Rídgewood Trails Community Development District

January 4, 2023



Ridgewood Trails Community Development District

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

District Website: www.ridgewoodtrailscdd.com

December 22, 2022

Board of Supervisors Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for Wednesday, January 4, 2023 at 6:00 p.m. at the <u>Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.</u>

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (for agenda items listed below)
- III. Organizational Matters
 - A. Appointment of Supervisors to Fill Vacant Seats
 - B. Oath of Officer for Newly Appointed Supervisors
 - C. Consideration of Resolution 2023-01, Election of Officers
- IV. Consideration of Request by Freedom HOA to Amend the District's Boundaries to Remove the Freedom Section
- V. Designation of Hearing Date to Adopt Rates
- VI. Consideration of Resolution 2023-02, Regarding Records Retention Policy
- VII. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
- D. Operation Manager
- E. Amenity Manager
 - 1. Report
 - 2. Landscape Inspection Report
- VIII. Supervisor's Requests and Public Comments
 - IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the November 2, 2022 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
 - X. Next Meeting Scheduled for: March 1, 2023 @ 6:00 p.m. at the Azalea Ridge Amenity Center
 - XI. Adjournment



A.



NICOLE RUSS

RECEPTION AND ACCOUNTING – AR / 904-540-5622 MIDDLEBURG, FL 32068

OBJECTIVE

Strong problem-solver, highly organized and analytical thinker seeks a position that I will excel in as well as help others by investigating all angles and leaving no stone unturned.

SKILLS

- Analytical thinker
- Proficient in Microsoft
- Proficient in Windows
 10
- Time management
- Ability to learn and excel quickly
- Management and Supervisory skills.
- Ability to stay calm under pressure

EXPERIENCE

RECEPTION AND ACCOUNTING • LIBERTY LAW PLLC. • OCTOBER 2022 TO CURRENT

- Answers multiline phones.
- Posts all payments received from clients.
- Prepares discovery for trial and mediation for attorneys on staff.
- Drafts and E-Files documents for our clients.
- Uses multiple databases to via network and internet to pull data from.
- Communicates daily with opposing counsel and opposing pro se parties in on going cases.
- Prepares and emails retainer agreements, promissory notes and other documentation to new clients when they retainer the firm for representation.
- Handles the calendar for 2 attorneys and 3 paralegals.

BUSINESS OPERATIONS SPECIALIST • PACE CENTER FOR GIRLS • OCTOBER 2021 TO OCTOBER 2022

- Prepares deposits and performs AR functions
- Monitors the aging of accounts receivables
- Identifies and communicates financial and compliance issues to the finance director.
- Assists in maintaining strong internal controls to ensure compliance with GAAP as well as government and other regulators.
- Performs other accounting activities as needed.
- Performs monthly reconciliations to ensure accuracy of financial statements



NICOLE RUSS

PURCHASING MANAGER / 904-540-5622 MIDDLEBURG, FL 32068

 Verifies pledges per donor database to financial systems and prepares reconciliation as well as resolve any differences in the system.

PURCHASING MANAGER • NORTH FLORIDA GLASS & ALUMINUM • NOVEMBER 2020 TO OCTOBER 2021

- Posts all invoices while making sure to investigate there are no duplicates as well as ensuring all charges are valid.
- Places orders for contract jobs, service jobs and residential jobs making sure that the orders do not go over budget and all charges are accurate.
- The use of multiple databases to gather all the facts to ensure accuracy of orders.

QUALITY ANALYST • AAT OMEGA • JULY 2020 TO NOVEMBER 2020

- Inspection of all parts for quality and to ensure they are meeting ISO900/9100 standards.
- Identifies non-conforming parts, writes reports on non-conformance.

EDUCATION

B.A.S. BUSINESS MANAGEMENT AND SUPERVISION • AUGUST 2021 TO PRESENT • FLORIDA STATE COLLEGE AT JACKSONVILLE

Bachelor of Applied Science in Business Management and Supervision. Graduation set for Spring 2023

A.S. CRIMINAL JUSTICE • JANUARY 2019 TO MAY 2021 • FLORIDA STATE COLLEGE AT JACKSONVILLE

Associates of science in Criminal Justice. Graduated with High Honors and 3.81 GPA



NICOLE RUSS

PURCHASING MANAGER / 904-540-5622 MIDDLEBURG, FL 32068

GED • 2000 • CASSADAGA JOB CORPS

Obtained my GED and my Driver's license while attending job corps.

VOLUNTEER EXPERIENCE OR LEADERSHIP

October 2020, Half Penny for Duval Schools

 Called local duval county registered voters to educate them on the half penny for duval schools and to encourage them to vote for it.

January 2020, Member of the National Society of Leadership and Success.

January 2020, Member of Phi Theta Kappa Honor Society.

Michael Wetherbee

1952 Rock Springs way Midddleburg, FL 32068 Cell: 904-349-8747 minibikemike@comcast.net

OBJECTIVE

I am seeking a position on the CDD board of the Ridgewood trails.

SUMMARY

After graduating from Nathan Bedford Forrest High School I entered the United States Air Force on August of 1980 spending four years as a security police / law enforcement officer in which I worked in the nuclear missle program and then in to the armory where on a daily bases issued weapons, inventory of approxamately 3 million dollars worth of weapons and ammonition. On august 27, 1984 I seperated from sevice with an honorable discharge to pursue a carrer in the plumbing field ,where I immediately enrolled in the Florida State College at Jacsonville/ North East florida builders Association as I worked for a local plumbing company working a weekly schedule and attending school at night. After four years of school I graduated and passed the journeysmans test and began running my own plumbing truck for the same plumbing company. After thirty two years in 2016 I retired to pursue the electrical field where I learned under a master electrician

EXPERIENCE

KLG electrical, [City, State]

[Job Title or Position], 2016 - 2022

new resedential and repair as well as commercial work

Jacksonville Housing Authority, Jacksonville Florida

journeyman plumber, 9/1996 - 9/2016

As a joruneyman plumber with Jacksonville Housing Authority I was responible for maintaining approxamately four thousand houses and Apartments throughout the city of Jacksonville, repair and remodel to raise the standard of living in the public housing.

I was involved in planning and inplementing our 504 handicap accesssabilty program to make it easier for residents with disabilities to live in there homes. I was on call once a month for plumbing emergencies to handle any calls from residents that may occur.

Saint Lukes Hospital, Jacksonville Florida

journeyman plumber, 10/1990 - 9/1996

As the journeyman plumber at Saint Luke's Hospital I was responsible for maintaining the hospital equipment in patient rooms and throughout the hospital and Dr,s offices on the campus as well.

Scott Plumbing co, Jacksonville Florida

apprentice/ journeyman plumber, 7/1984 - 9/1996

I was hired as a plumbing apprentice when I seperated from the Air force to learn the plumbing trade, building new homes and commercial work throughout the city of Jacksonville and the surrounding counties. After four years of school and working as an apprentice I earned my journeymans license and continued there until accepting a position with Saint Luke's Hospital

United States Air Force, Ellsworth AFB, Rapid City South Dakota

security police / law enforcement officer, 8/1980 - 7/1984

Entered basic military training in August of 1980 graduating in December of 1980 and trained at the law enforcement academy of the Air Force at Lackland Air Force Base. Upon graduating from there I was assigned to the 45th missile security squadron where I was responsible for the security of the missle site while work was being done. I later accepted a position in the armory where I was responsible for the weapons and ammonition that I would issue to other police officers

while work was being done. I later accepted a position in the armory where I was responsible for the weapons and ammonition that I would issue to other police officers

EDUCATION

Nathan Bedford Forrest High School, Jacksonville Florida H.S., 6/1979

Floirda State College Jacksonville / North East Florida Builders Association, Jacksonville Florida [Degree], [Major], 9/1988

CARL YOUNG 1933 ROCK SPRINGS WAY MIDDLEBURG, FL. 32068

904-719-4771

cwyoung21@sbcglobal.net

Date: September 28, 2022

Board of Supervisors Ridgewood Trails CDD 475 West Town Place, Suite 114 St. St Augustine, Florida 32092

Dear Board of Supervisors:

I am extremely interested in joining the Board of Supervisors. I would like to be consider as a candidate for appointment to fill the vacant seats for the term 2022 -2024.

I have included my work resume, so you get to know my background. I am a refired Marine and I have worked as a Financial Management Analyst as civil service for both the Marines & the Navy. After 41 ½ years of serving my country, I am officially refiring on September 30, 2022.

My wife and I purchased our home March 12. 2021 and I am extremely invested in our community. I have been serving on the ARB Committee since October 2022 when the new HOA board formed this committee. My wife is currently the President of the HOA. I have participated in all events that the HOA has sponsored as a volunteer to give our community members a positive experience of activities. I would like to become a valued CDD Board Member to continue enhancing the quality of our community.

Sincerely,

1933 Rock Springs Way

Middleburg, FL. 32068

Carl W. Young 1933 Rock Springs Way Middleburg, FL 32068 USA

Contact Phone Number Cell: (904) 719-4771

Work Phone: (904) 542-4559

Work Email Address: carl.young@navy.mil

Personal Email Address: cwyoung21@sbcglobal.net

Position Title: Financial Management Analyst

Pay Plan: GS Series: 0501 Grade Level: 11

Agency work for: Commander Navy Region Southeast NB,

Jacksonville, Florida 32212-0102

Dates of employment: 21 August 2017 to present

Social Security Number: last four 2940

Supervisor: Jennifer J. Kelley

Supervisor work phone number is (904)542-4013

Experience:

08/2017 to present: 44 hours one Week and 36 hours the second week:

Financial Management Analyst GS 11 last promoted 08/20/2017; permanent employee, not on a temporary promotion, Commander Navy Region Southeast N8, 919 Langley Street, Bldg., 919, Jacksonville, FL 32212-0102. My new Supervisor is Jennifer J. Kelley her Cell phone is (904)762-8872 and work phone # is (904)542-4013) and my old Supervisor was Nicole Eades and her Cell Phone is (623)242-34627-8345 and you may contact either one.

I was assigned to the Sustainment, Restoration and Modernization (SRM) Team and worked that from Aug 2017 through February 2020 and then was assigned to work the following programs, Utilities (UT), Transportation (TR), Environmental Compliance (EC), Conservation (CN), and Cultural Resources (CR) programs. I will also provide backup support to Facilities Services Ground Maintenance and Landscaping (FX) and Real Estate Lease (RL) if needed.

I have worked the Common Interface File (CIF) report, the Unmatched Disbursement (UMD) report and the Commitment report to fix errors if needed. I have worked the DAR-O report on a quarterly basis. I have produced JV requests, SF-1081's, SF-1034, which are routed through my supervisor to either our accounting department, or Wide Area Workflow (WAWF). I have submitted SF-1081's to the Defense Finance Accounting Service (DFAS) for correction and also do follow ups on them. I utilize the CFMS-C, Supply Accounting Budgeting Reporting System (SABRS) and Wide Area Work Flow (WAWF) system for research when working with the reports and financial documents. I utilize the SABRS FIP LOA Crosswalk to verify accuracy of data points on Lines of Accounting (LOA's). I do reviewing of incoming documents in CFMS in the Document Request (DR's) to ensure that they are in compliance with fiscal law and local business process and guidelines. I also check for inaccurate information and if incorrect I will either fix them or reject them back to the installation. Once the document is correct then I will submit it forward to be approved by my Supervisor(s). I also, do recoupments in CFMS when needed and also, attach contracts to our financial documents and or obligate them in Contract Maintenance when it is required in CFMS-C program. I have ran the Daily Transaction Report, the UMD report and the Doc Status report. I provide effective and responsive customer service, both internal and external, in support of the assigned programs. I am a very Detailedoriented problem-solver with excellent analytical strengths and a track record of optimizing productivity, reducing costs, and increasing profit contributions. Well-developed team building and leadership strengths with experience in training and coaching co-workers. Works very well with our clients, and co-workers at all levels. I have worked with the following Word 2016, Excel 2016, Outlook 2016, Microsoft Teams, CFMS-C, SABRS, WAWF, DCAS, One Touch, Ask DFAS and Smarts for the Navy, I use these on an almost every day basis. I have used SABRS for almost 29 plus years. I have used Standard Accounting and Budget Reporting System (SABRS) to monitor and review reservations, obligations, expenses and liquidations. I have also used CFMS and CFMS-C for almost 4 years with the Navy.

Experience:

04/2001 to 20 August 2017: 40 hours per Week: Financial Management Analyst GS 09 last promoted Not Specified; permanent employee, not on a temporary promotion, 9th Marine Corps District, 2223 Luce Blvd., Bldg., 523, Great Lakes, 1L Major David A. Kobie II, (847) 887-8345; may contact supervisor who is retiring in September 2015

I have performed all functions involving budget formulation, justifications and budget execution of the budget's for all of my fund administrators that I am responsible for within the 9th Marine Corps District. I have consolidated past, present and future budgetary data from source documents, accounting records, and reports for use in forecasting annual budget estimates. I have reviewed incoming documents to ensure that they are in compliance with fiscal law and local business process guidelines. I have developed procedures to ensure proper funding is applied to organizational programs and administrative operations for the 9th Marine Corps District. I am able to interpret policies and regulations and adapt guidelines to specific cases or problems. I am able to identify, analyze and resolve budgetary problems such as developing alternative methods of funding due to financial program changes. I have reviewed, analyze and interpret impact, affect and implementation of financial systems on activity and organizational programs. I have used a variety of productivity software such as Microsoft Office Suite, and other programs to create and manage complex spreadsheets, reports, and briefs. I have researched guides to summarize accounting, budgetary and financial information for use by managers. I have reviewed and evaluated budget requests, control and reporting of obligations and expenditures associated with the control and tracking of funds for the organization's programs and activities. I have analyzed costs and benefits to recommend alternative methods of financial management of programs and administrative operations. I have recommended the most efficient distribution and execution of budget resource to meet financial goals. I have utilized budget analyses information to recommend changes to programs objectives such as budget execution manuals and procedures. Inform supervisor of actions that have a substantial impact on the activities programs and activities. I have interpret the impact of programs changes for fund administrators, program managers and staff officials in order to assist in future planning. Advise on all aspects of the interpretation and application of organizational guidelines to program and budget officials of the organization for the budget execution process. I have provided advice on the efficient methods for the acquisition, and use of funds to support the organizations programs and activities. I have developed projected labor and overhead cost data based on pay tables and historical data. I have performed budget execution functions for the budget and identify and report difference's not in keeping within the annual budget plan. I have pre-validated purchase request documents by work center, cost account codes, object class and fund codes. I have entered obligations and expenses into the Standard Accounting and Budget Reporting System (SABRS) now for 17 years. I have used Standard Accounting and Budget Reporting System (SABRS) to monitor and review reservations, obligations, expenses and liquidations. I am able to prepare management reports covering the status of funds for all accounts. I have participated in the monitoring of year-end closing to ensure proper and full use of provided funds without anti-deficiency violations. I have used my office automation skills to support budget operations. I am able to work with people inside the 9th Marine Corps District, Defense Finance and Accounting Service and various private entities in order to resolve problems. I have been able to accomplish this through email, telephone calls, and meetings with individuals involved if necessary. I am able to do this by ensuring compliance with budget and regulatory guidelines. I have the knowledge of the Defense Travel System and how it works. I use it on a daily basis to certify or review authorizations and or vouchers for the accounts that I am responsible for. I have use Wide Area Workflow to do Miscellaneous Payments for phone bills, GSA Vehicle Bills, Board and Lodging credit card bills, Educator Workshop credit card bills. I have used Microsoft Outlook, Microsoft Excel 2010, Microsoft Word 2010, and Standard Accounting and Budget Reporting System (SABRS) from 1993 to present.

10/2000 to 04/2001; 40 hours per Week; Data Entry Clerk (Computer Operator), I; \$24,980 per Annum; last promoted Not Specified; permanent employee; not on a temporary promotion; ACS Government Solutions Group, 8900 Indian Creek Parkway Suite 410 Overland Park, Kansas; Ray Crutchfield, 816-327-1000; may contact supervisor.

I am responsible for the input and retrieving of various transactions of data for personnel in the Comprehensive Human Resources Integrated System (CHRIS) on a daily basis. I do research in the same system to help provide customer support to various Human Resources offices for GSA. I input various transactions into the Microsoft Access program for the Deputy Director for complete tracking of all daily work transactions. This information comes from the daily work file for the whole office. I am responsible for the requesting of Official Personnel File (OPF's) from the file room on a daily basis. I have the knowledge to use the Image Trax System to check-in and checkout Official Personnel File folders to the different Teams. I have knowledge of filing various types of paperwork in the Office Personnel File folders and how to file all Official Personnel File folders in the letrivier system. I have the knowledge on how to send the Official Personnel File folders to the Federal Records Center whother it is for retirements and death which is I year before the file can be sent to the center. Separations, resignations and removals are 6 months before they can be sent to the Federal Records Center and will be by Federal Express only. During the open season on Health Benefits I did the Lyping of all information required on the bottom of the form that this office is required to do In order to finish out the processing. I also send out various types of paperwork to the employees so that they have a copy of it.

10-1998 to 09-2000; 40 hours per Week; Systems Analyst; \$41,408 per Annum; last promoted Not Specified; permanent employee; not on a temporary promotion; ACS Government Solutions Group, 8900 Indian Creek Parkway Suite 410 Overland Park, Kansas; Brian Grittmann, 816-926-3500; may contact supervisor.

Systems Analyst, Contractor assigned to support the Defense Finance and Accounting Service. Responsible for the design, testing, and implementation of enhancements to the Standard Accounting, Budgeling and Reporting System (SABRS) to include all subsystems utilized by the Marine Corps and other DOD Agencies. Evaluate management systems, including recurring quantitative data financial and non financial used at all levels within the DOD for planning and controlling the use and disposition of resources. Evaluate and implement resource management systems relating to programming and budgetling for management of resources for operating activities. Analyze a myrlad of documentation to identify complex issues resulting in changes and/or corrections to automated accounting systems, Author specifications for modifications/enhancements to SABRS and Subsystems. Once the specifications are approved by the functional manager I prepared test conditions and conduct. Lesting to ensure validity of the processed data. When the modifications or enhancements are approved for release, I ensure that the proper systems documentation is complete and recorded per DFAS standards. I author specifications relating to the conversion of existing data within several accounting systems to include the SABRS system and subsystems. This involves standardizing data elements into one standard data dictionary and manipulating the data from the old systems to the SABRS, subsystems and system interfaces. Provide functional assistance in the development of system documentation and preparation of teaching materials. I brief management on my analysis of the systems I work on regarding the ongoing testing, conversion, development initiatives and implementation schedules. I submit formal and informal reports of my ongoing efforts concerning system changes, testing conducted and the results and conclusions of the analysis performed. Utilizing CMIS, I track the progress of all system change requests (SCRS). I work with MSDOS. NATURAL, POSCC), TSO, flowcharts and/or system documentation, I use

Word, WordPerfect, LAN, Windows, CICS, and CMIS on a daily basis.

O9-1995 to 10-1997; 50 hours per Week; Supply Chief, USMC-RS Portsmouth; \$38,496 per Annum; last promoted Not Specified; permanent employee; not on a temporary promotion; United States Marine Corps, 875 Greenland Road, Suite A-6, Portsmouth, New Hampshire 03801; Capt Eleozar Sanchez, 816-436-9569; may contact supervisor.

