	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$849
Security (2)	\$1,320	\$1,080	\$915	\$425	\$1,515	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$6,580
Refuse Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$1,375	\$0	\$2,375	\$0	\$0	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$45	\$45	\$275	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
<b>AMENITY CENTER TOTALS</b>	<b>\$29,199</b>	<b>\$14,102</b>	<b>\$14,578</b>	<b>\$12,760</b>	<b>\$13,244</b>	<b>\$47,592</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$131,475</b>

**RIDGEWOOD TRAILS CDD  
GENERAL FUND  
FY2021**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<b><u>EXPENDITURES: GROUNDS MAINTENANCE</u></b>													
Operations Management	\$1,821	\$1,821	\$1,821	\$1,821	\$1,821	\$1,821	\$0	\$0	\$0	\$0	\$0	\$0	\$10,928
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$334	\$401	\$540	\$569	\$505	\$506	\$0	\$0	\$0	\$0	\$0	\$0	\$2,855
Water	\$375	\$371	\$396	\$442	\$430	\$436	\$0	\$0	\$0	\$0	\$0	\$0	\$2,449
Repairs & Maintenance	\$927	\$1,081	\$849	\$521	\$1,416	\$2,066	\$0	\$0	\$0	\$0	\$0	\$0	\$6,860
Landscape Maintenance	\$8,690	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$0	\$0	\$0	\$0	\$0	\$0	\$50,639
Landscape Contingency	\$0	\$0	\$0	\$0	\$358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$358
Lake Maintenance	\$672	\$672	\$672	\$672	\$672	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$4,032
Capital Outlay - Streetlighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>GROUND MAINTENANCE TOTAL</b>	<b>\$12,819</b>	<b>\$12,736</b>	<b>\$12,668</b>	<b>\$12,415</b>	<b>\$13,592</b>	<b>\$13,891</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$78,120</b>
<b>TOTAL EXPENDITURES</b>	<b>\$58,730</b>	<b>\$32,317</b>	<b>\$31,383</b>	<b>\$30,701</b>	<b>\$31,541</b>	<b>\$65,218</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$249,891</b>
<b>EXCESS REV/(EXP)</b>	<b>(\$58,690)</b>	<b>(\$12,413)</b>	<b>\$353,555</b>	<b>(\$27,239)</b>	<b>(\$26,433)</b>	<b>(\$64,457)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,323</b>

**RIDGEWOOD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/21	ACTUAL THRU 03/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Capital Reserve Transfer In	\$35,000	\$35,000	\$35,000	\$0
Interest Income	\$1,500	\$750	\$163	(\$587)
<b>TOTAL REVENUES</b>	<b>\$36,500</b>	<b>\$35,750</b>	<b>\$35,163</b>	<b>(\$587)</b>
<b><u>EXPENDITURES:</u></b>				
Capital Reserves	\$20,000	\$10,000	\$0	\$10,000
Amenity Improvement Project	\$50,000	\$42,922	\$42,922	\$0
Other Current Charges	\$650	\$325	\$293	\$32
Repair & Maintenance	\$0	\$0	\$3,070	(\$3,070)
<b>TOTAL EXPENDITURES</b>	<b>\$70,650</b>	<b>\$53,247</b>	<b>\$46,285</b>	<b>\$6,962</b>
<b><u>OTHER SOURCES AND USES:</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES/USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$34,150)</b>		<b>(\$11,121)</b>	
FUND BALANCE - Beginning	\$192,874		\$191,743	
FUND BALANCE - Ending	<u>\$158,724</u>		<u>\$180,621</u>	

**RIDGEWOOD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - 2007A**

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

	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 03/31/21</b>	<b>ACTUAL THRU 03/31/21</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - On Roll	\$13,359	\$13,161	\$13,161	\$0
Interest Income	\$100	\$50	\$1	(\$49)
<b>TOTAL REVENUES</b>	<b>\$13,459</b>	<b>\$13,211</b>	<b>\$13,161</b>	<b>(\$49)</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$13,193</b>	<b>\$4,096</b>	<b>\$4,096</b>	<b>\$0</b>
<b><u>OTHER SOURCES AND USES:</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES/USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$267</b>		<b>\$9,065</b>	
FUND BALANCE - Beginning	\$4,187		\$13,827	
FUND BALANCE - Ending	<u>\$4,454</u>		<u>\$22,892</u>	

*Ridgewood Trails*  
*Community Development District*  
*Long Term Debt Report*

<b>Series 2007A Capital Improvement Revenue Bonds</b>	
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
<b>TOTAL ASSESSED</b>	<b>691</b>	<b>13,358.77</b>	<b>419,987.31</b>	<b>433,346.08</b>

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
7	03/19/21	769.72	23.73	745.99
8	04/12/21	3,550.66	109.46	3,441.20
			-	-
			-	-
			-	-
			-	-
			-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>430,469.69</b>	<b>13,270.11</b>	<b>417,199.58</b>

PERCENT COLLECTED	TOTAL	DEBT	O&M
<b>TOTAL PERCENT COLLECTED</b>	<b>99.34%</b>	<b>99.34%</b>	<b>99.34%</b>

*D.*

# RIDGEWOOD TRAILS

## Community Development District

### Check Run Summary 2/1/2021 - 3/31/2021

Fund	Date	Check Numbers	Amount	
<b><u>General Fund</u></b>				
	2/1/21 2/28/21	2011-2020	\$17,107.12	
	3/1/21 - 3/31/21	2021-2047	\$89,955.26	
				\$107,062.38
<b><u>Capital Reserve</u></b>				
	2/22/21	16-Jan	\$3,130.00	
				\$3,130.00
<b><u>Autopayments</u></b>				
	2/25/21	Comcast	\$404.49	
	2/25/21	CCUA	\$1,072.38	
	2/2/21	Clay Electric	\$1,579.00	
	3/12/21	Comcast	\$404.46	
	3/25/21	CCUA	\$1,046.04	
				\$4,506.37
<b>Total</b>				<b>\$114,698.75</b>

\* Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/21	00083	1/08/21 20212403	202101 300-15500-10000	NON REFUNDABLE DEPOSIT	*	850.00	
				JACKSONVILLE CARRIAGE CO LLC			850.00 002011
2/03/21	00082	1/25/21 01252021	202101 320-57200-34500	1/19 SECURITY	*	120.00	
				MATTHEW MCREE			120.00 002012
2/09/21	00063	2/01/21 02012021	202102 320-57200-34500	1/26 SECURITY SERVICE	*	120.00	
				EDGAR HOWELL			120.00 002013
2/09/21	00003	2/01/21 214	202102 310-51300-34000	FEB MANAGEMENT FEES	*	3,416.67	
		2/01/21 214	202102 310-51300-31300	FEB DISSEMINATION AGENT S	*	83.33	
		2/01/21 214	202102 310-51300-51000	OFFICE SUPPLIES	*	.39	
		2/01/21 214	202102 310-51300-42000	POSTAGE	*	6.58	
		2/01/21 214	202102 310-51300-42500	COPIES	*	6.75	
				GOVERNMENTAL MANAGEMENT SERVICES			3,513.72 002014
2/09/21	00008	1/31/21 120108	202012 310-51300-31500	DEC GEN COUNSEL/MEETING	*	272.50	
				HOPPING GREEN & SAMS			272.50 002015
2/09/21	00082	2/01/21 02012021	202102 320-57200-34500	1/28 SECURITY SERVICE	*	120.00	
				MATTHEW MCREE			120.00 002016
2/22/21	00063	2/16/21 02162021	202102 320-57200-34500	2/9/21 SECURITY SERVICE	*	120.00	
				EDGAR HOWELL			120.00 002017
2/22/21	00108	2/16/21 02162021	202102 320-57200-34500	2/11/21 SECURITY SERVICE	*	120.00	
				HALSTON BLAKE JONES			120.00 002018
2/22/21	00039	2/01/21 264	202102 320-57200-34200	FEB JANITORIAL SERVICES	*	831.67	
		2/01/21 264	202102 320-57200-46500	FEB POOL MAINTENANCE SERV	*	1,325.83	
		2/01/21 264	202102 330-53800-34000	FEB CONTRACT ADMINISTRATI	*	1,821.25	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/21 264	202102 320-57200-46200		*	5,000.00	
		FEB FACILITY MANAGEMENT		RIVERSIDE MANAGEMENT SERVICES, INC.			8,978.75 002019
2/22/21 00039		2/15/21 265A	202101 320-57200-46100		*	832.00	
		GENERAL FACILITY MAINTENA					
		2/15/21 265A	202101 330-53800-46000		*	521.00	
		REPAIRS MAINTENANCE FIELD					
		2/15/21 265A	202101 320-57200-52200		*	123.00	
		JANITORIAL SUPPLIES					
		2/15/21 265A	202101 320-57200-46000		*	1,416.15	
		REPAIRS REPLACE AMENITY		RIVERSIDE MANAGEMENT SERVICES, INC.			2,892.15 002020
3/05/21 00087		1/15/21 1199	202101 330-53800-60100		*	1,400.00	
		RESERVE STUDY		COMMUNITY ADVISORS LLC			1,400.00 002021
3/05/21 00063		2/22/21 02222021	202102 320-57200-34500		*	120.00	
		2/15/21 SECURITY					
		2/22/21 02222021	202102 320-57200-34500		*	120.00	
		2/18/21 SECURITY		EDGAR HOWELL			240.00 002022
3/05/21 00042		1/01/21 556459	202102 330-53800-46400		*	672.00	
		FEB LAKE MAINTENANCE		THE LAKE DOCTORS, INC.			672.00 002023
3/05/21 00095		2/01/21 13129559	202102 320-57200-52100		*	720.00	
		FEB POOL CHEMICALS		POOLSURE			720.00 002024
3/05/21 00022		3/01/21 03012021	202103 300-58100-10000		*	35,000.00	
		FY21 CAPITAL RESERVE FUND		RIDGEWOOD TRAILS CDD			35,000.00 002025
3/05/21 00091		1/29/21 14577	202101 330-53800-46200		*	8,389.77	
		JAN LANDSCAPE MAINTENANCE		TREE AMIGOS OUTDOOR SERVICES			8,389.77 002026
3/05/21 00091		12/29/20 14422	202012 330-53800-46200		*	8,389.77	
		DEC LANDSCAPE MAINTENANCE		TREE AMIGOS OUTDOOR SERVICES			8,389.77 002027
3/15/21 00070		3/05/21 SSI09988	202101 320-57200-34500		*	40.00	
		JAN EMPLOYMENT FEE					

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R  
 \*\*\* CHECK DATES 02/01/2021 - 03/31/2021 \*\*\*

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/26/21 PAGE 3

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 #
		3/05/21 SSI09988	202101 320-57200-34500		*	25.00	
		JAN SCHEDULING FEE					
		CLAY COUNTY SHERIFF'S OFFICE					65.00 002028
3/15/21	00070	3/05/21 SSI09989	202102 320-57200-34500		*	120.00	
		FEB EMPLOYMENT FEE					
		3/05/21 SSI09989	202102 320-57200-34500		*	75.00	
		FEB SCHEDULING FEE					
		CLAY COUNTY SHERIFF'S OFFICE					195.00 002029
3/15/21	00107	2/08/21 02082021	202102 320-57200-34500		*	120.00	
		2/1/21 SECURITY SERVICE					
		DAVID ANDREW WIDERGREN					120.00 002030
3/15/21	00063	2/08/21 02082021	202102 320-57200-34500		*	120.00	
		2/4/21 SECURITY SERVICE					
		EDGAR HOWELL					120.00 002031
3/15/21	00063	3/08/21 03082021	202103 320-57200-34500		*	120.00	
		03/8/21 SECURITY					
		EDGAR HOWELL					120.00 002032
3/15/21	00003	3/01/21 215	202103 310-51300-34000		*	3,416.67	
		MAR MANAGEMENT FEES					
		3/01/21 215	202103 310-51300-31300		*	83.33	
		MAR DISSEMINATION AGENT S					
		3/01/21 215	202103 310-51300-51000		*	10.84	
		OFFICE SUPPLIES					
		3/01/21 215	202103 310-51300-42000		*	11.45	
		POSTAGE					
		3/01/21 215	202103 310-51300-42500		*	107.70	
		COPIES					
		3/01/21 215	202103 310-51300-41000		*	35.35	
		TELEPHONE					
		GOVERNMENTAL MANAGEMENT SERVICES					3,665.34 002033
3/15/21	00108	3/08/21 03082021	202103 320-57200-34500		*	120.00	
		03/5/21 SECURITY					
		HALSTON BLAKE JONES					120.00 002034
3/15/21	00008	2/28/21 120631	202101 310-51300-31500		*	812.00	
		JAN GENERAL COUNSEL/MEETI					
		HOPPING GREEN & SAMS					812.00 002035
3/15/21	00042	3/01/21 562378	202103 330-53800-46400		*	672.00	
		MAR LAKE MAINTENANCE					
		THE LAKE DOCTORS, INC.					672.00 002036
RDGE --RIDGEWOOD-- BPEREGRINO							