While I was the Staff Non-Commissioned Officer in Charge (SNCOIC) of the Supply Section at the Marine Corps Recruiting Station, I was a mid-level Manager and supervised a staff of 5 employees. I was a Fund Administrator for 10 years. Since the implementation of SABRS I have successfully managed and balanced all annual operating budgets for the Marine Corps Recruiting Service. Standard Budget Reporting System (SABRS) I have used from August 1992 through 3 July 1997 before retirement. I have the ability to get in and out of SABRS and how to use the system to input and research documents. I can determine the necessary accounting transaction whether it be an obligation, expense or an obligation and expense, etc. 1 filed all budget documents from the SABRS System in accordance with standard office procedures. I have the ability to read and understand the following reports: Unliquidated Orders Status Report, SABRS-Negative Unliquidated Obligation Report, Funds Administrator Management Report, Daily Transaction Update Report, Material and Services on line Transaction Report, Field Direct Detail Planning and Performance Report, DNR Unmatched/Rejected Disbursements, Unmatched/Rejected Disbursements, FA Travel Order Report for the Current Cycle, FA Unsettled Travel Order Report, General Ledger Accounts, Pre-Trial Account Balances. I also oversaw the negotiation, administration, extensions, termination and re-negotiation of Government contracts. I Formulated and coordinated procurement proposals and evaluated and monitored contract performance to determine necessity for amendments and ensured compliance with contractual obligations. I supervised requests for deviations from contract specifications and delivery schedules and analyzed price proposals and financial reports to determine fair market value. I examined performance requirements, delivery schedules and estimates of costs of material, equipment, and production to ensure accuracy and completeness. Reviewed bids and negotiated contracts with customers or

bidders and advised all sections on contractual obligations. I compiled information and recorded to prepare purchase orders for procurement of material. I verified nomenclature and specifications of purchase requests. Searched computerized inventory database to determine if material on hand was in sufficient quantity. Prepared and distributed invitation-of-bid forms. I had full use and responsibility of Government IMPAC Credit Card. I was responsible for all accounts payable for all aspects of purchasing. I managed and directed numerous logistic personnel throughout 20-year career. I controlled, managed and coordinated equipment reguisitions, warehouse management for over 600 million dollars in Marine Corps assets on camp property. Inventoricd and maintained inventory records continuously throughout career. I was responsible for the upkeep, inspections, and maintenance of over 40 recruiting facilities in three Northeast States (Maine, New Hampshire and Mass) and managed a camp property account of over 6 million dollars in facilities and support equipment. I developed and implemented an annual operating budget for logistical support of facilities and equipment. I successfully managed and balanced a \$741,000 annual operating budget. I directed preparation of routine and special budget reports. I directed compilation of data based on statistical studies and analyses of past and current year's budget data to justify funds requested. I reviewed operating budget periodically to analyze trends affecting budget needs.

O6-1992 to O7-1995; 48 hours per Week; Supply Chief, USMC-RS San Diego; \$30,000 per Annum; last promoted Not Specified; permanent employee; not on a temporary promotion; United States Marine Corps, 2221 Camino Del Rio, South, Room 212, San Diego, CA 92108-3610; Capt. Halliburton Sellers, 858-668-1505; may contact supervisor.

While the Staff Non-Commissioned Officer in Charge (SNCOIC) of the Supply Section at the Marine Corps Recruiting Station, T was a mid-level Manager. I supervised a staff of 2 employees. I was a Fund Administrator for 8 years. Since the implementation of SABRS I have successfully managed and balanced all annual operating budgets for the Marine Corps Recruiting Service. Standard Budget Reporting System (SABRS) I have used from August 1992 through July 1995. I have the ability to use SABRS system to input and research documents. I can determine the necessary accounting transaction whether it be an obligation, expense or an obligation and expense, etc. I filed all budget documents from the SABRS System in accordance with standard office procedures. I have the ability to read and understand the following reports: Un-liquidated Orders Status Report, SABRS-Negative Un-liquidated Obligation Report, Funds Administrator Management Report, Daily Transaction Update Report, Material and Services on line Transaction Report, Field Direct Detail Planning and Performance Report, DNR Unmatched/Rejected Disbursements, IDB Unmatched/Rejected Disbursements, FA Travel Order Report for the Current Cycle, FA Unsettled Travel Order Report, General Ledger Accounts, Pre-Trial Account Balances. I also Over-saw the negotiation, administration, extensions, termination and re-negotiation of Government contracts. I formulated and coordinated procurement proposals and evaluated and monitored contract performance to determine necessity for amendments and ensured compliance with contractual obligations. I supervised requests for deviations from contract specifications and delivery schedules and analyzed price proposals and financial reports to determine fair market value. I examined performance requirements, delivery schedules and estimates of costs of material, equipment, and production to ensure accuracy and completeness. Reviewed bids and negotiated contracts with customers or bidders and advised all sections on contractual obligations. I compiled information and recorded to prepare purchase orders for procurement of material. I verified nomenclature and specifications of purchase requests. Searched computerized inventory database to determine if material on hand was in sufficient quantity. Prepared and distributed invitation-of-bid forms. I had full use and responsibility of Government IMPAC Credit Card. I was responsible for all accounts payable for all aspects of purchasing. I managed and directed numerous logistic personnel throughout my career. I controlled, managed and coordinated equipment requisitions, warehouse management for over 600 million dollars in Marine Corps assets on camp property. Inventoried and maintained inventory records continuously throughout career. I was responsible for the upkeep, inspections, and maintenance of recruiting facilities in Southern California and managed a camp property account of over 6 million dollars in facilities and support equipment. I developed and implemented an annual operating budget for logistical support of facilities and equipment. I successfully managed and balanced a \$300,000 annual operating budget. I directed preparation of routine and special budget reports. I directed compilation of data based on statistical studies and analyses of past and current year's budget data to justify funds requested. I reviewed operating budget periodically to analyze trends affecting budget needs.

EDUCATION

Burlington High School, Burlington, Vermont 05401; 1976 High School Diploma Florida Junior College; No Degree 7 Semester Hours

PROFESSIONAL TRAINING

Federal Appropriations Law Course, 32 Hours, 8-03 Department of the Navy Purchase Card, CitiDirect Cardholder Training Course, 3-2004 FM Certification Level 1 is at 100% completed walting on completing the next 40 hours that is required

PROFESSIONAL LICENSES/CERTIFICATES

Defense Small Purchasing Course 1986
Defense Small Purchasing Course 1992 Defense Small
Purchasing Course(Contracting Warrant)1st Marine Corps
District, Garden City, Long Island, NY 1995 (Expired upon
transfer)
Ethics Training 2003
DOD Government Purchase Card Tutorial 2004
Introduction to Federal Budgeting 24-26 July 2007

PROFESSIONAL RATINGS, AWARDS, AND RECOGNITIONS

Certificate of Distinction 2/77

Certificate of Distinction 2/80 Letter of Appreciation 3/82 Meritorious Mast 3/82 Letter of Appreciation 4/82 Meritorious Mast 12/82 Meritorious Mast 7/83 Certificate of Commendation 7/86 Navy Achievement Medal 9/88 Navy Achievement Medal 5/96 Meritorious Service Medal 7/97 Performance Award 11/01 Performance Award 11/02 Performance Award 10/03

Civilian of the Quarter 3rd Qtr Fiscal Year 2004

Certificate of Commendation July 23 2004 Civilian of the Year for Fiscal Year 2004

Commendation for Meritorious Civilian Service October 15th 2004

Certificate of Commendation November 10 2004 Civilian of the Quarter 4th Qtr. Fiscal Year 2008 Civilian of the Quarter 4th Qtr. Fiscal Year 2014 Civilian of the Year for Fiscal Year 2014 Commendation for Meritorious Civilian Service September 4th 2015

OTHER INFORMATION

Typing Speed never have been tested but feel I can type between 30 and 40 wpm

U.S. MILITARY SERVICE INFORMATION

Active Duty: 06-1976 to 06-1979 - U.S. Marine Corps Active Duty: 10-1980 to 10-1997 - U.S. Marine Corps Honorable Discharge

Retirement Rank: GySgt, Date: 10/31/1997

ADDITIONAL DATA SHEET

Carl W Young

1. Appointment Eligibility:

Yes-Current Permanent United States Navy Civilian Current Permanent Federal Civilian Employee

Veterans Recruitment Appointment and/or 30% or More Disabled Veteran

2. Citizenship: Yes

3. Appt. Preference: Not interested/available in any of the above types of positions

4. Willing to Travel: 5 or More Days

5. Vet Preference: 10-Point 30% Compensable Preference

6. Low Salary Accept: \$77,488.00

7. Qualified Typist: Yes

8. Birth Date: **None Specified

9. Geo Preference: **None Specified

10. Security Clearance: yes valid until 2024

RACE/ETHNIC STATUS: White (Wht)

SEX: Male



C.

RESOLUTION 2023-01

A RESOLUTION DESIGNATING OFFICERS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Ridgewood Trails Community Development District at a regular business held on January 4, 2023 desires to elect the below recited persons to the offices specified.

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

1.

		Chairman	
		Vice Chairman	
Iarilee Giles		Secretary	
Iarilee Giles		Treasurer	
mes Oliver		Assistant Treasurer (s)	
aniel Laughlin			
arrin Mossing			
oward McGaffney			
ames Oliver		Assistant Secretary	
aniel Laughlin			
arrin Mossing			
oward McGaffney			
ASSED AND ADOPTED TH	IIS 4 TH D	AY OF JANUARY, 2023.	
	Chair	Chairman / Vice Chairman	



Ridgewood Trails

Community Development District

475 W. Town Place, Suite 114, St. Augustine, FL 32092 Phone: 904-940-5850 Fax: 904-940-5899

Dear Homeowner,

You are receiving this letter because you are a resident of the Ridgewood Trails Community Development District (the "District" or "CDD"). At the District's November 2, 2022 meeting, the District's Board and staff engaged in a Q&A session regarding the request from a large number of residents in the Freedom portion of Azalea Ridge ("Freedom Neighborhood") to be removed from the District. A written request provided by the Freedom Neighborhood is included for reference. The Freedom Neighborhood's written request was not prepared or reviewed for accuracy by the District.

Because the removal of the Freedom Neighborhood from the District will impact the entire Azalea Ridge community and the District's assessment levels, the Board is sending the enclosed FAQ sheet to all residents in the District to allow residents the opportunity to review and provide input on the subject.

YOUR COMMENTS, QUESTIONS, SUPPORT OR OBJECTION ON THE REQUEST FOR THE CDD TO SUPPORT THE REMOVAL OF THE FREEDOM NEIGHBORHOOD FROM THE CDD CAN BE DIRECTED TO DISTRICT MANAGER MARILEE GILES AT MGILES@GMSNF.COM AT ANY TIME. COMMENTS WILL ALSO BE RECEIVED BY THE BOARD IN PERSON AT THE DISTRICT'S NEXT MEETING:

JANUARY 4, 2023 AT 6:00 PM PLANTATION OAKS ATHLETIC CENTER 845 OAKLEAF PLANTATION PARKWAY ORANGE PARK, FLORIDA 32065.

Please note the revised meeting location. The District is holding its January meeting at this larger venue in anticipation of more attendees.

Please read the enclosures for additional information.

Sincerely,

Board of Supervisors for the Ridgewood Trails CDD

FREQUENTLY ASKED QUESTIONS REGARDING BOUNDARY AMENDMENT TO REMOVE THE FREEDOM NEIGHBORHOOD

1. What is the Freedom Neighborhood requesting?

The Freedom Neighborhood is requesting that the District's boundaries be amended to remove the 132 lots and common areas included in the Freedom Neighborhood.

2. What benefits do the landowners within Freedom Neighborhood receive from the CDD?

- A. Access to the CDD's two pools, fitness center, and amenity center. While most Freedom Neighborhood landowners stated that they do not use the CDD's amenities because they prefer to use the Freedom Neighborhood's amenities, access rights to the CDD's amenities are still available.
- B. CDD's stormwater system (lakes, pipes, inlets, etc.) serves the roads that provides access to the Freedom Neighborhood.
- C. Landscaping and entry monuments contribute to the entire Azalea Ridge community's aesthetics.
- D. Additional detail for the improvements and services provided by the CDD are contained in the CDD's budget, which is available at ridgewoodtrailscdd.com. These expenses are generally identified as Administrative Expenses, Amenity Center Expenses, and Grounds Maintenance Expenses. The budget includes descriptions of each line item.

3. If the Freedom Neighborhood is no longer part of the District, how do their rights change?

If the Freedom Neighborhood is removed from the District, then the residents from the Freedom Neighborhood would no longer be able to access the District's facilities, common areas and services. The Freedom Neighborhood would be required to return amenity access cards, and would no longer be authorized to use the pools, amenity center, gym, parks, and playgrounds. However, it is not possible to remove the other benefits described in Question 2 as they are part of the District's public infrastructure, and it is difficult to prevent usage unless there are access control systems in place.

4. How would removing the Freedom Neighborhood impact the CDD's operations and budget?

- A. Potential reduction in overall amenity usage because the Freedom Neighborhood will no longer be able to access it, but this change is unlikely to impact amenity operations or the Amenity Center Expenses.
- B. No change to the CDD's administrative obligations (i.e., obligation to conduct an annual audit, provide a website, and manage the operation of the CDD's improvements) or changes to the Administrative Expenses.

C. No change to the CDD's grounds maintenance responsibilities (i.e., field supervision, electric and water costs for landscaping, landscape maintenance and replacement costs) or Grounds Maintenance Expenses.

5. How would removing the Freedom Neighborhood impact the CDD's assessments?

The loss of Freedom Neighborhood assessments is anticipated to cause an increase in assessments to the 559 lots remaining in the CDD. <u>Using the Fiscal Year 2023 budget as an example, this would result in an additional \$250 - \$300 per year in operation and maintenance assessments to the non-Freedom Neighborhood landowners.</u>

6. How does a boundary amendment work?

A petition requesting the boundary amendment must be filed with Clay County by the CDD or by a landowner. The requirements of the petition are described in Section 190.046, Florida Statutes. The boundary amendment must be approved by Clay County.

7. Who must consent to the boundary amendment?

- A. Written consent from <u>ALL</u> landowners of lots and common area properties, if any, to be removed from the CDD must be included with the petition.
- B. Consent of the CDD would be represented by resolution of the Board of Supervisors, but the CDD is not required to provide consent and doing so is a Board decision. Individual consent of the 559 landowners of lots that would remain in the CDD is not required.

8. What is the likelihood that Clay County approves the boundary amendment petition?

If the CDD supports the boundary amendment and it meets the legal requirements, then the County is likely to approve it. If the CDD does not support the boundary amendment, it is less likely that the County will approve it.

9. Who would pay for the boundary amendment process?

If the CDD chooses to file the petition, then the CDD could pay for it. If a landowner(s) files the petition, the landowner(s) pays for it. At this point, the boundary amendment and associate costs are anticipated to be undertaken by the Freedom Neighborhood.

10. What notice did purchasers within the Freedom Neighborhood have regarding the CDD's existence?

Notice of the CDD is available through three sources:

- A. Notice of Establishment filed in Clay County official records describes the CDD and its boundaries and is reflected in a title search.
- B. Disclosure of Public Financing filed in Clay County official records describes the types of improvements the CDD was anticipated to own and operate and is reflected in a title search.
- C. Horton sales agreement is required by statute to contain immediately prior to the space reserved in the contract for the signature of the purchaser, the following

disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract:

"THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND THE ASSESSMENTS PAY CONSTRUCTION, OPERATION, MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

Ridgewood Trails CDD

475 West Town Place, Suite 114

St. Augustine, Florida 32092

Dear Ridgewood Trails CDD Board of Supervisors,

Please accept this letter as formal notice that all landowners located within the boundaries of the Freedom at Azalea Ridge HOA be removed from the boundaries of Ridgewood Trails CDD.

In October 2021 DR Horton transferred ownership of all common areas, amenities and roads located within the Freedom Section to the Freedom at Azalea Ridge HOA. This also includes property located outside of the gated area at the entrance to the Freedom community. Freedom at Azalea Ridge HOA is solely responsible for all financial obligations, maintenance and operations of any and all lands and facilities within these boundaries.

Freedom at Azalea Ridge Homeowners Association cites the following Statute as our main reason to be removed from this community development district as well as others listed below:

190.031 - Mandatory use of certain district facilities and services. —To the full extent permitted by law, the district shall require all lands, buildings, premises, persons, firms, and corporations within the district to use the water management and control facilities and water and sewer facilities of the district.

Freedom at Azalea Ridge Homeowners Association is a privately held community that receives no compensation from Ridgewood Trails CDD in order to maintain our property. All of our infrastructure, roads, amenity center, swimming pool, two ponds, parks, storm water retention, sewer, potable and reclaimed water is fully contained within, and paid for by our community. The county has provided maps that provide us with the proof of this.

The CDD Board of Supervisors has stated by their words and actions that the CDD does not have any obligations either financially or operationally for anything owned by the Freedom HOA.

Freedom at Azalea Ridge's 132 residences provide the Ridgewood Trails Community Development District \$108,712.77 per year, based on the Fiscal 2023 budget. Should the board of supervisors grant us the boarder amendment, this would cost each homeowner in Azalea Ridge \$194.48 additional per year or \$16.21 per month, based on the Fiscal 2023 budget and the 559 remaining residences in Azalea Ridge.

Ridgewood Trails Community Development District attorney contends that our residents benefit from the roads and storm water system s that lead to the entrance of Freedom at Azalea Ridge. However, these roads are county roads that anyone has access to, both roads and storm water systems are maintained by Clay County.

It was also stated that the Freedom residents benefit from the use of the Ridgewood Trails Amenities. That is correct but by a snapshot of dates recorded by the Management Company they found that it was less than 5% of the Freedom residents that were using the amenities in that period of time. If this amendment of boundaries is approved it is our understanding that any residents who want to continue utilizing amenities owned by Ridgewood Trails can do so at a yearly cost determined at that time by the Board of Supervisors.

Recently the CDD and the Azalea ridge HOA have shared expenses for activities put on in the Azalea Ridge community, however at the last few CDD meetings that Freedom residents inquired if the CDD would contribute anything toward any Freedom expenses they were denied by using the argument that the CDD does not have any obligation to the Freedom Section whatsoever.

What is Freedom at Azalea Ridge getting for its financial contribution? Well basically nothing, and will also have to contribute equally for any future increase in the CDD budget or be assessed for any improvements or modifications to their amenities not included in their annual budget.

The above-mentioned reasons are a very good argument as to why our Freedom residents are asking to be removed from the boundaries of the Ridgewood Trails CDD.

The Freedom HOA board has already begun to get the notarized signatures of all property owners within the Freedom section on the Consent Form of Landowner Boundary Amendment that we will file with the Clay County Clerk of Courts along with our statement of why we should be removed from this district.

It is our hope that when the Board of Supervisors discuss and vote on this boundary amendment, they consider this not just from the financial benefit of our monetary contribution toward the CDD, but also from the perspective of what we contribute vs what we are getting back in return. I trust the Board will come to a fair and proper decision. Thank you for your consideration and vote on our request.

Sincerely

Freedom at Azalea Ridge HOA Board of Directors

Thomas Palanica

Bruce Johnson

Orvia Shroyer

James Barrs

William Lamoreaux





Kutak Rock LLP

107 West College Avenue, Tallahassee, Florida 32301 office 850.692.7300

> Katie Buchanan 850.692.7300 katie.buchanan@kutakrock.com

MEMORANDUM

TO: Ridgewood Trails Community Development District

FROM: Katie S. Buchanan

DATE: January 4, 2023

RE: Retention Requirements for Transitory Messages and Electronic Records Updates

On May 6, 2010, the District approved Resolution 2010-06, adopting a policy relating to the retention and disposition of its public records. The District's Record Retention Policy currently remains in full force and effect. In order to ensure the District's record retention practices remain economically feasible and technologically practical, we are offering some clarification regarding the retention period for records of short-term value. Additionally, we propose modifications to designate the electronic record as the official record of the district and allow for disposal of paper duplicate copies unless prohibited by any law, rule or ordinance.

According to the *General Records Schedule for State and Local Government Agencies* ("GS1-SL")¹ with which all community development districts must comply, records retention requirements "apply to records regardless of the format in which they reside."² This means that electronic communications, which include emails, instant messages, text messages, multimedia messages, chat messages, social networking, voicemail/ voice messaging, or other communications via electronic messaging technology or device, must be retained in accordance with the applicable section of the GS1-SL. Retention periods for electronic communications "are determined by the content, nature, and purpose of records, and are set based on their legal, fiscal, administrative, and historical values, regardless of the format in which they reside or the method by which they are transmitted."³

Electronic communications "created primarily to communicate information of short-term value" may fall under the Transitory Messages schedule set forth in GS1-SL.⁴ Transitory Messages do not "formalize or perpetuate knowledge and do not set policy, establish guidelines or

¹ Incorporated by reference in Rule 1B-24.003(1)(a), F.A.C.

² General Records Schedule for State and Local Government Agencies, Section V, Electronic Records.

³ *Id.* at Records Retention Schedules, Electronic Communications.

⁴ *Id.* at Records Retention Schedules, Transitory Messages, Item #146.

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procedures, certify a transaction, or become a receipt." Examples of Transitory Messages include, but are not limited to:

- · reminder messages ("don't forget the upcoming meeting");
- email messages with short-lived or no administrative value ("thank you")
- telephone messages lacking content ("Ms. Smith called please return her call");
- · recipient copies of announcements of District sponsored events ("daily events email"); and,
- news releases received by the District strictly for informational purposes and unrelated to District programs or activities.

The retention requirement for Transitory Messages is "[r]etain until obsolete, superseded or administrative value is lost." For example, an email message notifying employees of an upcoming meeting would only have value until the meeting has been attended or the employee receiving the message has marked the date and time in the calendar, at which time the message could be disposed of. In other words, an electronic communication intended for short-term value does not need to be retained once it is no longer needed. Unlike most other public records, the District may dispose of a transitory message once it is obsolete, superseded, or has lost its administrative value without having to document the disposition of the record, unless the record has been microfilmed or scanned and will serve as the record copy.

⁵ *Id*.

⁶ See Rule 1B-24.003(9)(d), F.A.C.

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, authorizes the Ridgewood Trails Community Development District ("District") to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on May 6, 2010, the Board of Supervisors of the Ridgewood Trails Community Development District ("**Board**"), adopted Resolution 2010-06 providing for the adoption of the District's Record Retention Policy ("**Policy**"); and

WHEREAS, the Policy requires the District "retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same"; and

WHEREAS, the Board finds that it is in the best interest of the District to amend the Record Retention Policy as described in more detail in paragraph 2 below; and

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

- 1. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2010-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2010-06 that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- **2. AMENDMENT.** The Records Retention Policy is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: <u>underlined text</u>) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: <u>stricken text</u>) as set forth herein:

The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), Florida Statutes, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, Florida Statutes, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention

guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the General Records Schedule for State and Local Government Agencies, Item #146, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. The District hereby determines the electronic record shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

- **3. 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.
 - **4. EFFECTIVE DATE.** This Resolution shall take effect as of January 4, 2023.

Introduced, considered favorably, and adopted this 4th day of January 2023.

ATTEST:	RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors







1/4/2023

Azalea Rídge at Rídgewood Traíls

Community Development District Amenity Management Report



Taylor Tennison

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Ridgewood Trails Community Development District

Amenity Management Report January 4, 2023

To: Board of Supervisors

From: Taylor Tennison

Amenity Manager

RE: Azalea Ridge Amenity Management Report – January 4, 2023

The following is a summary of items related to the field operations, maintenance, and amenity management of Azalea Ridge.



Community Updates

MAINTENANCE

- Clubroom a/c condensing unit was replaced.
- Replaced two amenity center parking lot light pole blubs with LEDs. Third light pole bulb will be replaced in the coming weeks.
- Fitness center renovation
 - o Installation of crown molding; sand, caulk, and touch-up paint the baseboards and door are complete. Tv's, mirror, and new weight bench were installed.
 - Additional camera was installed.
 - Seeking quotes for new weight rack.
- Remaining two pergolas will be removed by March 1st.
- Two light poles will be installed on Azalea Ridge Blvd. near Freedom in the coming months.
- Supply Works replacing all RR toilet paper holders and paper towel dispensers at no cost to commercial grade product. Product is on order.
- Remove rust from RR stalls/walls, paint non-slip RR floors complete before March 1st.
- Remove rust from pool floors complete before March 1st.
- Replace missing lock on Women's RR stall. Lock is on order.
- Access control installation for RR doors, replacing broken card reader for social hall door, and replacing broken card reader for pool gate. All card readers are on backorder.

EVENTS

- Food truck schedules have been planned through January 2023.
 - We have 1 food truck at the Azalea Ridge amenity center every Thursday night from 5-8pm.
- Winter Event CDD/HOA event December 17, 2022
 - The event went great! Mr. & Mrs. Clause made an appearance. There was hot chocolate, a sleigh ride, and tons of arts and crafts.
- Movie on the Lawn January 7, 2023
 - o "Lyle, Lyle, Crocodile" showtime at 8pm on the soccer field.
- Advertising for Lifeguards Homeowners can contact management if they're interested.
- Room rentals and programs
 - Time slots are on the rental forms.
 - Consideration of changing rental fees.

Conclusion

For any questions or comments regarding the above information please contact Taylor Tennison, Amenity Manager, at Ridgewoodtrailsmgr@rmsnf.com.

Respectfully,

Taylor Tennison



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Quality Site Assessment

Prepared for: 1667 Azalea Ridge Blvd

General Information

DATE: Tuesday, Dec 20, 2022

NEXT QSA DATE: Monday, Mar 20, 2023

CLIENT ATTENDEES: Taylor Tennison

BRIGHTVIEW ATTENDEES: Willie Perez Davila

Customer Focus Areas

Seven Standards of Excellence Site Cleanliness Weed Free Green Turf Crisp Edges Spectacular Flowers Uniformly Mulched Beds Neatly Pruned Trees & Shrubs





Carryover Items



1 Hollies trees will be trimmed back to the top of the fence

1667 Azalea Ridge Blvd



Maintenance Items



We will need to add some more Jack Frost in this shrub line





Recommendations for Property Enhancements



- 1 Recommend removal and replacing the Live Oak in the common area
- 2 Recommend this new Landscape to the back entrance



1667 Azalea Ridge Blvd



Notes to Owner / Client



We have sent the information to the Fence company and awaiting the installation date.





Completed Items



1 The Common areas are being maintained.



A.

MINUTES OF MEETING RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, November 2, 2022 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Marty Genska Chairman

Jacqui Proctor Miller Vice Chairperson

William Barnhouse Supervisor Dennis Schroyer Supervisor

Also present were:

Marilee GilesDistrict ManagerKatie BuchananDistrict CounselTaylor TennisonAmenity Manager

Jay Soriano GMS Willie Perez Brightview

Several Residents

The following is a summary of the actions taken at the November 2, 2022 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

The next item taken out of order.

E. Amenity Manager

1. Report

Ms. Tennison reviewed the amenity management report copy of which was included in the agenda package.

2. Landscape Inspection Report

Mr. Perez gave an overview of the landscape inspection report; a copy of the quality site assessment was included in the agenda package.

Mr. Perez left the meeting at this time.

Attorney – Boundary Amendment

Ms. Buchanan stated I would like to go through some of the fundamental steps necessary to have a boundary amendment to the district because I think that is what most of you are here for. I will give you the background, explain to the board the impacts that a boundary amendment would have on the district then we can open it up to public comment so each of you can have up to 3 minutes to provide your opinions and feedback on whether the board should decide to authorize the boundary amendment. It is going to be difficult to manage this number of people if we don't have some sort of order. If you can't hear me in the back, just raise your hand and I will try to talk as loudly as I can.

The district is a unit of local government, and it was established by Clay County. It is not something that the four members here can change. If the district were to change its boundaries Clay County would have to consent to that change. Before Clay County will even consider a boundary amendment, all the members of the Freedom Neighborhood would have to consent to it. That means that all 132 lots would have to provide a notarized consent saying that we want to be removed from the district. Then, the board would decide whether the CDD wants to support the process because I think the board in the past has determined that they don't want to spend their budget, the money that is paid by all 691 lots towards something that only benefits 132 lots. It will be up to the 132 lots to find a lawyer and work with that lawyer to put together the petition to file with Clay County to have the county consider whether the boundary amendment is appropriate.

Then the question is how do I think the county would respond to this request. I think if the board supported it and there were all 132 consents, the county would probably go along with it, but I don't speak for the county. I'm saying it is likely to happen and if the board doesn't support it or you don't have 132 consents, it is very unlikely the county would consider it at all.

As we discussed, the landowners would be required to pay for the process and it would be up to the landowners to consider how to fund it and manage it. The substance of the question is what factors should be considered as to whether Freedom should be removed from the district's boundaries. One of the two things I think about here is whether the land in Freedom actually benefit from the services or the improvements the district provide and whether it is fair to the existing residents for Freedom to be removed. I will go into this in two parts. The first thing and I have heard this in meetings, there is a fair number of people who live in Freedom who don't feel

like they get any benefits from the CDD. I think a lot of that opinion derived from the fact that they don't use the amenities here very frequently because they have their own. I do want to point out that the CDD goes well beyond the amenity center. The county owns the roads, the CDD does not. What the CDD does own is the stormwater management system that the roads drain into and all of the ponds with the exception of the pond behind Freedom. The CDD is responsible for the maintenance of the stormwater system that keeps the access to the Freedom Neighborhood in place. Similarly, the CDD maintains the entry features, the landscaping, any streetlights on the roads, those are all CDD paid for improvements that I think it would be very difficult for anyone living in the community to say that they don't benefit from, but that is there. Understanding that those are things the CDD provides beyond amenities that everyone in the neighborhood benefit from proportionately.

Then there is the question of whether it is fair to change the status quo for a group that knowingly moved here knowing there was a CDD. There are three places to look when you were trying to figure out whether you were part of the CDD. The first is in the official records and it shows up in your title work and it is called a notice of establishment, it shows that the CDD lies upon your land, it is there. The second is a disclosure of public financing, it tells you that the CDD issued bonds and what type of improvements they were going to construct, also recorded in the official records. Lastly, in your purchase and sale agreement there is bold language in 14-point font that says this property is part of a CDD. If that is not in there, take it to D.R. Horton and tell them they owe you money. That is contract language that is required by statute. You are buying into a CDD, it is in your purchase and sale agreement. It is not required in a contract from an individual to an individual, but if you bought from a builder or Horton it is in your purchase and sale agreement.

Mr. Genska stated the one issue I have and it is coming from a homeowner standpoint not as chairman of the board, is I see that we have a budget based on 600+ residences. For Freedom to move out we will lose the 132 homes that are part of that budget that are no longer a part of the budget, which means the balance of the 400+ homes have to replace that in our budget.

Ms. Buchanan stated that is correct. To put some numbers on that if you were to lose 132 lots, then you would have the budget deficit somewhere between \$110,000 to \$125,000 a year and the only way to recover that money is to increase the assessments on the remaining 559 lots and that is probably about \$200 a year more on the remaining lots.

One last point on the budget before we proceed, in looking at your budget I think it is very difficult to say that you see a noticeable decrease in your budget by removing the Freedom section because most of your costs are based on fixed contracts that are going to have to happen whether or not the number is 300, 400, 500 or 600, it doesn't matter. The only way to cover that gap is going to be to increase assessments.

Mr. Schroyer stated I agree if Freedom gets out of the CDD your fees will go up but there are ways to cut the costs. Get new bids on management companies, new bids on this and that, the costs can be lowered, it may not compensate for the money that comes from Freedom but it would be less of a burden on you. I've only been on the board for a couple months and there seems to be a lot of fat in these budgets that we can cut.

Mr. Barnhouse stated the last time we followed your recommendation about cutting the fat it actually cost us another \$50,000. We got rid of Tree Amigos because they wanted out and we had to get another landscaper and our cost almost doubled. Every time we go out for a bid our costs could go up rather than down.

Ms. Buchanan stated I do think that competitively bidding services is one way to look at costs, but in this environment it is more of a true-up on costs. I don't know what Marilee and Jay are seeing but in the 30 meetings I go to every month I have not had a contract come down in the last 12 months anywhere, they have gone up 10% to 15% in most cases. It is a very hard time right now to look for apples to apples services at a lower cost. Other places have not been successful.

Ms. Miller stated it would move faster if questions were not duplicated then move on to a different comment.

SECOND ORDER OF BUSINESS Public Comments

Mr. Palanica stated when you give your consideration to this, put yourself in our position. I'm the second resident here and it was explained very well what the CDD was to us originally. At that time there was a weight room and a small pool, there was no big pool. When the decision was made to put the big pool in here and the Freedom pool was put in at the same time, it broke the barrier because there was no reason for the people back here in an over 55 community to use a pool that was kidney shape with 150 kids. It separated the community. Contrary to what you just said after we had conversations with our attorney, I called our county commissioner and the county

commissioner referred me to the county attorney and I said this is what we want to do, what is the best procedure to do that. She basically said coming to this meeting was the first step and depending on what happened in the first step would be dependent to what happens at the county. You said we need to go to the county first and petition. Did I misunderstand what you said?

Ms. Buchanan stated yes.

Mr. Palanica stated so this is our first step. At your own admittance we contribute after this increase anywhere from \$110,000 to \$125,000 with what most of us see as zero cost to the CDD because all our amenities back there, our roads back there our sewer and the storm system are all self-contained. We don't have as-built drawings but we have the drawings as best as can be determined by the county, which shows the separation. Other than the entrance to the community to get in and out we get zero benefit financially from the CDD. A few times it was brought up two years ago what can you do for us when this first started the answer is we don't have any obligation back to you so if you don't have any obligation back to us, why are we paying all the money. The comments came up that some people in the community use the amenities, meaning the weight room and the pool area for their grandchildren. Anybody could use the space for \$250 a year.

Mr. Genska asked I want to ask Freedom folks, do you want Tom to be your public speaker?

The response from the Freedom residents was yes.

Mr. Palanica asked what financial benefit do we gain other than the entrance?

Mr. Genska stated we have pulled the records on what the residents use.

Ms. Buchanan stated eight families accessed the amenities in the last month.

Mr. Soriano stated when you scan your card we don't have a system that details everything and says this is a Freedom person, we have to go address by address and figure that out. We definitely had more than eight but just from October and it came out to be about 12% usage for just October.

Ms. Buchanan stated to clarify that is not eight swipes of a card, that is eight families that had multiple swipes.

Mr. Soriano stated I would say the fitness center gets the most.

Ms. Buchanan stated with the 12% that you just described, the Freedom lots are roughly 19% of your community. The district's budget is roughly \$525,000 per year, the amenity complex

is about half of that budget, so the other half of the budget goes towards the things we talked about earlier, managing the stormwater system, the landscaping, the monuments.

Mr. Palanica stated the only thing we are asking for is your consideration to have you look at this legitimately to where we are coming from.

Ms. Buchanan stated I think the board will do that and I ask the same in reverse.

Ms. Campbell asked when D.R. Horton sold homes and told people there were no CDD fees, what was the responsibility of the board to allow them to have the signs saying no CDD fees up here? I was at the closing table and questioned that but many people don't get that. I feel the board allowed that.

Mr. Genska stated we have nothing to do with selling homes and what was told. When I closed on my house it was 100% disclosed there were CDD maintenance fees with your taxes.

Ms. Campbell stated there was no maintenance discussed it wasn't on the sign. I feel there is some responsible because the board drove up and down the road when those signs were posted.

Mr. Genska asked can you answer why the CDD board is not responsible for that?

Ms. Buchanan stated two parts, the first is and I'm speaking to my experience across the board not in this community. I'm not telling you that your truth is not true. What they frequently have on their signs is "no CDD fees* bond debt" in small letters.

Ms. Campbell stated that wasn't true here. If this process is to take place it starts with Clay County, Clay County will require a notarized statement from every 132 parcels that are back there, then the board will determine whether or not you will approve it.

Ms. Buchanan stated I will explain because clearly that was a confusing point. The statute says that a petition and the only way to have a boundary amendment is to submit a petition to the county. It must include the consent of all the landowners. There is only two ways to file a petition, it can be filed by a landowner or it can be filed by the district and if the district files it, it has to include a resolution authorizing the boundary amendment. I don't want to tell you that you couldn't file a petition without the district's consent, but I think what Ms. Grimm indicated is that they are unlikely to consider it without the district's consent.

A resident stated I think raising the fees from \$50 to \$150 is excessive.

Ms. Buchanan stated we can't raise fees without having a hearing so if the board chooses to consider it we would have to publish a notice, have another hearing where residents provide input then they take formal action, so that will not happen tonight.

A resident stated I can see it from the sales office, no CDD fees and it talks about a flier sent out.

Ms. Buchanan stated just to be clear the first thing I see is up top, the operation and maintenance fees. That is the fee that you pay to the CDD and that is at the top right. Granted it is not called CDD fee but it is called operation and maintenance fee and it is separate and apart from the HOA fee line item. There is HOA which in this paperwork is reduced to \$90 a month, there is operation and maintenance fee 50 foot lot, \$605 a year, 60 foot lot \$733 a year. I, 100% agree that this is not labeled correctly. The bottom says, no CDD fees just like people have mentioned and it talks about using the CDD to pass on the cost of constructing infrastructure improvements. Unless you were one of the first 15 people who lived here you do not pay that portion of CDD fees. D.R. Horton funded the improvements in this neighborhood out of pocket and unlike Ridgewood Trails or Eagle Landing they have an operation and maintenance component of their assessment and then they have a debt service component. You do not have the debt service component because D.R. Horton paid for the improvements here, the district did not.

A resident stated obviously, to get this approved, we either have to get the board to approve or go to the county. Is that correct so far?

Ms. Buchanan stated it is both.

A resident stated we are talking about the amenity center we use 12%. What happens in this proposal we all sign that we don't use the amenity center? That alleviates the cost of us using your things. These are county streets and it doesn't cost anything to drive on the county streets.

Ms. Buchanan stated it cost us money to maintain the stormwater system that serves the roads.

A resident stated that doesn't service us because we have to pay our own sewer system in our fees.

Ms. Buchanan stated again, we are at a disconnect because from what I drove today and I drove it to make sure that I visually understood the neighborhood, you have to drive through the neighborhood to get to your gate.

A resident stated that is a county road.

Ms. Buchanan stated the county does not maintain the drainage system connected to those roads.

A resident stated if we don't get the board's approval and it looks like we are not going in that direction then we have to have a petition signed by everybody in our community and send it to the county. Is that the correct procedure?

Ms. Buchanan stated I will not mislead you, what I said before is that in most cases it would be the district to file this petition and the county would be looking for the district's support for that petition. If a property owner files and they include all 132 consents I'm not confident that the county attorney will feel like that petition is sufficient if the district doesn't also approve it.

Mr. Edson stated speaking for myself I would not be here tonight if the fee were \$100 because that \$100 is something I feel might be appropriate. The fee isn't \$100 and you seem to spend freely, buying trees to go up and down the road, locks on the bathroom, etc. In Freedom we count every penny that we spend and I hate to spend our money on certain improvements and if you didn't have our money you wouldn't be able to do all the improvements. What is fair if you were in our place? There might be a compromise of some description because I think we all have a point.

A resident stated I got my tax bill today and on the bottom it had \$799 CDD. You are saying we are helping with the sewage driving through here, what about the Amazon driver, UPS driver, mailman, the visitors? A lot of us are senior citizens living on social security and a pension and that's it. To pay that extra money, I'm confused.

A resident stated it sounds like it comes down to this clubhouse, the weight room and all that, coming from a different area from Freedom, why don't you separate the two and if there are people who want to use these amenities, let them pay a little extra. We used to pay \$10 a month to get a card to use at the gym and it was in our Meadow Point 2 unit. If somebody wants something above and beyond what we get in Freedom let them individually pay for it. You are talking about drainage, I would give anything if my yard didn't flood, this isn't the best drainage in this area. Why didn't D.R. Horton plan another entrance for our area? This is what I would call access roads, but you are talking about drainage. You may have a member fee and non-member fee, sounds like you rent this facility out to other people that may not be in this community.

A resident stated I have a problem paying a CDD fee because we still pay. Everything comes out of our HOA. We have volunteers to help do things in Freedom.

A resident stated when I signed for our house, we had to sit in a car and wait for them to come out and they walked you in and you sat in this little place that had glass over it and came out with papers you had to sign. They told us nothing.

A resident stated go back to the budget. Is there any differentiation, do you know the amount spent in our community? You are going to be saving that amount.

Mr. Genska stated we don't do anything behind the gate.

A resident stated if nothing is being spent back there the portion we are of your community is not being spent on us.

A resident stated I researched and have prints on everything, stormwater, water, electricity and nothing passes that gate. The only exception is the electricity is joined together and the water is joined together. We have nothing to do with this portion of this development.