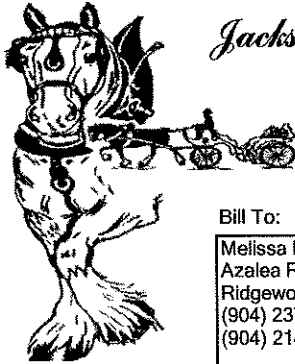
AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/26/21	PAGE	4
*** CHECK DATES	02/01/2021 - 03/31/2021		***		RIDGEWOOD TRAILS CDD									
BANK A RIDGEWOOD TRAILS														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/15/21	00082	3/01/21 03012021	202102 320-57200-34500		*	120.00	
		2/25/21	SECURITY SERVICE	MATTHEW MCREE			120.00 002037
-----							
3/15/21	00039	11/10/20 256	202010 320-57200-49500		*	1,075.10	
			FALL FESTIVAL -10/18/20	RIVERSIDE MANAGEMENT SERVICES, INC.			1,075.10 002038
-----							
3/15/21	00039	3/01/21 266	202103 320-57200-34200		*	831.67	
			MAR JANITORIAL SERVICES				
		3/01/21 266	202103 320-57200-46500		*	1,325.83	
			MAR POOL MAINTENANCE				
		3/01/21 266	202103 330-53800-34000		*	1,821.25	
			MAR CONTRACT ADMINISTRATI				
		3/01/21 266	202103 320-57200-46200		*	5,000.00	
			MAR FACILITY MANAGEMENT R	RIVERSIDE MANAGEMENT SERVICES, INC.			8,978.75 002039
-----							
3/15/21	00091	2/28/21 14811	202102 330-53800-46200		*	8,389.77	
			FEB LANDSCAPE MAINTENANCE	TREE AMIGOS OUTDOOR SERVICES			8,389.77 002040
-----							
3/23/21	00063	3/15/21 03152021	202103 320-57200-34500		*	120.00	
			3/10/21 SECURITY	EDGAR HOWELL			120.00 002041
-----							
3/23/21	00109	3/15/21 03152021	202102 320-57200-34500		*	120.00	
			2/2/21 SECURITY				
		3/15/21 03152021	202102 320-57200-34500		*	120.00	
			2/16/21 SECURITY	JARRED HOULDSON			240.00 002042
-----							
3/30/21	00101	3/11/21 13477	202103 320-57200-34500		*	759.95	
			REPLACE ACCESS CONTROL BD	ALPHA DOG AUDIO VIDEO SECURITY			759.95 002043
-----							
3/30/21	00002	3/09/21 73011053	202102 310-51300-42000		*	151.04	
			FEB FEDEX POSTAGE	FEDEX			151.04 002044
-----							
3/30/21	00042	11/01/20 539025	202010 330-53800-46400		*	672.00	
			OCT LAKE MAINTENANCE	THE LAKE DOCTORS, INC.			672.00 002045
-----							
3/30/21	00091	10/29/20 14010	202010 330-53800-46200		*	8,389.77	
			OCT LANDSCAPE MAINTENANCE	TREE AMIGOS OUTDOOR SERVICES			8,389.77 002046
-----							

RDGE --RIDGEWOOD-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/30/21	00091	2/12/21 14726	202102 330-53800-46300	IRRIGATION REPAIRS	*	358.00	
TREE AMIGOS OUTDOOR SERVICES							358.00 002047
TOTAL FOR BANK A						107,062.38	
TOTAL FOR REGISTER						107,062.38	



# Jacksonville Carriage Co LLC

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

## Invoice RECEIVED

Number: 20212403 JAN 20 2021

Date: 1/8/2021

### Bill To:

Melissa Brown  
Azalea Ridge Subdivision  
Ridgewood Trails CDD  
(904) 237-9487 cell  
(904) 214-3346 off

### Event Location:

Azalea Ridge Subdivision  
3813 Great Falls Loop  
Middleburg, FL, 32068

Customer Email	Terms	Sales Rep
ridgewoodtrailsmgr@rmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
3/20/2021	Pony	Pony Carousel			
	Zoo	Petting Farm			
	Time	11:00am - 1:00pm			
	Deposit	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 3/19/2021 or balance is due.		\$850.00	* \$850.00
	Balance	Balance due on arrival.		\$850.00	\$850.00

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.  
Add 4% for payments by credit card.

83A  
Bieni@JaxCarriage.Com

001-300-15500-10000

Total \$1,700.00

### WARNING

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

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

INVOICE DATE JAN 25 2021  
WEEK OF: 1-19-1-25

**TO:**  
Rdigewood 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
1/19/21	MATTHEW MCREE	1700-2100	4	30.00	120.00
	001-320-57200-345100				
	82/8				
TOTAL					120.00

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

**THANK YOU FOR YOUR BUSINESS!**

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

INVOICE DATE FEB 1 2021  
WEEK OF: 1-25-1-31

**FOR:**  
Azalea Ridge

RECEIVED

FEB 01 2021

1-320-572-345  
631A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
1/26/21	EGAR HOWELL 1/26/21 security Service	1800-2200	4	30.00	120.00
1/28/21	MATTHEW MCREE	1500-1900	4	30.00	120.00
TOTAL					240.00

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

**THANK YOU FOR YOUR BUSINESS!**

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

Invoice #: 214

Invoice Date: 2/1/21

Due Date: 2/1/21

Case:

P.O. Number:

RECEIVED

FEB 13 2021

3A

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

	Description	Hours/Qty	Rate	Amount
1	Management Fees - February 2021		3,416.67	3,416.67
2	Dissemination Agent Services - February 2021		83.33	83.33
3	Office Supplies		0.39	0.39
4	Postage		6.58	6.58
5	Copies		6.75	6.75
 1. 1-310-51300-34000 2. 1-310-51300-31300 3. 1-310-51300-51000 4. 1-310-51300-42000 5. 1-310-51300-42500				
<b>Total</b>				<b>\$3,513.72</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$3,513.72</b>

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

## STATEMENT

January 31, 2021

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 120108  
Billed through 12/31/2020

RECEIVED

General Counsel / Monthly Meeting  
RIDGE 00001 KSB

81A  
DEC 14 2021  
Dec General Counsel / meeting  
001-310-51300-31500

### FOR PROFESSIONAL SERVICES RENDERED

12/01/20	KEM	Prepare purchase and services order agreements.	0.80 hrs
12/22/20	KSB	Prepare playground equipment agreement.	0.50 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$272.50

### MATTER SUMMARY

Gregory, Emma C.	0.10 hrs	235 /hr	\$23.50
Ibarra, Katherine E. - Paralegal	0.80 hrs	130 /hr	\$104.00
Buchanan, Katie S.	0.50 hrs	290 /hr	\$145.00

TOTAL FEES \$272.50

**TOTAL CHARGES FOR THIS MATTER \$272.50**

### BILLING SUMMARY

Gregory, Emma C.	0.10 hrs	235 /hr	\$23.50
Ibarra, Katherine E. - Paralegal	0.80 hrs	130 /hr	\$104.00
Buchanan, Katie S.	0.50 hrs	290 /hr	\$145.00

TOTAL FEES \$272.50

**TOTAL CHARGES FOR THIS BILL \$272.50**

**Please include the bill number with your payment.**



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

FEB 01 2021

INVOICE DATE FEB 1 2021  
WEEK OF: 1-25-1-31

**FOR:**  
Azalea Ridge

RECEIVED

REC'D 202

82A

1-320-572-345

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

**THANK YOU FOR YOUR BUSINESS!**

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

INVOICE DATE: FEB, 16 2020  
WEEK OF: 2 -8 TO -2-14--20

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

FOR:  
Azalea Ridge

001.320.572<sup>op</sup>. 34500  
63A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02/9/21	EDGAR HOWELL	1715-2115	4	30.00	120.00
02/11/21	HALSTON JONES	1130-1530	4	30.00	120.00
TOTAL					240.00

**Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.**

**THANK YOU FOR YOUR BUSINESS!**

Researcher's Name: \_\_\_\_\_

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

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

INVOICE DATE: FEB, 16 2020  
WEEK OF: 2 -8 TO -2-14--20

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

**FOR:**  
Azalea Ridge

108A

**Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.**

**THANK YOU FOR YOUR BUSINESS!**

RECEIVED

1982

**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 264**Invoice Date:** 2/1/2021**Due Date:** 2/1/2021**Case:****P.O. Number:****Bill To:**

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

**RECEIVED**

FEB 09 2021

39A

Description	Hours/Qty	Rate	Amount
Janitorial Services - February 2021 1,320.572, 3420		831.67	831.67
Pool Maintenance Services - February 2021 1,320.572, 4650		1,325.83	1,325.83
Contract Administration - February 2021 1,330.538, 3400		1,821.25	1,821.25
Facility Management - Ridgewood Trails - February 2021 1,320.572, 4620		5,000.00	5,000.00

**Total** \$8,978.75**Payments/Credits** \$0.00**Balance Due** \$8,978.75

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

# Invoice

Invoice #: 265 A  
Invoice Date: 2/15/2021  
Due Date: 2/15/2021  
Case:  
P.O. Number:

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

39A

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2021		4,410.02	4,410.02
Maintenance Supplies		1,612.13	1,612.13
General Facility Maint. # 8,320.00 0320.572.4600			
Repairs/Maint. Field # 521.00 0330.538.4600			
Sanitation Supplies # 12.35 001. 0320.572.5220			
Repairs/Replace Amount # 1416.15 001. 0320.572.00.4600			
Capital Reserves # 3130.00 032. 0330.538.00.60100			
Rebuild men's bathroom by large pool destroyed vandalism 032. 600.53800.60100			

Total ~~\$2892.15~~ \$6,022.15

Payments/Credits \$0.00

Balance Due \$6,022.15

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JANUARY 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/4/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/4/21	2	B.A.	Took down Christmas lights
1/6/21	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
1/7/21	3	R.W.	Repair and adjust pool gates, inspect bathroom for damage and make repair supply list, removed debris from center, common areas, pool, playground and roadways, changed trash receptacles
1/7/21	3	B.A.	Adjusted front gate, took inventory of damage to men's pool bathroom and made material list, removed debris from amenity center, common areas, pool, playground and roadways
1/8/21	8	B.A.	Repair bathroom stalls and sheetrock, picked up supplies
1/8/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/11/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/11/21	8	B.A.	Picked supplies, repair bathroom stalls and walls
1/12/21	8	R.W.	Remove bathroom stall partitions, repair drywall
1/12/21	8	B.A.	Bathroom wall and stall repair, picked up supplies
1/13/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/13/21	8	B.A.	Worked on bathroom walls and stall repair, picked up supplies
1/14/21	8	R.W.	Remount bathroom stall partitions
1/14/21	8	B.A.	Bathroom stall and wall repair
1/15/21	8	B.A.	Bathroom repair and paint
1/15/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/18/21	2	F.S.	Changed trash receptacles removed debris from amenity center, common areas, pool, playground and roadways
1/18/21	2	B.A.	Returned paint and picked up correct paint, take electrical cord off of roof
1/20/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/20/21	3	B.A.	Paint bathroom
1/21/21	4	R.W.	Paint men's restroom, sweep, clean and mop men's restroom
1/21/21	4	B.A.	Finish painting bathroom, picked up supplies, cleaned men's bathroom
1/22/21	4	B.A.	Worked on stabilizer bar in bathroom
1/22/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
1/25/21	2	F.S.	Changed trash receptacles, removed debris from amenity center, common areas, pool, playground and roadways
1/25/21	3	B.A.	Install brace for bathroom stalls, clean up
1/26/21	2	R.W.	Removed graffiti on playground, installed no parking sign
1/26/21	2	B.A.	Fixed parking sign, fix soffit vent, take graffiti off playground slide
1/27/21	2	F.S.	Blew leaves and debris off all common areas, Removed debris from amenity center, common areas, pool, playground and roadways
1/27/21	3	B.A.	Installed brace for men's bathroom at fitness center, measured for new lights in bathroom
1/28/21	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles

**TOTAL**      123

**MILES**      236

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 02/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	1/7/21	Gate Hinges 2pk	36.49	L.E.
	1/8/21	1 Box Drywall Screws 1 5/8"	6.87	B.A.
	1/8/21	1 Box Drywall Screws 2"	6.87	B.A.
	1/8/21	Pencils 15pk	4.35	B.A.
	1/8/21	T-Square	16.07	B.A.
	1/8/21	Dawak Crosscut Handsaw	24.12	B.A.
	1/8/21	2x4x8 Precut Lumber (3)	10.84	B.A.
	1/8/21	1/2"x2"x2" Drywall (4)	22.81	B.A.
	1/11/21	14 pc Drill Bit Set	9.17	B.A.
	1/11/21	220 Sand Paper 6pk	5.72	B.A.
	1/11/21	Hand Sander	12.62	B.A.
	1/12/21	Tapcon 1/4 8pk	6.88	B.A.
	1/12/21	Washers 25pk	3.54	B.A.
	1/12/21	2x4x8 (2)	13.76	B.A.
	1/12/21	Car Febreze 2pk	5.72	B.A.
	1/12/21	10pc Utility Blades	3.42	B.A.
	1/12/21	Fan Head Screws 1/4x3 (6)	8.14	B.A.
	1/13/21	3 Ton Jack Stands	34.48	B.A.
	1/13/21	3M Drywall Sandpaper 10pk	13.78	B.A.
	1/15/21	Short Cut Brush	6.75	B.A.
	1/15/21	9x3/8 Poly Roller (2)	8.90	B.A.
	1/15/21	5 Gallon Pouring Spout	2.27	B.A.
	1/15/21	2pk Mini Roller	6.52	B.A.
	1/15/21	Mini Roller	6.41	B.A.
	1/15/21	4x3/8 Mini Roller Assembly	4.81	B.A.
	1/15/21	9" Roller Frame Tray	4.00	B.A.
	1/15/21	Paint Tray	10.33	B.A.
	1/18/21	Paint 5 Gallon	97.73	B.A.
	1/19/21	Hand Cleaner	17.23	F.S.
	1/19/21	Toilet Paper 24 rolls	22.97	F.S.
	1/19/21	Tongue & Groove Pliers	20.68	F.S.
	1/21/21	6pk Mini Rollers	11.47	B.A.
	1/21/21	Short Cut Brush	6.75	B.A.
	1/21/21	Mini Roller Tray (2)	4.30	B.A.
	1/21/21	Mini Roller Frame	3.76	B.A.
	1/21/21	Bath Faucet	34.47	L.E.
	1/21/21	Power Strip Plug	9.18	L.E.
	1/21/21	60W Bulbs	4.57	L.E.
	1/22/21	Sliding Door Kit	30.34	B.A.
	1/22/21	Door Threshold	22.98	B.A.
	1/22/21	2pk L Brackets	4.44	B.A.
	1/22/21	15pk Toggle Bolts	7.44	B.A.
	1/22/21	8pk Screws	8.46	B.A.
	1/22/21	Box of Decking Screws	10.89	B.A.
	1/25/21	Multifold Towels 16pk/case (2)	62.77	F.S.
	1/25/21	1/2x5-3 Clear Red Oak	11.17	B.A.
	1/25/21	10pc Utility Blades	3.42	B.A.
	1/25/21	Can of Spray Paint	6.88	B.A.
	1/27/21	Gym & Fitness Wipes 4 rolls (2)	183.98	F.S.
	1/27/21	Acelone	9.17	B.A.
	1/27/21	Good Off Graffiti Remover	10.32	B.A.
	1/27/21	Fire Ant Killer (2)	8.28	B.A.
	1/27/21	Storage Bin (5)	57.79	M.B.
	1/27/21	Clrus Disinfectant (3)	36.42	M.B.
	1/27/21	55 Gallon Trash Bags 400t (2)	48.68	M.B.
	1/27/21	Fresh Linen Refill 5pk (2)	25.07	M.B.
	1/28/21	4 4'x8 Commercial Lights	342.68	B.A.
	2/2/21	Solar Spot Lights (2)	80.43	B.A.
	2/2/21	4' Commercial Light	85.64	B.A.
	2/4/21	Hand Sanitizer (2)	7.91	F.S.
	2/4/21	Bleach (2)	18.35	F.S.

TOTAL \$1,612.13





10459 Hunters Creek Court  
Jacksonville, Florida 32256

**Invoice**

Date	Invoice #
1/15/2021	1199
Project #	1633-1

Bill To

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

Description	Amount
Reserve Study Update	1,400.00
1-330-53800-60100 SMA	

E-mail	
csheppard@communityadvisors.com	
Phone #	904-303-3275

Pay This Amount	\$1,400.00
Terms	

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

INVOICE DATE: FEB, 22 2020  
WEEK OF: 2-15 TO -2-22--20

**FOR:**  
Azalea Ridge

RECEIVED

FEB 22 2021

**Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Jennifer Everett**

**THANK YOU FOR YOUR BUSINESS!**

# INVOICE

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

**Bill To**

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

Invoice #	556459
Account #	718416
Invoice Date	2/1/2021
Due Date	2/11/2021
Rep	MAS

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)  <b>RECEIVED</b> FEB 19 2021 42A Feb Lake Maintenance 1-330-53800-46400  <b>Customer Total Balance \$2,016.00</b>	672.00
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		<b>Total Invoice \$672.00</b>

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](http://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 # 556459

Account # 718416

Date 2/1/2021

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto: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 2/1/2021

Invoice # 131295597662

Terms	Net 20
Due Date	2/21/2021
PO #	

<b>Bill To</b> RMS Ridgewood Trails CDD 9655 Florida Mining Blvd Bldg 300 suite 305 Jacksonville FL 32257	<b>Ship To</b> 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
<p style="text-align: center;"><b>RECEIVED</b> FEB 22 2021  Feb post 95A chemicals  1-320-57200-52100</p>				

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 #  
131295597662

Pool Chemicals  
1-320-57200-52100  
2/4/2021

Amount Due \$720.00

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295597662

RECEIVED

FEB 19 2021

**Ridgewood Trails**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**

Date	Amount	Authorized By
March 1, 2021	\$35,000.00	Ernesto Torres

Payable to:

--

Date Check Needed:

Budget Category:

22A

ASAP	1.300.58100.10000
------	-------------------

Intended Use of Funds Requested:

FY21 Capital Reserve Funding
(Attach supporting documentation for request.)



# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 14577

Date: 01/29/2021

**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
January Monthly Landscaping Maintenance Services	1.00	8,389.77	8,389.77

**Notes:**

THANK YOU FOR YOUR BUSINESS!

**Invoice Total:** \$8,389.77

RECEIVED  
FEB 22 2021

9/1A  
landscape maintenance  
1-330-53700-46200  
Cody 2/9/2021



# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 14422

Date: 12/29/2020

**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
December Monthly Landscaping Maintenance Services	1.00	8,389.77	8,389.77

**Notes:**

THANK YOU FOR YOUR BUSINESS!

**Invoice Total:** \$8,389.77

RECEIVED

FEB 22 2021

91A

001-330-53800-46200



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

Invoice Number:  
Invoice Date:

SSI  
SSI09988  
3/5/2021

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

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

Ship

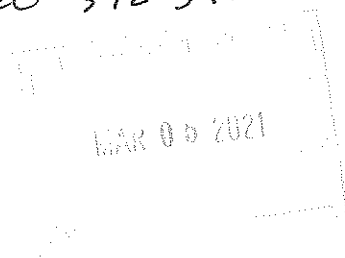
To: RIDGEWOOD TRAILS CDD  
1408 HAMLIN AVE  
UNIT E  
SAINT CLOUD, FL 34771  
BERNADETTE PEREGRINO

Due Date 3/20/2021  
Terms Net 15 Days

Customer ID C0000575  
P.O. Number  
P.O. Date 3/5/2021  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-JANUARY 2021		8	8	5.00	40.00
Fees-2nd Employment Scheduling fee - Jan		1	1	25.00	25.00

70A  
1-320-572-345



Amount Subject to Sales Tax US0  
Amount Exempt from Sales Tax 65.00

Subtotal: 65.00  
Invoice Discount: 0.00  
Tax: 0.00

Total USD: 65.00





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

Invoice Number: SSI09989  
Invoice Date: 3/5/2021

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 3/20/2021  
Terms Net 15 Days

Customer ID C0000575  
P.O. Number  
P.O. Date 3/5/2021  
Our Order No  
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-FEBRUARY 2021		24	24	5.00	120.00
Fees-2nd Employment Scheduling <i>fee Feb</i>		3	3	25.00	75.00

*70A*

*1-320-572345*

*MAR 05 2021*

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

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

INVOICE DATE: FEB, 8 <sup>2021</sup>~~2020~~  
WEEK OF: 13107 -20 TO -2-7-20

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

**FOR:**  
Azalea Ridge

[illegible]

**Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.**

**THANK YOU FOR YOUR BUSINESS!**

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

INVOICE DATE: FEB, 8 2020  
WEEK OF: 13107 -20 TO -2-7--20

**FOR:**  
Azalea Ridge

**Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.**

**THANK YOU FOR YOUR BUSINESS!**

**Clay County Sheriff's Office**

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

**INVOICE**

INVOICE DATE: MARCH 8 2021  
WEEK OF: 3-1-21 TO 3-8-21

**TO:**

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

**FOR:**

Azalea Ridge

63 A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03/5/21	Halston Jones	1700-2100	4	30.00	120.00
3/8/21	Edgar Howell 1-320-57200-34500	1715-2115	4	30.00	120.00
TOTAL					240.00

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

THANK YOU FOR YOUR BUSINESS!

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 215**Invoice Date:** 3/1/21**Due Date:** 3/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021 1,310,513,340		3,416.67	3,416.67
Dissemination Agent Services - March 2021 1,310,513,313		83.33	83.33
Office Supplies 1,310,513,510		10.84	10.84
Postage 1,310,513,420		11.45	11.45
Copies 1,310,513,425		107.70	107.70
Telephone - 1,310,513,410		35.35	35.35
3A			
MAR 05 2021			
<b>Total</b>			<b>\$3,665.34</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,665.34</b>

**Clay County Sheriff's Office**

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

**INVOICE**

INVOICE DATE: MARCH 8 2021  
WEEK OF: 3-1-21 TO -3-8 -21

**TO:**

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

**FOR:**

Azalea Ridge

108 A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03/5/21	Halston Jones 1-320-57200-34500	1700-2100	4	30.00	120..00
3/8/21	Edgar Howell	1715-2115	4	30.00	120.00
TOTAL					240.00

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

THANK YOU FOR YOUR BUSINESS!

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

February 28, 2021

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 120631  
Billed through 01/31/2021

General Counsel / Monthly Meeting  
RIDGE 00001 KSB

8A  
1-310-513-315

San Gen Counsel / meeting

### FOR PROFESSIONAL SERVICES RENDERED

01/04/21	KSB	Review proposal for permitting services; confer with district manager.	0.20 hrs
01/06/21	KSB	Prepare for and attend board meeting.	1.70 hrs
01/11/21	KSB	Review meeting minutes.	0.60 hrs
01/13/21	KSB	Review final playground equipment contract.	0.30 hrs
Total fees for this matter			\$812.00

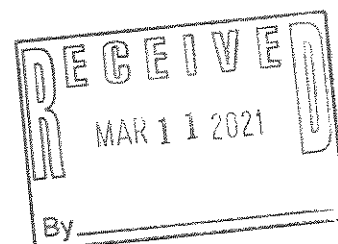
### MATTER SUMMARY

Buchanan, Katie S.	2.80 hrs	290 /hr	\$812.00
TOTAL FEES			\$812.00
TOTAL CHARGES FOR THIS MATTER			<u>\$812.00</u>

### BILLING SUMMARY

Buchanan, Katie S.	2.80 hrs	290 /hr	\$812.00
TOTAL FEES			\$812.00
TOTAL CHARGES FOR THIS BILL			<u>\$812.00</u>

Please include the bill number with your payment.