Ms. Buchanan stated we agree that the improvements behind the gate are funded by the people who live there. These two concepts are not mutually exclusive, you do benefit from everything behind you gate and you do fund that completely on your own. You choose not to use everything in front of the gate, especially the amenities but you could.

A resident stated there were 80 pages at my closing and nobody reads that and they stuck that in there and we got screwed.

A resident stated what D.R. Horton did to us has nothing to do with this CDD. That is something we needed to take up with D.R. Horton ourselves and that is long gone. With that said my question is did you not sit there at one board meeting and said I told Tom Palanica how to get out of the CDD. We have no problem with you leaving the CDD.

Mr. Genska stated I have no problem if you want to get out of the CDD.

A resident stated if for some reason you decide that we have to put in a bigger parking lot or basketball hoops and have to take out a CDD bond, who pays for that?

Ms. Buchanan stated if the district chose to issue debt for improvements they would follow what they have done before and levy it on all the lots in the district. You would get a notice saying this is what the district intends to do and I expect this room would be even more full.

A resident stated I don't care if you have drainage for the road.? It started at \$500 and that is now \$963 and we get nothing for that.

The following comments were made by several residents of Freedom: No money comes back to Freedom, have people pay a membership for amenities, breakdown of the budget, how

long does the CDD stay in existence as long as it owns the improvements, do people from outside the CDD able to rent the room, Freedom was invited to the Veterans Day and Halloween festivities and chose not to come, why does the community not pay for their own celebration rather than the CDD, budget based on 609 homes, amount in budget for storm drainage, things paid for from CDD budget that should be paid out of HOA fees, multiple components to budget, administration, general maintenance and amenity, budget without Freedom, amount paid to HOA and CDD, need 132 signatures on form to be provided by the attorney, then the board will have to decide to support it.

Public comment section closed after one hour 50 minutes.

Ms. Buchanan stated if you want to wait and see if they can get 132 signatures that is completely okay. If you want to give them direction on where your head is right now, that is also okay. If you want to look at other alternatives that might be some sort of compromise I'm happy to discuss those with you, but you tell me how you feel.

Ms. Miller stated I think the 500+ residents here should be aware of this potential.

Ms. Buchanan stated here are the things that I think are important. We just started our current fiscal year so it will be impossible to make a change before next year. If you wanted to tie the budget process to another audience comment participation on a boundary amendment we could do that merged notice. What will happen is this is the compromise, if we wanted to say we will create two different classes of people in the community, the first that has access to the amenities and the second does not have access to the amenities. The amenities cost is \$266,000 a year and you divide that by 691 lots you get \$336, that amount would come off the Freedom section, they would no longer have access to the amenities so it would significantly reduce their annual assessment. But what that does is result in about \$100 increase to everybody else. I think we would have to notify people of that increase no matter what, but it would also be a parallel analysis of whether the boundary amendment is appropriate then you get input from everybody. Right now, I think we have a higher representation from Freedom because they are invested in the process. You don't necessarily have anybody that knows that they may be looking at a higher assessment right now.

Ms. Miller stated that is why we need to let the rest of the community know what the result is of the decisions we will make.

Ms. Giles stated we are at 8% inflation in 2022, inflation is going to continue to grow so her comment and quick math is based on 8% inflation in 2022. Please do not hold her to those numbers next year when we come to the budget, instead of being at 8% inflation we are now at 12% inflation.

Ms. Buchanan stated I have laid out this potential alternative. The HOA has two months, do you want to see how far it gets? It is not really an HOA process but that is the easiest way to say it, so Freedom has two months to see how many signatures they can get and in January you will have a better sense of whether it is even feasible if the board decides to support it. Because at that point you can decide whether you are going to support the petition with the county of whether you want to propose an alternative as far as budgeting goes. The reason I say this is because it takes time, staff time and money to pursue this alternative and I don't know that you want us to invest in that until we know that Freedom has the capacity to move forth because they have consents from all 132 parties.

Mr. Genska asked can we do a parallel operation, put out a notice to residents that this is a possibility?

Ms. Buchanan stated you certainly can.

Mr. Genska stated you will provide their attorney with what they need to have then they can move on with that and we can move on with the rest of the residents so they are aware that we can readdress it once we are 100% sure. I like to forewarn people.

Ms. Buchanan stated to make sure I understand, what we are doing is sending a form of communication, a letter or eblast or both.

Ms. Tennison stated the most affordable way would be email but to get a full outreach to everyone would be by letter.

Mr. Soriano stated that comes with a cost.

Mr. Genska stated maybe we do the email first then follow-up.

A resident of Freedom asked will you reimburse me for paper, ink and postage?

Ms. Buchanan stated because the Freedom section is initiating the change it is incumbent upon the Freedom section to bear the cost of this change. When people receive this letter, you are

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going to have a very large crowd. I don't think this facility is the right place for this crowd. Marilee will look for a place to hold the meeting.

Ms. Giles stated residents call my office sometimes and complain because the transcriptionist didn't catch word for word, sidebar conversations and loud noise and things like that are part of that problem. When we can't properly record the meetings we can't properly transcribe them.

THIRD ORDER OF BUSINESS Discussion of Suspension Letters

Ms. Buchanan outlined the incident that occurred after hours at the pool the parents of the minor child spoke on her behalf and after discussion the board took the following action.

On MOTION by Ms. Nolte seconded by Mr. Barnhouse with all in favor the suspension was lifted.

Ms. Giles stated there will be a second and confirming letter that puts that in writing.

Staff will also send a letter to the other individual involved, the parents will provide information on the individual who damaged the gate and staff will pursue restitution from that individual to the extent he can be identified.

FOURTH ORDER OF BUSINESS

Consideration of Requests from Freedom HOA to Amend the District's Boundaries to Remove the Freedom Section

This item taken earlier in the meeting under audience comments.

FIFTH ORDER OF BUSINESS

Consideration of Agreement/Proposals for Water Management Services

- A. Agreement with The Lake Doctors
- B. Proposal from J&J Aquatics

Mr. Soriano stated we let them know that we were going to solicit bids. We went to a few companies, Aquatic Management, Solitude, J&J and Lake Doctors our current provider. Originally, they were asking for a small increase, when they sent this proposal it is the same as last year's budget.

Mr. Schroyer stated Lake Doctors is 12 visits a year, J&J is 20 visits a year.

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Mr. Soriano stated the spraying is going to be the same. We can go back and ask if they will cut out some of the pricing if they do less. A lot of times the price goes up when they are doing less because they figure they have to drop more chemicals and do more work when they are here once a month. You will hear that from landscapers too. There is an EPA limit that allows you to drop only so much chemical.

On MOTION by Ms. Miller seconded by Mr. Barnhouse with all in favor the agreement with The Lake Doctors for fiscal year 2023 in the annual amount of \$8,064 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operation Manager's Report –Report

Proposals from Brightview for Bush Hogging

Mr. Soriano stated the first proposal from Brightview is the powerline area to bush hog the three sections of powerline and in the past it might have been taken care of by the power company. Those lines are owned by Seminole Electric, it is an easement, we can't develop it or do anything with it even though we own the ground those lines sit on. They do have an easement mitigation process, but that is only if it is infringing on certain areas. Right now, it is not that bad, the residents may say this is horrible, it is overgrown, it is not big enough or weedy enough for them to care about yet. The last time they came out was a few years ago because they were doing transmission work on those lines, they wanted their trucks to be able to get through. I have been requesting that they come out to maintain it and they have not been responsive and we don't have the ability to force them to do that. If we wanted to do this we would have to pay for it separately and that is

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one of the reasons I wanted unit prices in the RFP for things like bush hogging so we can compare when we needed something like this done. By clearing that out you give access and that opens up to the back of Freedom and they have already asked us not to cut there. I have two quotes, one for the whole thing and the other is a couple swaths next to the fence line. We could hold this until we get to the growing season if we still have residents complaining and we will also see where we are in the budget.

Proposal from Brightview for Crape Myrtle

Mr. Soriano stated we have an updated proposal for installation of 6 30-gallon crape myrtles on Azalea Ridge Boulevard or we could just put sod.

Ms. Tennison stated that also includes azaleas in each those areas

Mr. Barnhouse stated we installed the irrigation and everyone at the meetings said they wanted color on that road.

Mr. Soriano stated if we want to continue with more crape myrtles and azaleas, give us extra above the \$5,000 and we can work with Brightview if you want to fill in the space more and you are still under the original Tree Amigos proposal. You could approve a not to exceed rather than the cost of the crape myrtles.

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor staff was authorized to proceed with Brighview and install 6 30-gallon crape myrtles and azaleas on Azalea Ridge Boulevard in an amount not to exceed \$7,000.

Light Poles

Mr. Soriano stated I do have a couple items, we talked about two items, lights is the first one. We do still need information for trenching and electrical if we wanted to move forward with that. Originally, we put money in the budget for those lights then through the budget process because of the assessment increase everyone wanted to cut stuff out and we took it out. We can use capital, but it is not in there for that project. I estimate \$2,500 per light.

Ms. Miller stated we can get away with two, but we have to put lights there, it is pitch black.

Mr. Genska stated this is for safety, I would say three.

Mr. Soriano stated if you are concerned about the budget we can start with two and we can spread them out.

Mr. Schroyer ask could we put up two poles but brighter lights? Wouldn't it light up a lot more of the roadway?

Mr. Soriano stated you are just increasing costs these are Clay Electric lights and it is going to be added to your meter right now. Usually with the light poles, you have two types of bills for lighting, one is flat rate where they come out and fix all the bulbs, they will not do any extra bulbs any brighter, they do one type bulb. On the meter side, which we are going to go we have the option of dealing with our own stuff and I highly recommend LED lights and it will be a lower cost, but you have a higher cost of getting them. We could have a brighter fixture but we have to deal with it ourselves, we can't call Clay Electric and say there is a light out. You still have to do the maintenance, I have to get up there and get the light out and send it back to the company and they send us a new bulb. Some lights have a seven-year warranty.

Big LED lights are from \$300 to \$800 and these are bright, so we are adding quite a few hundred dollars per pole. We will get the \$750 pole and add an expensive light bulb to it. I need \$6,000 to look at two poles.

A resident stated a small amount of light in a dark area provides a lot of light and bollard lights are less expensive and you can easily change the bulbs.

Mr. Soriano stated the biggest cost is the electrician and labor. With a not to exceed amount of \$6,000 I will do two poles and if I am able to get him to trench and put a base in and get it ready to go.

Mr. Schroyer asked where is the money going to come from?

Mr. Soriano stated it has to come from your capital or I have to be able to save from repair and replacement.

Ms. Giles stated you do have money in the capital reserves.

Mr. Schroyer stated the reason the assessments went up this year was to fund the capital reserve. I agree the lights are needed, but we are just spending money we don't have.

Mr. Soriano stated just to get clarification, one point I have to make is months ago I mentioned we were over budget in a lot of lines, we were working hard all the way to the end of the year to try to correct what we could and save money. Vandalism made the repair and replace line go up pretty high and we spent money on security to counteract that but that is money we

didn't plan for. Your financials are sitting pretty good up to this last month so the actual through 9/30 was under for grounds maintenance and amenity side and there are savings in each one of those lines I can find and if that comes to \$6,000 that is where we will get it.

Mr. Genska asked if we don't have the money and we took this out of the budget for a reason and why did we take it out if it was a safety issue?

Mr. Soriano stated at the time everyone was looking at the budget and saw some lines under budget and we did cut some things out and this was one of them. We have repair and replacement.

Ms. Giles stated you will see your financials as of September 30th although some individual lines were over, the budget overall had money left over.

Mr. Soriano stated one big goal we had last year is you had another project that has been tabled for quite some time. When I came in we were looking at a playground and that is a much larger expense of about \$60,000. We didn't have enough in our capital so we are building that up now and that is one of our first real large capital projects we want to get to. Every time we pull \$5,000 to \$7,000 out, we extend that.

Ms. Buchanan stated keep in mind the carry forward is made up of two components, one is designated as capital reserve money and the other is the money that is supposed to get your through October, November, December until you get your tax receipts in. It sounds like you have a lot of money in the bank, but you really don't.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with three in favor and Mr. Schroyer opposed staff was authorized to have two light poles with LED lights installed in an amount not to exceed \$6,000.

Mr. Soriano stated the last item you cannot make a decision tonight but it is something we need direction on, it does take time to go through. Even if it is something we come to a decision on in the future, you have to do a rate hearing when we change any rate. We are looking at rentals. One of the big arguments we had in this room when we were doing the budget was looking at every dollar and we discussed charging vendors and things like that. You can raise the rental in this room that is extremely low, even \$100 is well under the surrounding area. You rent this room for \$50. We would like to separate the time so we have time slots. For another \$25 you get a private pool, other places that do that get \$1,000 or more to rent out a privatized pool. You could

be making a little more money and if you take it to \$100 or \$150 people may complain but that is still a good benefit if you live in this neighborhood. We need direction of how you want us to go about that and if there is a decision down the road we will have a public hearing.

Ms. Giles stated Jay and Taylor will bring you a draft amenity center policy that will have that in there, we will establish a public hearing date.

Ms. Buchanan stated we want to set a public hearing date for January and the maximum. All we do when we set a public hearing is we publish the maximum amount the board can adopt and at that time it will be an opportunity for anybody at the meeting to say it is a great rate, that is a terrible rate, and the board will adjust it downward if they like or they could leave it as published but they can't go higher.

Mr. Soriano stated income from the rental helps offset assessments and they stay lower if we are bringing in a few more dollars. We can put in \$75 for the room and \$75 for the pool.

Ms. Buchanan asked do we have a deposit?

Mr. Soriano stated we do. Your deposit when you rent the room and pool is \$500 but you get it back assuming there is no damage.

Mr. Schroyer stated do \$100 for the room and \$50 for the pool.

Ms. Buchanan stated I suggest \$100 for each and at the public hearing you can go down if you so choose.

A resident stated if you are looking at doubling your profit the easiest way to do that is to block it in four hour blocks.

Mr. Soriano stated that is for Saturdays and Sundays, but we can't do that for week days. We are going to talk about that.

A resident stated from everyone who was here tonight this community center is part of what is so awesome about all these fees we are paying and now you are trying to raise it. I heard someone wanted to triple it and that is excessive. It is important to remember that the community is paying for this and tripling something is not fair.

Mr. Soriano stated we have direction and we will notice it and that is the max.

F. Amenity Manager

Report

A copy of the amenity manager's report was included in the agenda package.

Landscape Inspection Report

A copy of the quality site assessment was included in the agenda package.

Landscape Proposals

This item taken earlier in the meeting.

Discussion of Lake Maintenance

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS Supervisor's Requests and Public Comments

Additional comments: not in favor of doubling rental rates, several sprinklers on the main entrance has been broken and is pushing the sand out, there is also a lot of trash in that area, limit hours of rentals, so someone doesn't have it all day, holidays are already excluded from the rentals, never uses the amenities but still pay O&M, do residents pay for studies and research, disagrees with rental increases, the HOA and CDD funded some events, parking on both sides of the roads, need for additional parking areas, staff will eblast to the residents to park only on one side of the street and include the county ordinance dealing with parking, residents to notify the county to fix the parking issues.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 10, 2022 Workshop
- B. Approval of the Minutes of the September 7, 2022 Meeting
- C. Balance Sheet & Income Statement
- D. Assessment Receipt Schedule
- E. Approval of Check Register

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

NINTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, January 4, 2023 at 6:00 p.m. Location TBD

Ms. Giles stated the next meeting will be held January 4, 2023 at 6:00 p.m. We will research a location for that meeting and send that information to the board.

On MOTION by Mr. Genska seconded by Mr. Schroyer with all in favor the meeting adjourned at 9:48 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman



Ridgewood Trails

Community Development District

Unaudited Financial Reporting November 30, 2022



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COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2022

	GENERAL FUND	CAPITAL RESERVE FUND	DEBT SERVICE FUND	TOTALS GOVERNMENTAL FUNDS
ASSETS:				
CASH	\$25,840	\$89,924		\$115,763
INVESTMENTS - STATE BOARD	\$31,922			\$31,922
INVESTMENTS - US BANK - GENERAL FUND	\$40,113			\$40,113
INVESTMENTS - STATE BOARD - CAPITAL RESERVE		\$77,970		\$77,970
INVESTMENTS				
Reserve A			\$9,688	\$9,688
Revenue A			\$1,984	\$1,984
DEPOSITS	\$2,803			\$2,803
DUE FROM GENERAL FUND		\$10,929		\$10,929
DUE FROM CAPITAL RESERVES				\$0
DUE FROM OTHER				\$0
TOTAL ASSETS	\$100,677	\$178,823	\$11,672	\$291,172
LIABILITIES:				
ACCOUNTS PAYABLE	\$11,585			\$11,585
ACCRUED EXPENSES	\$778			\$778
DUE TO CAPITAL RESERVE	\$10,929			\$10,929
TOTAL LIABILITIES	\$23,292	\$0	\$0	\$23,292
FUND BALANCES:				
UNASSIGNED	\$74,583			\$74,583
NONSPENDABLE	\$2,803			\$2,803
ASSIGNED	\$0			\$0
ASSIGNED FOR CAPITAL RESERVE	\$0	\$178,823		\$178,823
RESTRICTED FOR DEBT SERVICE			\$11,672	\$11,672
TOTAL FUND BALANCES	\$77,385	\$178,823	\$11,672	\$267,881
TOTAL LIABILITIES & FUND EQUITY	\$100,677	\$178,823	\$11,672	\$291,172

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended November 30, 2022

	ADORTER	DDODATED BURGET	ACTUAL	
	ADOPTED	PRORATED BUDGET	ACTUAL (20 (22	WADIANGE
	BUDGET	THRU 11/30/22	THRU 11/30/22	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$554,270	\$36,138	\$36,138	\$0
Interest Earned/Misc. Income	\$200	\$33	\$9,469	\$9,435
Rental Revenue	\$500	\$83	\$950	\$867
TOTAL REVENUES	\$554,970	\$36,255	\$46,557	\$10,302
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$8,000	\$1,333	\$800	\$533
FICA Expense	\$612	\$102	\$61	\$41
Engineering	\$3,000	\$500	\$0	\$500
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$167	\$167	\$0
Attorney	\$12,000	\$2,000	\$1,167	\$833
Annual Audit	\$3,190	\$0	\$0	\$0
Trustee	\$5,650	\$1,048	\$1,048	\$0
Management Fees	\$45,675	\$7,613	\$7,613	\$0
Information Technology	\$1,800	\$300	\$300	\$0
Website Maintenance	\$1,200	\$200	\$200	\$0
Telephone	\$350	\$58	\$106	(\$48)
Postage (1)	\$800	\$133	\$494	(\$360)
Printing & Binding (1)	\$1,500	\$250	\$1,437	(\$1,187)
Insurance	\$8,212	\$8,212	\$7,358	\$854
Legal Advertising	\$1,800	\$300	\$0	\$300
Other Current Charges	\$1,000	\$167	\$9	\$158
Office Supplies	\$250	\$42	\$1	\$41
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$102,074	\$27,860	\$26,195	\$1,665
AMENITY CENTER				
Insurance	\$19,505	\$19,505	\$19,465	\$40
Amenity Manager	\$63,600	\$10,600	\$10,600	\$0
Facility Assistant	\$5,000	\$833	\$0	\$833
General Facility Maintenance	\$11,500	\$1,917	\$624	\$1,292
•		\$2,500	\$13,185	
Repairs & Replacements	\$15,000 \$17,244			(\$10,685)
Lifeguards	\$17,344	\$0	\$0	\$0
Pool Maintenance	\$16,865	\$2,811	\$2,811	(\$0)
Pool Chemicals	\$12,640	\$2,107	\$1,555	\$551
Other Current Charges	\$1,000	\$167	\$0	\$167
Water & Sewer	\$13,500	\$2,250	\$1,969	\$281
Electric	\$14,000	\$2,333	\$2,849	(\$516)
Internet/Cable	\$5,600	\$933	\$933	(\$0)
Janitorial	\$10,583	\$1,764	\$1,764	\$0
Janitorial Supplies	\$2,500	\$417	\$222	\$195
Security System	\$8,700	\$1,450	\$2,545	(\$1,095)
Refuse Service	\$2,500	\$417	\$406	\$11
Special Events	\$10,000	\$553	\$553	\$0
Pool Permit	\$382	\$0	\$0	\$0
Pest Control	\$1,000	\$167	\$49	\$118
Capital Reserve	\$35,525	\$0	\$0	\$0
TOTAL AMENITY CENTER	\$266,743	\$50,722	\$59,530	(\$8,808)

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended November 30, 2022

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 11/30/22	THRU 11/30/22	VARIANCE
EXPENDITURES:				
GROUNDS MAINTENANCE:				
Operations Management	\$22,948	\$3,825	\$3,825	\$0
Access Cards	\$1,000	\$167	\$0	\$167
Electric	\$9,000	\$1,500	\$2,417	(\$917)
Water	\$8,300	\$1,383	\$1,064	\$319
Repairs & Maintenance	\$18,200	\$3,033	\$718	\$2,315
Landscape Maintenance	\$104,704	\$17,451	\$20,584	(\$3,133)
Landscape Contingency	\$10,000	\$1,667	\$0	\$1,667
Lake Maintenance	\$12,000	\$2,000	\$1,344	\$656
TOTAL GROUNDS MAINTENANCE	\$186,152	\$31,025	\$29,951	\$1,074
TOTAL EXPENDITURES	\$554,970	\$109,607	\$115,676	(\$6,069)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$69,119)	
FUND BALANCE - Beginning	\$0		\$146,505	
FUND BALANCE - Ending	\$0		\$77,385	

⁽¹⁾ Includes cost for mailed notice to Freedom Neighborhood.

COMMUNITY DEVELOPMENT DISTRICT

MONTH TO MONTH

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
REVENUES:													
Assessments - Tax Roll	\$0	\$36138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,138
Interest Earned/Misc. Income	\$154	\$9314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,469
Rental Revenue	\$750	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950
TOTAL REVENUES	\$904	\$45,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,557
EVENDENDE ADMINISTRATIVE													
EXPENDITURES: ADMINISTRATIVE		0000	20	40	20	00	00						# 000
Supervisor Fees	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Expense	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
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	\$0 \$0	\$0 \$0	\$0	\$5,260
Arbitrage	\$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0
Dissemination	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Attorney	\$1,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$1,048
Management Fees	\$3,806	\$3,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,613
Information Technology	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Website Maintenance	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Telephone	\$31	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Postage (1)	\$35	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494
Printing & Binding (1)	\$137	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,437
Insurance	\$7,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,358
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Office Supplies	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions ADMINISTRATIVE TOTALS	\$175	\$0 \$6.844	\$0 \$0	\$0	\$0 \$0	\$175 \$26,195							
ADMINISTRATIVE TOTALS	\$19,351	\$0,044	\$0	\$0	\$0	\$0	\$0	\$ 0	\$ 0	ŞU	\$0	\$0	\$20,195
EXPENDITURES: AMENITY CENTER													
Insurance	\$19,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,465
Amenity Manager	\$5,300	\$5,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,600
General Facility Maintenance	\$624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$624
Repairs & Replacements	\$5,843	\$7,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,185
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,405	\$1,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,811
Pool Chemicals	\$778	\$778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,555
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$1,127	\$843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,969
Electric	\$1,365	\$1,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,849
Internet/Cable	\$461	\$473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$933
Janitorial	\$882	\$882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,764
Janitorial Supplies	\$0	\$222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222
Security System	\$530	\$2,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,545
Refuse Service	\$191	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Special Events	\$553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$553
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITY CENTER TOTALS	\$38,572	\$20,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,530

RIDGEWOOD TRAILS CDD

COMMUNITY DEVELOPMENT DISTRICT

	MONTH TO MONTH												
	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
EXPENDITURES: GROUNDS MAINTENANCE													
Operations Management	\$1,912	\$1,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,825
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,169	\$1,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,417
Water	\$476	\$588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,064
Repairs & Maintenance	\$718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$718
Landscape Maintenance	\$10,292	\$10,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,584
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$672	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
Capital Outlay - Streetlighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUND MAINTENANCE TOTAL	\$15,239	\$14,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,951
TOTAL EXPENDITURES	\$73,162	\$42,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,676
EXCESS REV/(EXP)	(\$72,258)	\$3,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$69,119)

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended November 30, 2022

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 11/30/22	THRU 11/30/22	VARIANCE
REVENUES:				
Capital Reserve Transfer In	\$35,525	\$0	\$0	\$0
Interest Income	\$250	\$42	\$459	\$417
TOTAL REVENUES	\$35,775	\$42	\$459	\$417
EXPENDITURES:				
Capital Reserves	\$60,000	\$10,000	\$0	\$10,000
Amenity Improvement Project	\$4,500	\$750	\$0	\$750
Other Curent Charges	\$600	\$100	\$0	\$100
Repair & Maintenance	\$10,000	\$1,667	\$1,213	\$454
TOTAL EXPENDITURES	\$75,100	\$12,517	\$1,213	\$11,304
OTHER SOURCES AND USES:				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$ (39,325)		\$ (754)	
FUND BALANCE - Beginning	\$180,647		\$179,577	
FUND BALANCE - Ending	\$141,322		\$178,823	

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - 2007A

Statement of Revenues & Expenditures and Changes of Fund Balance

For the Period Ended November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET	ACTUAL	VADIANCE
	BUDGET	THRU 11/30/22	THRU 11/30/22	VARIANCE
REVENUES:				
Assessments - On Roll	\$13,359	\$871	\$871	\$0
Interest Income	\$0	\$0	\$58	\$58
TOTAL REVENUES	\$13,359	\$871	\$929	\$58
EXPENDITURES:				
Interest Expense - 11/1	\$3,814	\$3,814	\$3,814	\$0
Interest Expense - 5/1	\$3,814	\$0	\$0	\$0
Principal Expense - 5/1	\$5,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$12,628	\$3,814	\$3,814	\$0
OTHER SOURCES AND USES:				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$732		(\$2,885)	
FUND BALANCE - Beginning	\$4,856		\$14,557	
FUND BALANCE - Ending	\$5,588		\$11,672	

Ridgewood Trails Community Development District Long Term Debt Report

Series 2007A Capital Improvement Revenue Bonds	
Interest Rate:	5.650%
Maturity Date:	5/1/2038
Reserve Fund Definition:	
Reserve Fund Requirement (6.949% of Outstanding Bonds):	\$9,381
Reserve Fund Balance:	\$9,688
Bonds outstanding - 6/1/2019	\$150,000
Less: May 1, 2020 (Mandatory)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$5,000)
Current Bonds Outstanding	\$135,000

C.

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2023 Assessments Receipts Summary

	# UNITS	SERIES 2007A DEBT SERVICE	FY23 O&M	TOTAL
ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED
NET TAX ROLL ASSESSED	691	13,358.77	554,282.37	567,641.14
TOTAL ASSESSED	691	13,358.77	554,282.37	567,641.14

SU	SUMMARY OF TAX ROLL RECEIPTS										
	DATE		SERIES 2007A								
CLAY COUNTY DISTRIBUTION	RECEIVED	TOTAL RECEIVED	DEBT RECEIPTS	O&M RECEIPTS							
1	11/09/22	1,103.67	25.97	1,077.70							
2	11/16/22	19,001.27	447.17	18,554.10							
3	11/28/22	16,904.14	397.82	16,506.32							
4	12/12/22	474,928.58	11,176.89	463,751.69							
			-	-							
			-	-							
			-	-							
			-	-							
			-	-							
			-	-							
			-	-							
			-	-							
			-	-							
TOTAL TAX ROLL RECEIPTS		511,937.66	12,047.85	499,889.81							

PERCENT COLLECTED	TOTAL	DEBT	O&M
TOTAL PERCENT COLLECTED	90.19%	90.19%	90.19%



Community Development District

Check Run Summary 10/1/2022 - 11/30/2022

Fund	Date	Check Numbers	Amount	
Conoral Fund				
General Fund	10/1/22 - 10/31/22	2368-2386	\$39,697.94	
	11/1/22 - 11/30/22	2387-2402	\$37,990.95	
	11/1/22 11/00/22	2007 2402	ψον,σσσ.σσ	\$77,688.89
				ψ77,000.00
Capital Reserve				
oupital Hoodillo	11/28/22	27	\$1,212.87	
	,		Ţ ·,= ·=···	\$1,212.87
				, ,
<u>Autopayments</u>				
	10/4/22	CCUA	\$1,798.39	
	10/3/22	Clay Electric	\$2,535.30	
	10/6/22	Comcast	\$207.27	
	10/5/22	Waste Pro	\$191.21	
	10/12/22	Comcast	\$253.58	
	10/28/22	Newlane Finance	\$395.12	
	10/28/22	CCUA	\$1,602.64	
	10/31/22	Clay Electric	\$38.00	
	11/2/22	Clay Electric	\$2,495.65	
	11/3/22	Waste Pro	\$214.80	
	11/7/22	Comcast	\$207.27	
	11/14/22	Comcast	\$265.27	
	11/29/22	Newlane Finance	\$395.12	
	11/30/22	Clay Electric	\$2,731.97	
	11/30/22	CCUA	\$1,430.49	
				\$14,762.08
Total				\$93,663.84

^{*} Fedex invoices and Autopayments available upon request.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/22 PAGE 1
*** CHECK DATES 10/01/2022 - 11/30/2022 *** RIDGEWOOD TRAILS CDD

*** CHECK DATES	10/01/2022 - 11/30/2022 ***	RIDGEWOOD TRAILS CDD BANK A RIDGEWOOD TRAILS			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT	. VENDOR NAME SUB SUBCLASS	STATUS		HECK T #
10/14/22 00119	10/01/22 8115863 202210 330-53800 OCT LANDSCAPE MAINTENANC	TE.		10,292.00	
	001 2.1.250.112 1.1.1.112.112.11	BRIGHTVIEW LANDSCAPE SERVIC	CES, INC	10,292.0	00 002368
10/14/22 00122	8/31/22 4846305 202208 310-51300 NOTICE OF MEETINGS FY23	0-48000	*	417.24	
		CA FLORIDA HOLDINGS,LLC		417.2	24 002369
10/14/22 00070	9/08/22 SS110750 202208 320-57200	0-34500	*	150.00	
	AUG EMPLOYMENT ADMIN FEE 9/08/22 SS110750 202208 320-57200 AUG EMPLOYMENT SCHEDULIN)-34500	*	100.00	
	10/11/22 SSI10784 202209 320-57200 SEP EMPLOYMENT ADMIN FEE)-34500	*	132.50	
	10/11/22 SSI10784 202209 320-57200 SEP EMPLOYMENT SCHEDULIN	0-34500	*	100.00	
	SEP EMPLOIMENT SCHEDULTE	CLAY COUNTY SHERIFF'S OFFIC	CE	482.	50 002370
10/14/22 00107	10/26/21 10262021 202110 320-57200		*	120.00	
	10/26/21 SECURITY 5/08/22 05082022 202206 320-57200 5/08/22 SECURITY	0-34500	*	152.00	
		DAVID ANDREW WIDERGREN		272.0	00 002371
	6/30/22 27854 202206 320-57200	0-46000	*		
	FITNESS EQUIPMENT REPAIR	FITNESSPRO 		1,594.	50 002372
	8/16/22 885332 7 202208 320-57200 AUG PEST CONTROL	0-43200	*	45.00	
	9/22/22 886420 9 202209 320-57200 SEP PEST CONTROL		*	45.00	
	SEF FEST CONTROL	FLORIDA PEST CONTROL		90.0	00 002373
10/14/22 00003	9/15/22 235 202210 310-51300 FY23 ASSESSMENT ROLL CER	0-31400	*		
	F123 ASSESSMENT ROLL CER	GOVERNMENTAL MANAGEMENT SER	RVICES	5,260.0	00 002374
10/14/22 00003	10/01/22 236 202210 310-51300)-34000	*	3,806.25	
	OCT MANAGEMENT FEES 10/01/22 236 202210 310-51300 OCT WEBSITE ADMIN		*	100.00	
	OCT WEBSITE ADMIN 10/01/22 236 202210 310-51300 OCT INFORMATION TECH		*	150.00	
	10/01/22 236 202210 310-51300 OCT DISSEM AGENT SERVICE		*	83.33	

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/22 PAGE 2
*** CHECK DATES 10/01/2022 - 11/30/2022 *** RIDGEWOOD TRAILS CDD

*** CHECK DATES	3 10/01/2022 - 11/30/2022 *** R B	IDGEWOOD TRAILS CDD ANK A RIDGEWOOD TRAILS			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	10/01/22 236 202210 310-51300- POSTAGE	42000	*	34.86	
	10/01/22 236 202210 310-51300- COPIES	42500	*	136.95	
	10/01/22 236 202210 310-51300- TELEPHONE	41000	*	31.20	
	TEDEFIIONE	GOVERNMENTAL MANAGEMENT SERVICES			4,342.59 002375
10/14/22 00108	9/26/22 09262022 202209 330-53800- 9/26/22 SECURITY	34500	*	152.00	
	3,20,22 Bleekiii	HALSTON BLAKE JONES			152.00 002376
10/14/22 00117	9/22/22 3110607 202208 310-51300- AUG GENERAL SERVICES		*	1,576.00	
	NOO CHADIAN DIRVICIO	KUTAK ROCK LLP 			1,576.00 002377
10/14/22 00042	10/01/22 36335B 202210 330-53800- OCT LAKE MANAGEMENT	46400	*	672.00	
		THE LAKE DOCTORS, INC.			672.00 002378
10/14/22 00095	10/01/22 13129560 202210 320-57200- OCT POOL CHEMICALS		*	777.60	
		POOLSURE			777.60 002379
10/14/22 00039	10/01/22 318 202210 320-57200- OCT JANITORIAL SERVICES	34200	*	881.92	
	10/01/22 318 202210 320-57200- OCT POOL MAINT SERVICES	46500	*	1,405.42	
	10/01/22 318 202210 330-53800- OCT CONTRACT ADMIN	34000	*	1,912.33	
	10/01/22 318 202210 320-57200- OCT FACILITY MANAGEMENT	46200	*	5,300.00	
	OCI FACILITI MANAGEMENI	RIVERSIDE MANAGEMENT SERVICES, INC	· .		9,499.67 002380
10/14/22 00120	10/07/22 10072022 202210 320-57200- FITNESS CTR PAINT REIMBUR	46000	*	85.96	
	FIINESS CIR PAINI REIMBUR				85.96 002381
10/14/22 00111	9/05/22 09052022 202209 330-53800- 9/5/22 HOLIDAY SECURITY	34500	*	212.00	
		ROBERT T. BASSLER			212.00 002382
10/14/22 00121	9/20/22 70832977 202209 320-57200-	52200	*	128.20	
	JANITORIAL SUPPLIES 9/20/22 70832978 202209 320-57200- JANITORIAL SUPPLIES	52200	*	42.89	
	UANIIORIAL SUPPLIES	THE HOME DEPOT PRO			171.09 002383

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/22
*** CHECK DATES 10/01/2022 - 11/30/2022 *** RIDGEWOOD TRAILS CDD

*** CHECK DATES 10/01/2022 - 11/30/2022 ***	RIDGEWOOD TRAILS CDD BANK A RIDGEWOOD TRAILS			
CHECK VEND#INVOICE EXPENSE DATE DATE INVOICE YRMO DPT	D TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/14/22 00118 9/21/22 70807226 202210 320 OCT SECURITY CAMER.	-57200-34510	*	135.00	
OCI SECORIII CAMERO	VECTOR SECURITY INC			135.00 002384
10/24/22 00117 10/14/22 3124397 202209 310		*	1,831.00	
SEP GENERAL SERVIC	ES KUTAK ROCK LLP			1,831.00 002385
10/24/22 00039 10/13/22 319 202209 330	-53800-46000	*	1,594.44	
SEP FIELD MAINTENA 10/13/22 319 202209 320	-57200-52100	*	240.35	
SEP POOL CHEMICALS	RIVERSIDE MANAGEMENT SERVICES,	INC.		1,834.79 002386
11/03/22 00123 10/20/22 69978 202210 320		*	205.00	
RPRD A/C UNIT	AIR-MAX HEATING & COOLING, INC.			205.00 002387
11/03/22 00055 9/01/22 85487 202208 330		*	45.00	
BACKFLOW TEST	BOB'S BACKFLOW & PLUMBING SERVIO	CES		45.00 002388
11/03/22 00007 10/03/22 86877 202210 310	-51300-54000	*	175.00	
FY23 SPECIAL DISTR	ICT FEE DEPARTMENT OF ECONOMIC OPPORTUN:	ITY		175.00 002389
		· ·	672.00	
AUG LAKE MAINTENAN	ICE THE LAKE DOCTORS, INC.			672.00 002390
11/03/22 00124 10/24/22 26570 202210 320		· ·	49.00	
RODENT PEST CONTRO	OUTCK CATCH INC			49.00 002391
11/14/22 00125 11/10/22 OCT FEST 202210 320		- *		
OCTOBER FEST	AZALEA RIDGE HOMEWOWNERS ASSOC	TNC		552.50 002392
11/14/22 00119 11/01/22 8137358 202211 330			10,292.00	
NOV LANDSCAPE MAIN'	TENANCE			10 292 00 002393
11/14/22 00003 11/01/22 237 202211 310	BRIGHTVIEW LANDSCAPE SERVICES,II	· *	3,806.25	
NOV MANAGEMENT FEE. 11/01/22 237 202211 310	S	*	100.00	
NOV WEBSITE ADMIN	-31300-33200		100.00	

PAGE 3

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/20/22 PAGE 4
*** CHECK DATES 10/01/2022 - 11/30/2022 *** RIDGEWOOD TRAILS CDD

*** CHECK DATES	10/01/2022 - 11/30/2022 ***	RIDGEWOOD TRAILS CDD BANK A RIDGEWOOD TRAILS			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	11/01/22 237 202211 310-51300 NOV INFO TENCHNOLOGY	-35100	*	150.00	
	11/01/22 237 202211 310-51300- NOV DISSEMINATION		*	83.33	
	11/01/22 237 202211 310-51300- OFFICE SUPPLIES	-51000	*	.66	
	11/01/22 237 202211 310-51300- COPIES		*	50.40	
	11/01/22 237 202211 310-51300- TELEPHONE	-41000	*	75.01	
	11/01/22 237 202211 310-51300	-42000	*	44.25	
	POSTAGE	GOVERNMENTAL MANAGEMENT SERVICES			4,309.90 002394
11/14/22 00042	11/01/22 44896B 202211 330-53800 NOV LAKE MAINTENANCE		*	672.00	
	NOV LAKE MAINIENANCE	THE LAKE DOCTORS, INC.			672.00 002395
11/14/22 00039	11/01/22 320 202211 320-57200 NOV JANITORIAL SERVICES	-34200	*	881.92	
	11/01/22 320 202211 320-57200	-46500	*	1,405.42	
	11/01/22 320 202211 330-53800	-34000	*	1,912.33	
	11/01/22 320 202211 320-57200 NOV FACILITY MANAGEMENT		*	5,300.00	
	NOV FACILITY MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES, INC			9,499.67 002396
11/14/22 00091	9/30/22 18576 202209 330-53800 SEP LANDSCAPE MAINT 1/2M	-46200	*	4,194.90	
	SEP LANDSCAPE MAINI 1/2M	TREE AMIGOS OUTDOOR SERVICES			4,194.90 002397
11/28/22 00088	11/25/22 144351 202211 310-51300 HOA NOTICE ASSESSMENTS	-42500		1,249.61	
	11/25/22 144351 202211 310-51300	-42000		414.60	
		ADVANCED DIRECT MARKETING SERVICES			1,664.21 002398
11/28/22 00123	10/27/22 75216 202210 320-57200 AC SERVICE		*	215.00	
	AC SERVICE	AIR-MAX HEATING & COOLING, INC.			215.00 002399
11/28/22 00123	11/01/22 70100 202211 320-57200 AC SRVC CALL NOT COOLING	-46000	*	142.50	
	AC SRVC CALL NOT COULING	AIR-MAX HEATING & COOLING, INC.			142.50 002400
					_