# INVOICE



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

Invoice #	562378
Account #	718416
Invoice Date	3/1/2021
Due Date	3/11/2021
Rep	MAS

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

Invoice Questions: <a href="mailto:Lakes@lakedoctors.com">Lakes@lakedoctors.com</a> Payment Questions: <a href="mailto:Payments@lakedoctors.com">Payments@lakedoctors.com</a>
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R)	672.00
	<div style="text-align: center;"> <p>1-330-53800-46400</p> <p>42A</p> <p>MAR 10 2021</p> </div>	
	<b>Customer Total Balance \$2,016.00</b>	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		<b>Total Invoice \$672.00</b>

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](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	562378
Account #	718416
Date	3/1/2021

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express
Card #		
Card Verification #	<u>lake maintenance</u>	
Exp. Date #	<u>1-330-53800-46400</u>	
Print Name		
Billing Address:	<input type="checkbox"/> Check box if same as above	
Signature	<u>[Signature]</u> 3/3/2021	



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

INVOICE DATE: MARCH 1 2021  
WEEK OF: 2-122-21 TO -2-28 -21

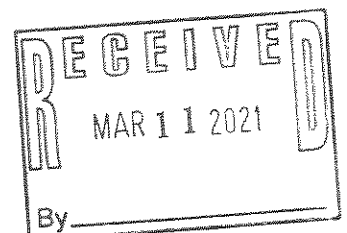
**TO:**  
Rdigewood Trails CDD aka Azalea Ridge  
Bernadette Peregrino  
1408 Hamlin Avenue, unit E  
Saint Cloud, FL 34771

**FOR:**  
Azalea Ridge

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
02/25/21	MATTHEW MCREE	1700-2100	4	30.00	120..00
	1-320-57200-34500				
	82A				
	2125 security service				
<b>TOTAL</b>					<b>120.00</b>

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

**THANK YOU FOR YOUR BUSINESS!**



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

# Invoice

Invoice #: 256  
Invoice Date: 11/10/2020  
Due Date: 11/10/2020  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Fall Festival - 10/18/2020		1,075.10	1,075.10
1,320.572.495			
39A			
MAR 05 2021			
Total			\$1,075.10
Payments/Credits			\$0.00
Balance Due			\$1,075.10

# Azalea Ridge (Ridgewood Trails)

Fall Festival

10.18.20

GL# (320-572-495)

	Actual
Total Expenses	\$1,375.10
District Checks	\$300.00
<b>TOTAL EXPENSES DUE</b>	<b>\$1,075.10</b>

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

	Actual
<b>Food/Beverages/Supplies</b>	
<b>Totals</b>	<b>\$0.00</b>

	Actual
<b>Entertainment/Arts &amp; Crafts</b>	
(Gifts/supplies, etc.)	
Petting zoo & pony rides	\$300.00
sno cone machine	\$51.75
Sno cone supplies	\$73.60
Wrecking ball bounce house	\$304.75
Dance party bounce house	\$345.00
<b>Totals</b>	<b>\$1,075.10</b>

DISTRICT CHECK	AMOUNT
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Payable To:	
<b>Critter Caravan</b>	\$300.00
<b>Totals</b>	<b>\$300.00</b>

2000  
11.10.20

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

# Invoice

Invoice #: 266  
Invoice Date: 3/1/2021  
Due Date: 3/1/2021  
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 - March 2021 1.320.572.3400		831.67	831.67
Pool Maintenance Services - March 2021 1.320.572.4650		1,325.83	1,325.83
Contract Administration - March 2021 320.538.3400		1,821.25	1,821.25
Facility Management - Ridgewood Trails - March 2021 1.330.53800	34000	5,000.00	5,000.00
1. 320.572.4620			

39A

**Total** \$8,978.75

**Payments/Credits** \$0.00

**Balance Due** \$8,978.75

3-5-21



# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 14811

Date: 02/28/2021

**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
February Monthly Landscaping Maintenance Services	1.00	8,389.77	8,389.77

**Notes:**

THANK YOU FOR YOUR BUSINESS!

**Invoice Total: \$8,389.77**

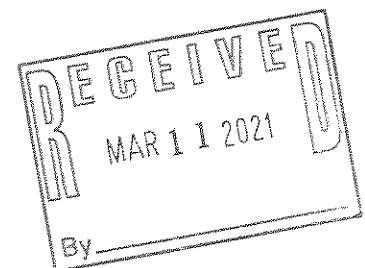
91A

feb

Land Scapce Maintenance

1-330-538000-46200

 3/3/2021



**Clay County Sheriff's Office**

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

**INVOICE**

INVOICE DATE: MARCH 15 2021  
WEEK OF: 3-8--21 TO -3-15-21

**TO:**

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

**FOR:**

Azalea Ridge

63A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03/8/21	Edgar Howell /	1700-2100	4	30.00	120.00
3/10/21	Edgar Howell 1,320.572,345	1700-2100	4	30.00	120.00
2/2/21	Jarred Houldson	2000-0000	4	30.00	120.00
2/16/21	Jarred Houldson	1500-1900	4	30.00	120.00
	Highlighted was not on the invoice for that pay period				
TOTAL					480.00

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

THANK YOU FOR YOUR BUSINESS!

**Clay County Sheriff's Office**

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

**INVOICE**

INVOICE DATE: MARCH 15 2021  
WEEK OF: 3-8-21 TO -3-15-21

**TO:**

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

**FOR:**

Azalea Ridge

109A

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03/8/21	Edgar Howell <i>not paid</i>	1700-2100	4	30.00	120.00
3/10/21	Edgar Howell	1700-2100	4	30.00	120.00
2/2/21	Jarred Houldson <i>1,320.572.345</i>	2000-0000	4	30.00	120.00
2/16/21	Jarred Houldson <i>1,320.572.345</i>	1500-1900	4	30.00	120.00
	Highlighted was not on the invoice for that pay period				
TOTAL					480.00

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

THANK YOU FOR YOUR BUSINESS!