RDGE --RIDGEWOOD-- BPEREGRINO

*** CHECK DATES 10/01/2022 - 11/30/2022 *** RI	ACCOUNTS PAYABLE PREPAID/COMPUTER CH IDGEWOOD TRAILS CDD ANK A RIDGEWOOD TRAILS	ECK REGISTER	RUN 12/20/22	PAGE 5
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
11/28/22 00039 11/18/22 322 202210 320-57200-4 OCT AMENITY RPR/RPLC	46000	*	359.83	
11/18/22 322 202210 320-57200-4	46100	*	624.25	
OCT GEN FACILITY MAINT 11/18/22 322 202210 330-53800-4	46000	*	718.19	
OCT FIELD RPR/RPLC	RIVERSIDE MANAGEMENT SERVICES, INC			1,702.27 002401
11/28/22 00075 11/21/22 WO5875 202211 320-57200-4 4 TON HEAT PUMP CONDENSER		*	3,600.00	
4 ION REAL POMP CONDENSER	TOOLE TECHNOLOGIES, INC.	TRAILS CDD DGEWOOD TRAILS VENDOR NAME STATUS AMOUNTCHECK * 359.83 * 624.25 * 718.19 ** The state of the sta		
	TOTAL FOR BANK	A	77,688.89	
	TOTAL FOR REGIS	TER	,	

Landon gortheration

Ridgewood Trails CDD 4/5 W Town PI Ste 114 St Augustine FL 32092 Customer#: 24319930

invoice #: 8115863 Invoice Date: 10/1/2022

Cust PO#:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD	10,292.00
	Exterior Maintenance	
	For October	
	,	
	·	
	-300 Mazo	0
	1.330.53800.4620 119A	
	1100	
	11711	
	Total invoice amount	10,292,00
	Tax amount Balance due	10,292.00

Terms: Net 15 Days

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

Flease detach slub and remit with your payment

Payment Stub

Customer Account#: 24319930 Invoice #18115863

invoice Date: 10/1/2022

Ridgewood Trails CDD 475 W Town PI Ste 114 St Augustine FL 32092 approved y 200

Amount Due:

\$10,292.00

Thank you for allowing us to serve you

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

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



ACCO	UNT NAME	ACCOUNT#	PAGE#		
Ridgewo	od Tralis Cdd	760184	1 of 1		
INVOICE # 0004846305	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022			
PREPAY (Memo info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE			
\$0.00	\$0.00				
 BILLING INQUIRIE	S/ADDRESS CHANGES	FEDERA	L ID		
1-877-736-7612 0	r smb@ccc.gannell.com	47-2390983			

BILLING ACCOUNT NAME AND ADDRESS

 Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly involced or patd must be submitted in writing to Publisher within 30 days of the involce date or the claim will be walved. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

nnn74n144nnnn00000000048463050004172467171
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To sign-	up for E-mailed invoices a	nd online payments please contact :	abgspecial@gannett.com. Previous	account number:
Date	Description			Amount
8/1/22	Balance Forward			\$0.00
Package	Advertising:			
Start	t-End Date Order Number	Description	PO Number	Package Cost
0,01	8/4/22 7525243	NOTICE OF MEETINGS		\$417.24

122A 1.310.513.480

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT AMOUNT PAID ACCOUNT NAME **PAYMENT DUE DATE** LOCALIQ September 20, 2022 Ridgewood Tralis Cdd INVOICE NUMBER **ACCOUNT NUMBER FLORIDA** 0004846305 760184 120+ DAYS UNAPPLIED CURRENT 30 DAYS 60 DAYS 90 DAYS **TOTAL AMOUNT DUE PAYMENTS** PAST DUE PAST DUE PAST DUE PAST DUE DUE \$417.24 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$417.24 TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: REMITTANCE ADDRESS (Include Account# & Involce# on chock) MASTERCARD DISCOVER AMEX VISA CA Florida Holdings, LLC PO Box 631244 **Card Number** Cincinnati, OH 45263-1244 **CVV** Code **Exp Date** Signature

LOCALIO

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Ridgewood Trails Cdd Ridgewood Trails Cdd 475 W Town PL # 114 Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTIES OF DUVAL AND CLAY

The Florida Times-Union, a daily newspaper published in Jacksonville in Duval and Clay County, Florida; And of general circulation in Duval and Clay County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/04/2022

and that the fees charged are legal. Sworn to and subscribed before on 08/04/2022

Legal Clerk

Notary, State of WI

My commision expires **Publication Cost:**

\$417,24

County of Brown

Order No:

7525243

Customer No:

760184

of Copies:

27/2

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN Notary Public State of Wisconsin

NOTICE OF MEETINGS RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT

Ridgewood Trails Community
Development District will hold their
regularly scheduled public meetings
for Fiscal Year 2023 at 6:00 p.m. at
the Azalea Ridge Amenity Center,
1667 Azalea Ridge Boulevard,
Middleburg, Florida 32068 on the
first Wednesday of each month as
follows: The Board of Supervisors of the Ridgewood Trails Community

November 2, 2022 January 4, 2023 March 1, 2023 May 3, 2023 July 5, 2023 September 6, 2023

September 6, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, 5t, Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions meetings. There may be occasions when one or more Supervisors will participate by telephone.

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

Marilee Giles Manager

Manager

8/4/22



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: SSI10750 9/8/2022

10/20**2**2

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To:

RIDGEWOOD TRAILS CDD BERNADETTE PEREGRINO 475 West Town Place Ste 114 ST AUGUSTINE, FL 32092 Ship

To: RIDGEWOOD TRAILS CDD

BERNADETTE PEREGRINO 475 West Town Place Ste 114 ST AUGUSTINE, FL 32092

Customer ID

C0000575

P.O. Number

9/8/2022

P.O. Date

Our Order No SalesPerson

Due Date 9/23/2022 Terms Net 15 Days

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Fees-2nd Employment Admin Fee-AUGUST 30 30 5.00 150,00 2022 Fees-2nd Employment Scheduling 4 4 25.00 100.00

> 1.320.572.345 70A

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 250.00

Subtotal: 250.00 Invoice Discount: 0.00 Tax: 0.00

Total USD:

250.00

AND CONTRACTOR OF THE PROPERTY OF THE PROPER	N.V.OICELDATE PROPERTY AND THE PROPERTY OF THE	9/8/2022
CCENTINAME AZALEA RIDGE	CLIENT WUNDERRICHTER CONTRACTOR C	CLIENTADDRESS

* WATER STOTAL STOTAL	\$38.00 \$152.00	\$152.00	\$38.00	\$78.00	\$38.00	\$152.00	\$38.00 \$152.00		\$152.00	\$38.00 \$152.00						
HOURS OF	4	(hrs) 4.00	8	(hrs) 2,00	4	(hrs) 4,00	4		(frrs) 4.00	(frrs) 4.00	(frrs) 4.00 4 (frrs) 4.00	(frrs) 4.00 4 (frrs) 4.00	(hrs) 4.00 (hrs) 4.00 4 (hrs) 4.00	(frrs) 4.00 (frrs) 4.00 (frrs) 4.00	(frrs) 4.00 (frrs) 4.00 (frrs) 4.00 (frrs) 4.00	(hrs) 4.00 (hrs) 4.00 (hrs) 4.00 (hrs) 4.00
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DESCRIPTION Azales Roge Patrol		Azalea Ridoe Patrol	3	Azalea Ridge Patrol		Azzlea Ridge Patrol			Azales Ridge Patrol	Azalea Födge Patrol	Azalea Rūdge Patroi Azalea Rūdge Patroj	Azalea Rūdge Patrol Azalea Rūdge Patrol	Azalea Ridge Patroi Azalea Ridge Patroi Azalea Ridge Patroi	Azalea Ridge Patrol Azalea Ridge Patrol	Azalea Ridge Patrol Azalea Ridge Patrol Azalea Ridge Patrol	Azalea Ridge Patrol Azalea Ridge Petrol Azalea Ridge Petrol
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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:

SSI10784

10/11/2022

Page: 1

Attn: Fiscal - Accounts Receivable

Bill

To: RIDGEWOOD TRAILS CDD BERNADETTE PEREGRINO 475 West Town Place Ste 114 ST AUGUSTINE, FL 32092

Ship

To: RIDGEWOOD TRAILS CDD BERNADETTE PEREGRINO 475 West Town Place Ste 114 ST AUGUSTINE, FL 32092

Customer ID

P.O. Number P.O. Date

C0000575

Our Order No

10/11/2022

Due Date Terms

10/26/2022 Net 15 Days SalesPerson

Item/Description Unit Order Oty Quantity **Unit Price Total Price** 132.50 Fees-2nd Employment Admin Fee -26.5 26.5 5.00 SEPTEMBER 2022 Fees-2nd Employment Scheduling -4 4 25.00 100.00 SEPTEMBER 2022

> 10/12/22 Approved Taylor Tennison

Code to: Security 3205720034500

TOA

Amount Subject to Sales Tax USO Amount Exempt from Sales Tax 232.50

232.50 Subtotal: Invoice Discount: 0.00 Tax: 0.00

Total USD:

232.50

\$ 703.00

(hrs) 18,50

INVOICE TOTAL:

CLIENT NAME	ME		INVOICE NUMBER			
AZALEA RIDGE	30E					
CLIENT NUMBER	MBER		INVOICE DATE			
			10/11/2022			
CLIENT ADDRESS	DRESS					
					,	
EVENT	DATE	DESCRIPTION	PERSONNEL	HOURS or	RATE	TOTAL
	09/22/22 0000 - 08/22/22 0000	Azalea Ridge Patrol				
			haiston jones 09/22/22 1030 - 09/22/22 1430	4.00	\$ 38.00	\$ 152.00
			EVENT TOTAL:	(hrs) 4,00		\$ 152.00
	09/26/22 0000 - 08/26/22 0000	Azalea Ridge Patrol	halston jones 09/26/22 0500 - 09/26/22 0900	4.00	\$ 38.00	\$ 152.00
			EVENT TOTAL:	(hrs) 4.00		\$ 152.00
			INVOICE TOTAL:	(hrs) 8.00		\$ 304.00

Det. David A. Widergren

4414 Warm Springs Way Middleburg, FL 32068 (904) 333-3794

INVOICE DATE: 10-26-2021 A

TO: RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE STE 114 SAINT AUGUSTINE, FLORIDA 32092 904-239-5309 FOR: <u>BPEREGRINO@GMSNF.COM</u> DISTRICT ACCOUNTANT BERNADETTE PEREGRINO

exp10/21

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
10-26-2021	21:00-21:20 Initial loop around all streets of neighborhood.	21:00-01:00	4	\$30.00	\$120.00
	21:20-22:00 Check pool and close bathrooms. Residents were present in the gym area. I checked out with two vehicles in the parking lot (82AJNC and LE4DL). Both were two residents of Azalea Ridge and were unoccupied.				
,,,,,	22:00-22:30 Make additional loop and checked on the playground of Azalea Ridge Boulevard.				
	22:30-23:00 Parked near along different spots of Azalea Ridge Boulevard with my blue lights activated to slow traffic				
	23:30-00:00 Parked at the amenity center as residents were using the gym.				
	00:00-01:00 Made additional loops around the neighborhood and made stops at the amenity center, playground, and power lines. A vehicle parked at the amenity center (0389YT), but he was visiting a resident.	A THE PROPERTY OF THE PROPERTY	10		
			· · · · · · · · · · · · · · · · · · ·		
	TOTAL				

Make all checks payable to David A. Widergren

THANK YOU FOR YOUR BUSINESS!

Det. David A. Widergren

4414 Warm Springs Way Middleburg, FL 32068 (904) 333-3794

INVOICE DATE: 05-08-2022 🥂

TO: RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE STE 1.14 SAINT AUGUSTINE, FLORIDA 32092 904-239-5309 FOR:

<u>BPEREGRINO@GMSNF.COM</u> DISTRICT ACCOUNTANT
BERNADETTE PEREGRINO

0/22

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
05-08-2022	Initial loop around all streets of neighborhood starting from Warm Springs Way. Check of all playgrounds and common areas.		4	\$38.00	\$152.00
	There were several residents in the lot, at the pool, and in the gym. I remained here until the inclement weather arrived and all of the residents left.				
	A resident stopped and advised me of a female Juvenile walking down Azalea Ridge towards Blanding Boulevard. The female appeared to be crying and was alone. I checked the area but could not locate the female.				
	Made loops of the neighborhood and checking all of the commons area and playgrounds. I periodically returned to the amenity center, but no one was present due to the poor weather.				
,	TOTAL		4	\$38.00	\$152.00

Make all checks payable to David A. Widergren

107A 1.320.572.345

THANK YOU FOR YOUR BUSINESS!

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

Invoice



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

Ridgewood Trails CCD 1667 Azalea Ridge Boulevard Middleburg, FL 32068 Ridgewood Trails CCD 1667 Azalea Ridge Boulevard Middleburg, FL 32068

27854	06/30/2022	\$1,594.50	07/15/2022	Nel 15		
			489	1.320.5	12.460	
CS (deleted)	machines. Estimate 3.5 power inlet on first trea 2. Replaced motor, saf	ety key lanyard and grip on the grip missing and one didn't come needs one.		1	322.50	322.50T
PARTS (deleted)	80004313311000805	Repair: SF Elliptical Drive Belt t CE800 elliptical, sn has a shredded drive belt that will nit out of order. Picture in		1	24.00	24.00T
PARTS (deleted)	Module F030052 - 2, T	Repair: SF Power Inlet Electronic he Spirit CT800 treadmill sn- s a bad power inlet that will need		1	36.00	36.00T
PARTS (deleted)	Jun 2, 2022: Parts for I 3. The Spirit CT800 tre has a bad safety key a	Repair: SF Safety Key N100011 - admill an-8008431308000350 nd tanyard and left heart rate on both the treadmills are getting onal for now.		1	18.00	18.00T
PARTS (deleted)	Jun 2, 2022: Parts for I grip F090218 - 3. The I 8008431308000350 ha and left heart rate grip,	Repair: SF Users left heart rate Spirit CT800 treadmill sn- us a bad safety key and lanyard The drive motors on both the bud but they are functional for		1	24.00	24.00T
PARTS (deleted)	and left heart rate grip.	irit CT800 treadmill sn- as a bad satety key and lanyard The drive motors on both the bud but they are functional for		2	500.00	1,000.00T
Shipping/Handling (deleted)	Jun 2, 2022: Shipping Fitness Parts Heavy if time. Order# 699311-1	and Handling Estimate: Spirit the motors are being done at this		1	110.00	110.00T
PARTS (deleted)	Pin 026-01X5390 (3/8" know that the Weight 5	Repair: HF Weight Stack Selector 'X 8"?) - I just wanted to let you stack Selector Pin of the leg press olst H4400 sn-14-02-A01- D 6/9/22 LS		1	35.00	35.00T
Shipping/ Handling (deleted)	Fitness Parts Order# 3			1	25.00	25.007
	DURING MAY PM	33708 - REPAIRS IDENTIFIED				
	elliptical, no sn. has a a	ls/Notes: 1. The Spirit CE800 shredded drive belt that will need t of order. Picture in attachments.				

www.wearefitnesspro.com



2. The Spirit CT800 treadmill sn-8008431308000351has a bad power inlet that will need

3. The Spirit CT800 treadmill sn-8008431308000350 has a bad safety key and lanyard and left heart rate grip. The drive motors on both the treadmills are getting loud but they are functional for now.

Additional customer email:

Auditional customer email:

i just warried to let you know mat the Weight Stack
Selector Plin of the leg press machine has broken Hoist
H4400 sn-14-02-A01-000365. I have the pin in my
office but if someone could order a new pin so it can be
replaced when all of the other equipment replacement
pans como in.

SUBTOTAL

1,594.50

TAX (0)

0.00

TOTAL

1,594.50

BALANCE DUE

\$1,594.50

10/4/22 opproved 3205720046000 Taylor Tennison



2820 Spring Glen Rd Jacksonville FL 32207

	TEC	HNIC	IAN	NOTE:	S:	
	·					

	money (4)396-5805 .flapest.com								
**************************************	EST FONTS Since	· · · · · · · · · · · · · · · · · · ·							NT	NSC N	S NL NCG
RT.	DAY	ACCOUNT NO.	DATE SERVICED	cs	СК	CG	INV	OICE NO.	SERVIC	DEMAN NO.	TODAY'S CHARGE
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Tax-	Exempt	# 8580135714	99C6 CLAY			ZO		TYPE	······································		
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× 21	LORIDA	ਿ Jac ੂੰ (90	0 Spring Glen B ksonville FL 32 4)396-5805 .flapest.com		•				cienti	die Pe	PR YOUR RECORDS 2St Control E ENTOMOLOGISTS
RIDG 1667		ICE TRAILS CDD A RIDGE BLVD	DAY ACCOUNT NO 32 RI0258-), 1		DATE S 08/ PRE	16	PED CS 722 BALANCE .00	TODAYS	INVOICE I 88533 CHARGE 45.00	PS70
	S SERVICE:		d around windows, eaves, all entry points. If around perimeter of structure.			-	y trea nice.	CTRES CRACS OBD RESECUTOR ied for control of		☐ Inspecte	d / treated around and utility room.
TO CONTROL OF THE PARTY OF THE	PLEAS PL	terior inspe E PAY THE TECHN 282 Jac (90 www EMA RID 166 MID	treatment appletion and treatment of the control of	SERV	t a	s ne	ede	Cardholder	PION WI	THE YOUR PARTIES OF THE YOUR PARTIES OF THE PARTIES OF T	der, pavable to
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Invoice No.

Account No.

RI0258 - 1

Amount Enclosed \$



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

TECHNICIAN	MOLES:

45.00

NT NSC NS NL NCG

	Since	1747									
FIT.	DAY	ACCOUNT NO).	DATE SERVICED	CS	CK	CG	NV	OICE NO.	SERVICEMAN NO.	TODAY'S CHARGE
7	32	RI0258-	1	09/22 /22				88	6420 9	P370	45.00
Tax-	Exemp	t# 8580135	7149	9C6 CLAY		·!	ZC	NE	TYPE		<u> </u>
EMAI	L INV	DICE		sely 1				OG	22 M		\$45.00
RIDG	EWOOD	TRAILS CO	מנ	Sex y	70.	377	्रप	か			

Oalx

1667 AZALEA RIDGE BLVD MIDDLEBURG FL

CUSTOMER SIGNATURE



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

KEEP THIS PORTION FOR YOUR RECORDS

Scientific Pest Control DIRECTED BY GRADUATE ENTOMOLOGISTS

RT. DAY ACCOUNT NO. DATE SERVICED CS CK CG INVOICE NO. SERVICEMAN NO. 32 RI0258-09/77 /22 886420 9 370 BALANCE DUE

PREVIOUS BALANCE TODAY'S CHARGE 45.00 45.00 1667 AZALEA RIDGE BLVD

Cobweb cleaning.

CLAY

TODAY'S SERVICE:

MIDDLEBURG FL

Inspected / treated around windows, eaves, door facings and all entry points.

Inspected / treated around perimeter of structure.

And for mice.

inspected / treated around garage and utility room.

COMMENTS: ..

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



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

EMAIL INVOICE RIDGEWOOD TRAILS CDD 1667 AZALEA RIDGE BLVD MIDDLEBURG FL

CHECK OUT OUR WEBSITE AND PAY YOUR BILL ONLINE AT WWW.FLAPEST.COM

> ONLINE BILL PAYMENT IS EASY, SECURE, AND "FEE FREE"!

P	Intormation
☐ I'm enclosir	ig a check or mone

y order, payable to Florida Pest Control & Chemical Co.

D PRESE	
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Para	number	
Jaiu	111113117121	

Expires

(please print name exactly as it appears on card)

Signature

Phone

E-mail

886420 9 Invoice No.

Account No.

RI0258 -

1

Amount Enclosed \$

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

Invoice

Invoice #: 235

Invoice Date: 9/15/22 Due Date: 9/15/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
ssessment Roll Certification - FY 2023		5,260.00	5,260.00
1.310.51300131400			
3.5			
7 *			
•			
			1
			<u> </u>
	Total		\$5,260.00
	Payments	s/Credits	\$0.00
	Balance I	Due	\$5,260.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Involce #: 236

Invoice Date: 10/1/22 Due Date: 10/1/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty F	₹ate	Amount
Management Fees - October 2022 1-3 0,5 3,3 0 Website Administration - October 2022 352 Information Technology - October 2022 355 Dissemination Agent Services - October 2022 313 Postage 4720 Coples 4725 Telephone 410		Rate 3,806.25 100.00 150,00 83.33 34.86 136.95 31.20	3,806.25 100.00 150.00 83.33 34.86
	Total Payments/Cre	edits	\$4,342.59 \$0.00
	Balance Due	· · · · · · · · · · · · · · · · · · ·	\$4,342.59

Deputy Halston Jones #7936

901 N Orange Ave Green Cove Springs 32043 (904) 264-6512

INVOICE DATE: 9/26/22

TO:
RIDGEWOOD TRAILS CDD
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE, FLORIDA 32092
904-239-5309

FOR: <u>BPEREGRINO@GMSNF.COM</u> DISTRICT ACCOUNTANT BERNADETTE PEREGRINO

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
9/26/22	I ran radar on Azalea Ridge Bivd and deterred speeders from entering/exiting the community.		4	\$38.00	\$152.00
	I roved the entire community in search of suspicious activity while showing Police presence.				
	I conducted a traffic assignment on Azalea Ridge Blvd near stop signs and the front of the community.				
	TOTAL 108 A 1.330.53800.34500				

Make all checks payable to Halston B. Jones

THANK YOU FOR YOUR BUSINESS!



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3110607 Client Matter No. 17623-1

Mr. Jim Oliver
Ridgewood Trails CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

1.310.513.315 117A

Invoice No. 3110607 17623-1

Re: Ridge	ewood Trails CDD -	General		
For Profession	nal Legal Services	Rendered		
08/04/22	K. Buchanan	0.60	174.00	Review correspondence and confer with district manager regarding landscape bid process
08/08/22	K. Buchanan	0.80	232.00	Review request from HOA attorney regarding boundary amendment; confer with district manager; prepare response to same
08/11/22	K. Buchanan	0.60	174.00	Prepare for and attend conference call with HOA attorney
08/12/22	K. Buchanan	0.40	116.00	Review matters related to boundary amendment request
08/15/22	K. Buchanan	0.20	58.00	Confer with district manager
08/15/22	J. Gillis	0.30	39.00	Draft resolution declaring vacancy in seats 2 and 4
08/30/22	K. Buchanan	1.90	551.00	Prepare for and attend landscape workshop
08/31/22	K. Buchanan	0.80	232.00	Confer with district manager regarding misappropriation of funds by amenity employee; review

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Ridgewood Trails CDD September 22, 2022 Client Matter No. 17623-1 Invoice No. 3110607 Page 2

correspondence regarding landscape maintenance

TOTAL HOURS

5.60

TOTAL FOR SERVICES RENDERED

\$1,576.00

TOTAL CURRENT AMOUNT DUE

\$1,576.00

MAKE CHECK PAYAGLE TO:	
1	

Po Box 20122 Tampa, FL 33622-0122 (904) 262-5500

The Lake Dortors, Inc.

	PLEASE FILL GU	IT BELOW IF PAYING BY COP	DIT CARD
445020000000000000000000000000000000000			
177571			

· · · · · · · · · · · · · · · · · · ·	ADDEVES			
	•		-	**

718416 10/1/2022 \$672.00

RIDGEWOOD TRAILS CDD MELISSA BROWN 475 West Town Pl SUITE 114 St Augustine, FL 32092

The Lake Doctors Po Box 20122 Tampa, FL 33622-0122

000000006621300100000003633500000006720004

Please Return this portion with your payment

Invoice 36335B

PO #

Date	Description	Quantity	Amount	Tax	Total
3813 Great Fa	ils Leop Middleburg, FL 32068				··
10/1/2022	Water Management - Monthly Och Lahl Mozt		\$672,00	\$0.00	\$672.00

Please remit payment for this month's invoice.

42A

1.330.53800.46400

Credits

\$0.00

Adjustment

\$0.00

Account#718416

Lic#:

AMOUNT DUE

\$672.00

cogn redoc



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

Invoice

Date

10/1/2022

Invoice #

131295609896

Terms	Net 20
Due Date	10/21/2022
PO#	

Bill To

RMS
Ridgewood Trails CDD
9655 Florida Mining Blvd
Bldg 300 sulte 305
Jacksonville FL 32257

Ship To
Azalea Ridge by DR Horton
1667 Azalea Ridge Blvd
Middleburg FL 32068

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	720.00
WM Surcharge	WM Surcharge	1	ea	57.60
	10/10/22 APPROVED Taylor Tennison Code: 3205720052100			

Subtotal 777.60
Shipping Cost (FEDEX GROUND) 0.00
Total 777.60
Amount Due \$777.60

Remittance Slip

Customer 13AZA025 Invoice # 131295609896 Amount Due

\$777.60

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



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

Invoice

Invoice #: 318

Invoice Date: 10/1/2022

Due Date: 10/1/2022

Case:

P.O. Number:

Bill To:

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

10/5 Approved by MG

Description	39P3	Hours/Qty	Rate	Amount
1.320.57200.34200 - Janitorial Services - October 20 1.320.57200.46500 - Pool Maintenance Services - O 1.330.53800.34000 - Contract Administration - Octob 1.320.57200.46200 - Facility Management - Ridgewo October 2022	ctober 2022 er 2022		881.92 1,405.42 1,912.33 5,300.00	881.92 1,405.42 1,912.33 5,300.00
Juny Lanks	12			

Total	\$9,499.67		
Payments/Credits	\$0.00		
Balance Due	\$9,499.67		

Community: Azalea Ridge - Ridgewood Trails C.	mmunity	Azalea	Ridge -	Ridgewood	Trails	CD
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Check Request Form

Check Pavee:	Robert Alba	Date: 10/7/22
	4377 Warm Springs Way Middleburg FL 32068	Requested By: Taylor Tennison
Cash Account		ust check one below for processing. Mail check. Deliver to Property Manager. Hold for Board Member to pick up. Hold for Vendor to pick up.

Date	Purpose of Expenditure	G/L Account Number	Amount
10/7/22	Fitness Center Paint	GL CODE: 3205720046000	\$85.96
Cash Account to Deposit	Description of Transaction	G/L Account Number	Amount
	}		
			, , , , , , , , , , , , , , , , , , , ,

Please attach any back up, receipts, or approvals.



1575 BRANAN FIELD ROAD MIDDLEBURG, FL 32068 (904)5899516

6935 00051 93271 SALE SELF CHECKOUT

10/06/22 11:56 AM

678885051280 INT PAINT <A> BEHR PPI 3050 SG UPW 1280Z 2039,98

79.96

79,96 6.00 \$85,96

AUTH CODE 000

USD\$ 85.96

Verified By PIN US Debit

6935

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 01/04/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

'ser ID: HB8 193766 186882 PASSWORD: 22506 186831

be completed within 14 days Entrants must be 18 or See complete rules on purchase necessary.

INVOICE DATE: 09/05/2022

TO: RIDGEWOOD TRAILS CDD 475 WEST TOWN PLACE STE 114 SAINT AUGUSTINE, FLORIDA 32092 904-239-5309

FOR:

<u>BPEREGRINO@GMSNF.COM</u> DISTRICT ACCOUNTANT

BERNADETTE PEREGRINO

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
09/05/2022	Many people at the pool for the holiday, no issues from any		4	\$53.00	\$212.00
	Residents. Made several laps around the neighborhood and there			*Holiday*	
	Was no suspicious activity. No calls for service in the neighborhood				
	During my shift. No issues with bathrooms or vending machines.				
	Conducted one traffic stop for speed and gave a warning.	****			
	Code to:				
	Ridgewood Trails Security				
	1.330.53800.34500				
	TOTAL			.,,,	

Make all checks payable to

Robert T. Bassler #8055

THANK YOU FOR YOUR BUSINESS!



Powered by HD Supply'

PO BOX 2317 Jacksonville FL 32203-2317

Please mail payments to the famil address at the bottom of this bill

Page 1 of 1 INVOICE DATE 09/20/2022 INVOICE NUMBER 708329776 ACCOUNT NUMBER 1762195 ORDER NO. 46380954 (866) 412-8726

FOR INQUIRIES CALL: FAX: (877) 712-6726

www.HomeDepotPro.com/Institutional customercare@supplyworks.com

SOLD TO:

908 1 MB 0.515 E0423X 10665 D9697612785 52 P9268545 0001:0002

RIDGEWOOD TRAILS COMMUNITY CDD 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

Γ	NROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
	AMS1762195	KBS VZP QWM

SHIPPED TO:

AZALEA RIDGE AMENITY CENTER 1667 AZALEA RIDGE BOULEVARD MIDDLEBURG FL 32068

(ORDER NO.	CONTROL NO.	CUSTOMER P.O.		HIPPED	VIA	,	TEI			DUNT AMT
	46380954				JAX92	:	1	NET 3			0.00
LN	ITEM NO	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMY.	TAX CODE
	CLO30956	8 C1.0	DROX GERM BLEACH 1210Z - CONC 3EA	2	5	0	CA		37.60	75.3	6
	TYCVI.H3880-22F	1 LIN	ER BLK 38X57 19MIC 55Q) 25/RI	1	1 HANDL	0 ING	CA 17.90		34,94	34,9	14
89.95 Delive	Harutting Cherge Minimum Order Ch ery information for th ery www.HomeDep at www.HomeDep	ils invoice may be ofPre.con/institution	oved 00 serior and energy	\$C				i) 4 Vg72			
	NET MERCHA	NDISE TOTAL	TAX TOTAL	7-	SPEC	IAL CHA	RGES		IN	VOICE TOTAL	<u> </u>
	441	0.30	0.00			17.90				128.20	3

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

""RN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW

ro Institutional Powered by HD Supply'

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE		INVOICE AMOUNT DUE
1762195	708329776	09/20/2022		128,20
				NET DUE DATE 10/22/22
			NET AMOUNT PAID	

SOLD TO:

RIDGEWOOD TRAILS COMMUNITY CDD 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

REMIT TO:

THE HOME DEPOT PRO PO Box 404468 Atlanta GA 30384-4468

PO BOX 2317 Jacksonville Ft. 32203-2317

Please mall payments to the remit address at the bottom of this bill

09/20/2022 INVOICE DATE 708329784 INVOICE NUMBER 1762195 ACCOUNT NUMBER ORDER NO. 46381009

FOR INQUIRIES CALL:

(866) 412-6726

(87/) 712-6726 www.HomeDepotPro.com/institutional customercare@supplyworks.com

SOLD TO: 908 1 MB 0.615 E0423 10666 09897812787 S2 P9268545 0002;0002

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RIDGEWOOD TRAILS COMMUNITY CDD 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
AMS1762195	KBS VZP QWM

SHIPPED TO:

AZALEA RIDGE AMENITY CENTER 1667 AZALEA RIDGE BOULEVARD MIDDLEBURG FL 32068

	ROER NO.	CONTROL NO.	CUSTOMER P.O.		SHIPPED	VIÁ		TE	RMS		TMA TRUC
	6381009				JAX92 NET 3		T 30 DAYS		0.00		
ÎN Î	ITEM NO	. [CAT]	DESCRIPTION	ORDER	SHIP	B/O	пом	LIST PRICE	PRICE	EXT, AMT.	TAX CODE
1	TYCVLH3060-226		K 38X57 19MIC 55GL - 25/RL	1	1 HANDI	0 JNG	CA 7,95		34.94	34.9)석
Deliver	ianding Charge y information for il d.: www.HomeDep	nis Invoice may be of Pro.com/Institutional of	ned 12200 1200 1200 1200 1200 1200 1200 12	nnisor			: .	()(_(9 3 202		
ļ	NET MERCH	ANDISE TOTAL	TAX TOTAL		SPEC	AL CH	ARGES			NVOICE TOTAL	
-		1 94	0.00			7.95				42.89	

TERMS AND CONDITIONS FROM CURRENT CATALOG & ONLINE APPLY. CLAIMS FOR SHOTTINGES ON DAMAGE WITHOUT PRIOR AUTHORIZATION.
SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

""RN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW

institutional Powered by HD Supply'

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762195	708329784	09/20/2022	42.89
1702130		NET AMOUNT PAID	NET DUE DATE 10/22/22
1		- · · - · - · - · - · - · - · - · · · ·	1

SOLD TO:

RIDGEWOOD TRAILS COMMUNITY CDD 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

REMIT TO:

THE HOME DEPOT PRO PO Box 404468 Allanta GA 30384-4468



9456 Philips Highway, Suito 1 Jacksonville, FL 32256

(atolificiante) (all ifaturo) and

Invoice Number: Invoice Date:

Branch:

Account Number: Due Date:

70807226 09/21/2022

72 6433093 10/24/2022

Averserumi Avellivity				····	· · · · · · · · · · · · · · · · · · ·
Description	Qly	Unit Amt	Extended Amt	Tax Aml	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 09/21/2022, PLEASE DISREGARD IF PAID.					135,00
RIDGEWOOD TRAILS DEVELOPMENT D 1667 AZALEA RIDGE BLVD MIDDLEBURG, FL 32068					
Service From: 10/01/2022 To: 10/31/2022 SERVICE AGMT CAMERA SYS Site Subtotal 10 Marrowed 34510	1.00	135,00	135.00 135.00	0.00 0.00	135.00 135.00
32054200 Jennison		601	9.8-2092		
	1			1 1	

Hangeronite in it is the seasoners.

Extended Total

\$135.00

Sales scams are on the rise. Learn how to protect yourself.

invoice Total

\$135.00

Tax Total

\$0.00

มหาก (ค.ศ.) ค.ศ. ลอก (ค.ศ.) ผู้สูญสายการ (ค.ศ.) <mark>จากสามสาก</mark>

For all Inquiries call your local branch phone number: 1-904-266-7890

Please detach and return below portion with your payment DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

MS9GW7JI



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

PRESORT PBPS037 2940016155 <u>իրքերի հիմենի օրեւ առեկիրիի հիմեր իրգ</u>ների հե

RIDGEWOOD TRAILS DEVELOPMENT D 475 WEST TOWN PLACE SUITE 114 SAINT AUGUSTINE FL 32092-3649

Havolee

Customer Name:

RIDGEWOOD TRAILS DEVELOPMENT

invoice Number: Invoice Date:

Account Number: Due Date:

Amount Due:

70807226 09/21/2022 6433093

NE 1 35,00

10/21/2022 35

Amount Enclosed:

Please write your account number on your chack. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

Prior Balance

347 9113/2

VECTOR SECURITY, INC. PO BOX 89462 CLEVELAND, OHIO 44101-6462 ուսինիկրիրութինիկիկիկութինուրիկրիկութիլ

Check box and fill out reverse side to correct billing address.

Air-Max Heating & Cooling, Inc.

449 College Drive Middleburg, FL 32068 Phone: (904) 276-4340 State License #: CAC 048100

Invoice

Invoice Number: 69978 Invoice Date: 10/20/2022

Page: 1 of 1

Bill To: 011611

Ridgewood Trails CDD Attention: Ridgewood Trails CDD

475 W Town PI Ste. 114 St Augustine, FL 32092 Service 018361 Location: Azalea Ridge

1667 Azalea Ridge Blvd Middleburg, FL 32068

Work Order ID	Complete Date	PO Number	Terms	Called In By
00094133	10/20/2022	69978	Due on Receipt	

Description of Work

Original Complaint: Smell coming from unit

Service technician inspected unit, inspected ductwork return and supply plenums. Cleaned indoor coil in place. Found fan set to on position. This could cause foul odors. Reinstalled filter, set up thermostat for auto change over and fan to circulate. System operating normally and no odors at this time.

FB4CNP048 // 0819F20706 CH14NB048-A // 1819X34515

Qty	Item ID	Description	Date	Unit Price	Disc %	Amount
Services	s Performed	<u>1</u>				
1.00	Svc Call Fee	Service Call Fee	10/20/2022	95.00		95.00
1.00	CL COIL	Clean Coil in Place	10/20/2022	85.00		85.00
1.00	אצאו זט	Level 1 Duct Inspection	10/20/2022	∠ɔ.∪∪ SubTotal		205.00
Labor						
0:01	Quoted	Frank Ruiz	10/20/2022	SubTotal	No	o Charge

approved 10/24/22 by Taylor Tennison Amenity Repairs 3 Replacement 3205720046000

Invoice Subtotal 205.00
Sales Tax 0.00
Invoice Total 205.00
Payment Received 0.00
Balance Due 205.00

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113 Jacksonville, FL 32244

Invoice 85487

Invoice Date 9/1/2022

Bill To

Riverside Management Services 9655 Florida Mining Blvd W Bldg 300 Ste 305 Jacksonville, FL 32257

Job Location

Ridgewood Trails CDD 1799-2 Azalea Ridge Blvd Middleburg, FL 32068

Bob's Backflow & Plumbing Services, Inc. 4640 Subchaser Ct, Ste 113 Jacksonville, FL 32244

Phone # 904-268-8009

Fax # 904-292-4403

P.O. Number	Terms	Due Date
	Net 30	10/1/2022

Please detach and return top portion with payment

Serviced	Description	Quantity	Price Each	Amount
8/31/2022	Backflow Test: Backflow Test/ Certified and submitted to proper	1 Anagolistavis	45.00	45.00
	APPROVED 10/25/22 Taylor Tennison 1.3305380046000 Field Repairs and Maintenance			

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Florida Department of Economic Opportunity, Special District Accountability Program FY 2022/2023 Special District Fee Invoice and Update Form Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

·			
Invoice No.: 86877			Date Involced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Ridgewood Trails Community Development District Ms. Katie S. Buchanan Kutak Rock LLP 107 West College Avenue Tallahassee, FL 32301

2. Telephone:

2. Telephone:	(850) 692-7300
3. Fax:	(850) 692-7319
4. Email:	Katie:Buchanan@KutakRock.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.ridgewoodtrailscdd.com
8. County(les):	Clay
9. Function(s):	Community Development
10. Boundary Map on File:	12/05/2005
11. Creation Document on File:	12/05/2005
12. Date Established:	10/19/2005
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Clay County
15. Greation Document(s):	County Ordinances 2005-47 and 2010-27
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	03/07/2022
	above (changes noted if necessary) is accurate and complete as of this date.
Registered Agent's Signature:	→ Core Date Date Date
STEP 2: Pay the annual fee or certify	eligibility for the zero fee:
a. Pay the Annual Fee: Pay the	annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check
payable to the Department of	
b. Or. Certify Eligibility for the Zero	o Fee: By initialing each of the following items, i, the above signed registered agent, do hereby
	·
	owledge and belief, ALL of the following statements contained herein and on any attachments
	ete, and made in good faith as of this date. I understand that any information I give may be verified.
1 This special district and i	its Certified Public Accountant determined the special district is not a component unit of a local
general-purpose governi	ment.
2. This special district is in	compliance with the reporting requirements of the Department of Financial Services.
	rted \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year
2020/20 21 Annual Finan	dal Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).
Department Use Only: Approved:	Denled: Reason:
STEP 3: Make a copy of this form for	your records.
STEP 4: Mail this form and payment (If paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,
	120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.
	,

7A 1.310.51300.540@

MAKE	CHECK PAYABLE TO:	



Po Box 20122 Tampa, FL 33622-0122 (904) 262-5500

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

RIDGEWOOD TRAILS CDD MELISSA BROWN 475 West Town Pl SUITE 114 St Augustine, FL 32092

00000000662130010000000192600000006720003

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD				
VEA ***(*)				
CARD NUMBER	EXP. DATE			

ACCOUNT NUMBER	DATE	BALANCE
718416	10/26/2022	\$672.00

The Lake Doctors Po Box 20122 Tampa, FL 33622-0122

PO #

Please Return this portion with your payment

Date Description	Quantity	Amount Tax	Total
3813 Great Falls Loop Middleburg, FL 32068 8/4/2022 Water Management - Monthly		\$672.00 \$0.00	\$672.00

Invoice 19260B

Please remit payment for this month's involce.