From: Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)  
Subject: Fwd: Alpha Dog Security Invoice #13477

Date: March 18, 2021 at 8:52 PM

To: Bernadette Peregrino [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com), Margaret Bronson [mbronson@gmsnf.com](mailto:mbronson@gmsnf.com),  
Melissa Brown [ridgewoodtrailsnrg@gmsnf.com](mailto:ridgewoodtrailsnrg@gmsnf.com)



Please check to see if I had previously sent this to you, if not, please process. Ridgewood Trails.

Sincerely,

Ernesto Torres

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092  
P: (904) 940-5850 Ext 403  
Direct: (904) 800-5671  
E-mail: [etorres@gmsnf.com](mailto:etorres@gmsnf.com)

RECEIVED

MAR 19 2021

Begin forwarded message:

From: Alpha Dog Audio Video Security <[Invoices@alphadogavs.com](mailto:Invoices@alphadogavs.com)>  
Date: March 15, 2021 at 12:23:43 PM EDT  
To: [etorres@gmsnf.com](mailto:etorres@gmsnf.com)  
Subject: Alpha Dog Security Invoice #13477  
Reply-To: [Lori@alphadogavs.com](mailto:Lori@alphadogavs.com)

Dear Customer,

Summary of Invoice #13477 for Service Call.

## Alpha Dog Audio Video Security

110 Cumberland Park Dr  
Suite 106  
Saint Augustine, FL 32095  
9042574295

### Invoice

Customer

### Remittance Information

Customer	Ridgewood Trails CDD
Customer Number	10313-2
Invoice Number	13477
Invoice Date	3/11/2021
Due Date	3/11/2021

1,320,572.345  
141

### Invoice

#### Alpha Dog Audio Video Security

110 Cumberland Park Dr  
Saint Augustine, FL 32095  
9042574295  
Suite 106

[Want To Pay Online? Click Here To Create Your](#)

Customer	Ridgewood Trails CDD
Customer Number	10313-2
Invoice Number	13477
Invoice Date	3/11/2021
Due Date	3/11/2021



Online Account.

PO Number

PAYMENTS APPLIED

3/15/2021

THRU

Job/Service Ticket #

### CURRENT CHARGES

Qty	Description	Rate	Amount
<i>Ridgewood Trails CDD, 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
1	ADAVS Alarm Activation	0.00	0.00
1	Alarm.com 2 door access control board Only	759.95	759.95
<b>Subtotal:</b>			<b>759.95</b>
Tax			0.00
Payments/Credits Applied			(0.00)
<b>Invoice Balance Due:</b>			<b>\$759.95</b>

### IMPORTANT MESSAGES

Replaced access control main board for gathering room. Damage was cause by comcast when it took surge from bad weather. Labor was covered by service plain.

-->

### STATEMENT DETAIL

Current	1-30 days	31-60 days	61-90 days	91-120 days	over 120
759.95	0.00	0.00	0.00	0.00	0.00
Past Due					0.00
Balance					759.95
Late Fee					0.00
<b>Total Due</b>					<b>\$759.95</b>

### Additional Invoices

Date	Number	Description	Amount	Net Due
03/11/2021	13477	Service Call	759.95	759.95

### Open Credits

Type	Date	Number	Description	Amount	Balance
------	------	--------	-------------	--------	---------



**The Lake Doctors, Inc.**  
Aquatic Management Services

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

# Invoice

Invoice #	539025
Account #	718416
Date	11/1/2020
Rep	MAS

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

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

	Purchase Order Number	Terms
		NET 10 DAYS
Description	Rate	Amount
Monthly Water Management Service (R)	672.00	672.00
<div>RECEIVED MAR 22 2021 BY: _____</div> <p>1.33. 538.464 42</p>		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!	Subtotal \$672.00	
To 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 payment.	Sales Tax (7.0%) \$0.00	
	Total \$672.00	
Please visit <a href="http://www.lakedoctors.com">www.lakedoctors.com</a> for your local office contact information	Payments/Credits \$0.00	
	Balance Due \$672.00	



# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 14010

Date: 10/29/2020

**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
October Monthly Landscaping Maintenance Services	1.00	8,389.77	8,389.77

**Notes:**

THANK YOU FOR YOUR BUSINESS!

**Invoice Total: \$8,389.77**

RECEIVED

MAR 24 2021

*Long Edman 10-29-20*

*1-330-53800-46200  
71*

*Landscape Maintenance*



# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 14726

Date: 02/12/2021

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

**Project:** 30096  
Ridgewood Trails CDD O/S  
475 West Town Place Suite 114  
World Golf Village  
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
(5) Rotors	1.00	125.00	125.00
(6) 6" pop-ups	1.00	120.00	120.00
(3) Zone Line Repairs	1.00	75.00	75.00
(4) Drip repairs	1.00	20.00	20.00
(6) Nozzles	1.00	18.00	18.00

RECEIVED

Notes:

MAR 24 2021

Invoice Total: \$358.00

Landscape Maintenance

1,380.538.463

~~1,330.538.00.462.00~~

91

 3/24/2021

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/22/21	00024	2/15/21 265	202101 600-53800-60000		*	3,130.00	
		REBUILD MEN'S BATHROOM		RIVERSIDE MANAGEMENT SERVICES, INC.			3,130.00 000016
-----							
						TOTAL FOR BANK D	3,130.00
						TOTAL FOR REGISTER	3,130.00

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

# Invoice

Invoice #: 265  
 Invoice Date: 2/15/2021  
 Due Date: 2/15/2021  
 Case:  
 P.O. Number:

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

24D

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2021		4,410.02	4,410.02
Maintenance Supplies		1,612.13	1,612.13
General Facility Main. # 832 <sup>00</sup> 320.572.4610			
Repairs/Maint. - Field # 521 <sup>00</sup> 330.538.4600			
Janitorial Supplies # 123 <sup>00</sup> 001. 320.572.5220			
Repairs/Replace Amenity # 1416.15 <del>001. 320.572.00.46000</del>			
Capital Reserves # 3130 <sup>00</sup> 032. <del>330.53800.60100</del> Rebuild men's bathroom by large pool destroyed by vandalism 032. 600.53800.60000			
Capital Reserve		Total \$ 3130.00	\$6,022.15
Capital Repairs		Payments/Credits	\$0.00
		Balance Due	\$6,022.15