402 PS

Approved 10/26/22 Taylor Tennison Lake Maintenance 3305380046400

Credits

\$0.00

Adjustment

\$0.00

AMOUNT DUE

\$672.00

Account# 718416	•	Lic#:
ACCOUNTY / TOTATO		LIC#;

Quick Catch Inc 12627 San Jose Blvd

12627 San Jose Blvd Suite 205 Jacksonville, FL 32223 US admin@quick-catch.com www.quick-catch.com

> Ridgewood Trails CDD 475 West town Place Ste 114 Saint Augustine, FL 32092

26570

10/24/2022

\$49.00

11/07/2022

Net 14

er e karres proper

General Inspection
General Inspection, Provide Rodent Proofing

Ridgewood Trails CDD Taylor Tennison 1667 Azalea Ridge Blvd Middleburg, FL 32068 **BALANCE DUE**

49.00

\$49.00

Invoice

approved 10/24/22 by Taylor Tennison
3205720043200
Pest control

Azalea Ridge Homeowners Association Inc 4213 County Road 218, Suite 1 Middleburg, Florida 32068 904-291-9598

Invoice for: October Fest Shared Event

Ridgewood Trails CDD 475 West Town Place, Suite 114 ST. Augustine, Florida 32092

Total Cost for the event: \$1105.00

Azalea Ridge HOA \$552.50

Ridgewood Trail CDD \$552.50

APPROVED 11/10/22 Taylor Tennison Special Events 3205720049500

Ridgewood Trail CDD: Flease reimburse the Azalea Ridge HVA \$552.50 for ½ cost of the October Event. Make chech payable to: Azalea Ridge HOA and send to the above address.



Amount



Hold/

Fildgewood Trails CDD 475 W Town Pl Ste 114 St Augustine FL 32092

Customer #: 24319930 Invoice #: 8137358 Invoice Date: 11/1/2022 Cust PO #:

	I		Amount
Job Number	Description		10,292.00
346100568	Ridgewood Trails CDD	1	
	Exterior Maintenance	Į.	
	For November	1	!
	1	Ì	
		1	
	1000		
	11918		
	Approved 10/26/22	ļ	
	Taving Tennison		
	andscape Maintanance		
	3305380046200		
		ļ	
		Ì	
1	•		
1		Total invoice amount	10,292.0
		Tax amount Balance due	10,292.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0718

Please detach stub and remit with your payment

Payment Stub Customer Accounts: 24319930

invoice #: 8137358 Invoice Date: 11/1/2022 Amount Due:

\$10,292.00

Thank you for allowing us to serve you

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

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0855

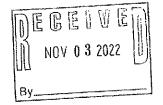
Ridgewood Trails CDD 475 W Town PI Ste 114 St Augustine FL 32092

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Bill To:

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



Invoice

\$0.00

\$4,309.90

Payments/Credits

Balance Due

Invoice #: 237 Invoice Date: 11/1/22

Due Date: 11/1/22

Case: P.O. Number:

Description		nou	rs/Qty	90.1W	Rate	Amount
November 2022					3,806.25	3,806.25
lanagement Fees - November 2022 /ebsite Administration - November 2022		4 1 7 7	21 1919	i Aler	100.00	100.00 150.00
-ttion Tochnology - November 2022				l	150.00 83.33	83.33
issemination Agent Services - November 2022		1			0,66	0.66
office Supplies			1 4		44.25	
ostage					50,40	50.40
opies eleptione	:-	\$ 1 ₂₀ * 1	!		75.01	75.01
	 	1	Total			\$4,309.9

MAKE CHECK PAYABLE TO:

ADDRESSEE

Please these if address fallow is insured and address energy on insure side.

Po Box 20122 Tampa, FL 33622-0122 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD						
V/SA ====						
CARD NUMBER	EXP. NATE					
SIGHATURE	AMOUNT PAID					

ACCOUNT NUMBER	DATE	BALANCE
718416	11/1/2022	\$672.00

The Lake Doctors Po Box 20122 Tampa, FL 33622-0122

RIDGEWOOD TRAILS COD MELISSA BROWN 475 West Town Pl SUITE 114 St Augustine, FL 32092

0000000066213001000000004489600000006720009

Please Return this portion with your payment

1.33.538.464

\$672.00

Invoice	44896B
THANKS	T10202

PO #

Date	Description	Quantity	Amount	Tax	Total
3813 Great Fal 11/1/2022	Is Loop Middleburg, FL 32068 Water Management - Monthly		\$672.00	\$0.00	\$672.00
Please remit pay	ment for this month's involce.		•		
	APPROVED 11/2/22 Taylor Tennison 3305380046400 Lake Maintenance			Credits	\$0.0
				Adjustment	\$0.0

Lic#: Account# 718416

Riverside Management Services, Inc 9855 Florida Mining Bivd. W. Bullding 300, Suite 305 Jacksonville, FL 32267

Invoice

\$0.00

\$9,499.67

Payments/Credits

Balance Due

Involce#: 320 Invoice Date: 11/1/2022

Due Date: 11/1/2022

Case: P.O. Number:

Bili To:

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

Description	Houra/Qty	Rain	Amount
1.320.57200.34200 - Janitorial Services - November 2022 1.320.57200.46500 ≥ Pool Maintenance Services ≥ November 2022 1.330.53600.34000 - Contract Administration - November 2022 1.330.57200.46200 ⇒ Facility Management ≥ Ridgewood Trelis ≥ November 2022		881.92 1,405.32 1,912.33 5,300.00	1,912,33
	-		
DEGEOWED NOV 07 2022			
Juny Landut		3	
	Total		\$9,499.67



Invoice

Invoice#: 18576 Date: 09/30/2022

Billed To: Ridgewood Trails CDD

475 West Town Place

Ste 114

St. Augustine FL 32092

Project: 20101

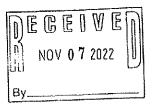
Ridgewood Trails CDD 475 West Town Place

Ste 114

St. Augustine FL 32092

Description	Quantity	Price	Ext Price
September monthly landscape maintenance through 09/15/22	1.00	4,194.90	4,194.90
Notes:		Invoice Tota	al: \$4,194.90

APPROVED 11/7/22 Taylor Tennison Landscape Maintenance 3305380046200



Advanced Direct Marketing Services

Invoice

3733 Adirolf Rd.

Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328

E-mail

jim@adm service.com

DATE INVOICE # 11/25/2022 144351

BILL TO

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



	P.O. NO.	TER	vis	PROJECT
		With C	Order	
SERVICE DESCRIPTION		OTY	RATE	AMOUNT
Ridgewood Trails CDD	44144444444444444444444444444444444444			
Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for imaging		691	0.10854	75,00
Form layout and preparation for merge imaging		1	37.5	37.50
Laser four sheet front & back & Collate		2,764	0.29	801.56
Fold customer materials 691 of 4 sheets		2,764	t .	
Customer single color #10 window envelopes		691	ı	1
Insert four collated sheets into #10 envelope, seal, prep & deliver to I	BMEU JAX	691	0.12	5 86.38
Postage		691	0.6	0 414.60
	Subto	otal		\$1,664.21
	Sales	Tax (7.5	%)	\$0.00
	Tota	ıl		\$1,664.21

Air-Max Heating & Cooling, Inc.

449 College Drive Middleburg, FL 32068 Phone: (904) 276-4340 State License #: CAC 048100

Invoice

Invoice Number: 75216 Invoice Date: 10/27/2022

Page: 1 of 1

BIII To: 011611

Ridgewood Trails CDD Attention: Ridgewood Trails CDD 475 W Town Pl Ste. 114 St Augustine, FL 32092 Service 018361 Location: Azalea Ridge

1667 Azalea Ridge Blvd Middleburg, FL 32068

Work Order ID	Complete Date	PO Number	Terms	Called in By
00094320	10/27/2022	75216	Due on Receipt	

Description of Work

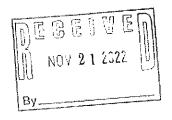
Orig. Comp: Unit not cooling

Service found 205V per leg on both AHU and Condenser. Called in a licensed electrician - Jim Ferranti. He fixed the loose neutral wire in electric panel. Customer requested on hour, so only checked pressures and amps on Condenser unit. System now running and cooling. Recommend for Clay Electric to be called, have them check power at meter main.

CH1ANB048 (1819X34515)

Qty	Item ID	Description	Date	Unit Price	Disc %	Amount
Services	s Performe	ed .				
1.00	Labor	One Hour of Labor	10/27/2022	95.00		95.00
1.00	Electrician	Jim Ferranti	10/27/2022	120.00 SubTotal		120.00 215.00
				\$dp10i2i		2 (3.00
<u>Labor</u>						- ČL
0.01	Quoted	Brandon Smith	10/27/2022	P. A. Todal	N	o Charge
				SubTotal		

APPROVED 11/21/22 Taylor Tennison 3205720046000 Amenity Repairs & Replacements



Invoice Subtotal	215.00
Sales Tax	00.0
Invoice Total	215.00
Payment Received	0.00
Balance Due	215.00

Air-Max Heating & Cooling, Inc.

449 College Drive Middleburg, FL 32068 Phone: (904) 276-4340 State License #: CAC 048100

Invoice

Invoice Number: 70100 Invoice Date: 11/1/2022

Page: 1 of 1

Bill To: 011611

Ridgewood Traifs CDD Attention: Ridgewood Traifs CDD 475 W Town Pl Ste. 114 St Augustine, FL 32092 Service 018361 Location: Azalea Ridge

1667 Azalea Ridge Blvd Middleburg, FL 32068

Work Order ID	Complete Date	PO Number	Теппъ	Called in By
00094341	11/01/2022	70100	Due on Receipt	•

Description of Work

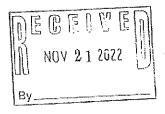
Orig. Comp: Unit not cooling

Service found reversing valve chattering upon arrival. Thermostat not sending proper voltage to Condensing unit. Jumped out thermostat and put solenoid magnet on reversing valve. Bypassed defrost board - unit would only run in heating. Need to replace T6 thermostat, changeover (reversing) valve and solenoid. Recommend replacing defrost board and HP, LP sensors as well.

CH14NB048-A (1819X34515)

Qty	Item ID	Description	Date	Unit Price	Disc %	Amount
Services	s Performed	1				
1.00	Syc Call Fee	Servico Call Fee	11/1/2022	95.00		95.00
1.00	Labor	30 Minutes Extra	11/1/2022	47.50		47.50
				SubTotal		142,50
<u>Labor</u>						
1;30) Quoted	Jonathan Grant	11/1/2022		N	o Charge
				SubTotal		

APPROVED 11/21/22 Taylor Tennison 3205720046000 Amenity Repairs & Replacements



invoice Subtotal	142.50
Sales Tax	0.00
Invoice Total	142.60
Payment Received	00.0
Balance Due	142.50
	

Riverside Management Services, Inc 9655 Fiorida Mining Blvd. W. Building 300, Sulle 306 Jacksonville, FL 32257

Invoice

Involce #: 322

Involce Date: 11/18/2022

Due Date: 11/18/2022

Case:

P.O. Number:

Bill To:

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

D	egeription	Section 1	Houre/Qty	Reto	Amount
Facility Maintenance October 1 Maintenance Supplies	- October 31	, 2022		1,823.58 1,091.58	1,823.5B 1,091.58
1.320.57200.46000 Amenity Repairs & Replacements	\$359.83				
1.320,57200.46100 General Facility Maintenance	\$624.25				
1.330.53800.60100 Capital Reserves Field	\$1,212.87	Gym Renovations			
1.330.53800.46000 Repatureplace Field	\$718.19				
APPROVED Taylor Tennis					
du,	y La	nlut 1-22-22			

Total	\$2,915.14
Payments/Credits	\$0.00
Balance Due	\$2,915.14

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF OCTOBER 2022

Date	Houre	Employee	Description
10/1/22	2	F.S.	Storm clean up including removing debris and setting up pool furniture, removed debris from amenity conter, common areas, pool, playground and readways, changed trash receptacies, emptled and restocked dog waste receptacies.
10/6/22	8	J.S.	Assisted prepping gym, painting gym, installing floor
10/6/22	2.5	F.S.	Removed debris from emenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
10/11/22	3	F.S.	Picked up supplies, changed and restocked dog waste receptacles, removed debris from amenay center, common areas, pool, playground and roadways, changed tresh receptacles
10/13/22	8	В.М.	Light inspection at entries, emenity and parking lot, reinstalled screens, playground inspection, reinstalled pend sign, mattached chain for no trespassing area, assisted with new flooring in fitness center, hung signs in fitness center, installed yogs mat holder, reinstalled all light switches and outlet plates, picked up supplies
10/13/22	2	F.S.	Changed and restocked dog waste receptacies, removed dobrs from amenity center, common areas, pool, playground and readways, changed trash receptacles
10/18/22	3	B.M.	Unclogged toilet in men's restroom, sanded rough patches in gym walls from holes, painted and sended patches in gym, touch up paint in gym, reinstalled beby changing station in ladies restroom, picked up supplies
10/19/22	6	В.М.	Repaired gate for pool pack area, painted no parking sign posts and back of sign, touch up paint on little library posts, repaired fence rungs in multiple places, removed cracked tiles and replaced new on pool deck, blow leaves and debits off amenity center and pool deck, dusted building for cobwebs, repainted two graffitied fire hydrates, removed graffit from picnic table, picked up supplies
10/20/22	2.5	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
10/25/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
10/26/22	6	B.M.	Removed debris from pool deck pergola deconstruction, removed debris from entries to community, repaired lift chair for pool, cleaned all signs on pool deck fonces, cleaned life rings, lifeguard chair and lift chair, cleaned area between bathroom and gym flooring, picked up supplies, installed new eye screw and chain on no trespassing posts on Azalea Blvd power lines, inspected and counted picnic tables for ground mounts
10/27/22	2.5	f.\$,	Removed debits from emenity contor, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
10/31/22	2,25	В.М.	Mounted pipe holders brackets to shower on pool dack, lighten tollet seats in bathrooms, inspected bathrooms, repaired lence rung loose screws, picked up supplies
TOTAL	49.75	·	
MILES	185	•	*Missge is reimbursable per section 112,061 Florids Statules Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/22

<u>DISTRICT</u> RT	DATE	SUPPLIES	PRICE	EMPLOYEE
RIDGEWOOD TRAIL	s			
ROOLITOOD TRAIL	9/28/22	18" Safety Cones (4)	84.04	J.S.
	10/7/22	1x8 Common Board 12' (6)	130.96	J.S.
	10/7/22	15' DBL Sides Seam Tape	54.92	J.S.
	10/9/22	1x6 Common Board 12' (3)	65.48	J.S.
	10/11/22	• •	14,93	F.S.
	10/11/22	Febreze	6.64	F.S.
	10/11/22	Blaster Graphite Dry Lube	6.65	F.S.
	10/11/22	Tape Measure	13.77	F.S.
	10/11/22	Airwick 2pk (2)	9.15	F.S.
	10/11/22		22.86	J.S.
	10/11/22	Great Stuff Gapfiller (4)	32.06	J.S.
	10/12/22	Behr White Paint	48.28	J.S.
	10/13/22	1x6x12' Common Boards (8)	174.62	J.S.
	10/13/22	Driller Toggle 6pk (2)	20.65	B.M.
	10/13/22	Wall driller and Screws	19.52	B.M.
	10/18/22	Sanding Blocks 3pk	14.93	B.M.
	10/18/22	Duopower Wall Anchors	10.89	B.M.
	10/19/22	Construction Adhesive (2)	14.90	B.M.
	10/19/22	Self Tapping Screws	11.47	B.M.
	10/19/22		12.05	B.M.
	10/19/22	Green Rustoleum Spray Paint	12.05	B.M.
	10/19/22	Aluminum Spray Paint	12.05	B.M.
	10/26/22	30 Second Outdoor Cleaner 320oz	30.80	8.M.
	10/26/22	30 Second Outdoor Cleaner 128oz	14.35	B.M.
	10/26/22	Screw Eye 3/8"x4-7/8"	5,61	B.M.
	10/26/22	S-Hooks 2pk	4.12	B.M.
	10/26/22	Plastic Chain Yellow #8x1' (17)	14.47	B.M.
	10/31/22	Floor Mets (2)	45,93	B.M.
	10/31/22	3/4* Copper Tube Strap 10pk	8.99	B.M.
	10/31/22	Telescopic Pole 16'	45.98	B.M.
	11/2/22	Clean Up Kit for Bodily Fluids	89.01	T.T.
	11/2/22	4* Spring Door Stop	3.84	B.M.
	11/2/22	3x9 Restroom Sign	7,21	B.M.
	11/2/22	CLR Cleaner	28.38	B.M.

TOTAL \$1,091.58

Toole Technologies, Inc.

4134 Carriage Crossing Lane Orange Park, FL 32065

W05875 11/21/2022 11/21/2022

Ridgewood Trail CDD ridgewoodtrailsmgn@rmsnf.com 1667 Azalea Ridge Bivd Middleburg, FL, 32068-38ND

4 Ton Heat Pump Condenser

\$3,600.00 *00.006.62

Remove the old heat pump condenser. Installed a new heat pump condenser. Started and check the system for proper operation. Warranty: One year labor warranty, 5 years limited parts warranty.

Parts Subtotal

\$3,600.00

Payment Details

Subtotal •

00.003.62

\$3,600.00

\$0.00

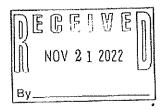
\$3,600.00

Comments

Recommend purchasing an Annual Seasonal Tuneup

Please call the office at (904) 278-5938 to make a payment.

J. Soriano Amenity Por/Rolc 11/21/22



AP300R *** CHECK DATES 10/0		*** RIDGEWOOD	S PAYABLE PREPAID/COMPUTE D TRAILS - CAP RES IDGEWOOD TRAILS	R CHECK REGISTER	RUN 12/20/22	PAGE 1
	.INVOICEEXP		VENDOR NAME BCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/28/22 00024 11/1	.8/22 322 202210 GYM RENOVATION	600-53800-60100 S		*	1,212.87	
		RIVER	SIDE MANAGEMENT SERVICES,	INC.		1,212.87 000027
			TOTAL FOR B	SANK D	1,212.87	
			TOTAL FOR R	EGISTER	1,212.87	

Riverside Management Services, Inc 9655 Florida Mining Blvd. W. Building 300, Sulte 306 Jacksonville, FL 32257

Involce

Involce #: 322

Invoice Date: 11/18/2022

Due Date: 11/18/2022

Case:

P.O. Number:

Bill To:

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

	D. A. S.	egoription		Houre/Qty	Pate	Amount
	Facility Maintenance October 1 Maintenance Supplies			1,623,58 1,091.56	1,823.58 1,091.56	
	1.320.57200.46000 Amenity Repairs & Replacements	\$359.83	·			
	1.320,57200,46100 General Facility Maintenance	\$824.25				
*	32. (j. 53%. (t0) 1.326.53800.80100 Capital Reserves Field	\$1,212.8	87 Gym. Renovations	,		
	1,330,53800,45000 Repair/replace Field	\$718 .19	1			
	APPROVED				-	
	Taylor Tenni					
	J.					
	<u> </u>			Total		\$2,915.14

\$0.00 Payments/Credits \$2,915.14 **Balance Due** WH

\$1212.87

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF OCTOBER 2022

Date	House	Employee	Description
10/1/22	2	F.S.	Storm clean up including removing debris and setting up pool furniture, removed debris from amenty center, common areas, pool, playground and readways, changed trash receptacles, emptied and restocked dog waste receptacles.
10/6/22	8	J.S.	vegetated organized over painting grap interests.
10/6/22	2.5	F.S.	Removed debris from emanity center, common areas, pool, playground and roadways, changed tresh receptacies, changed and restocked dog waste receptacies
10/11/22	3	F.S.	Picked up supplies, changed and restocked dog waste receptacies, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacies
10/13/22	в	В.М.	Light Inspection at entries, amonity and parking fot, reinstalled screens, playground inspection, reinstalled pond sign, resitted with new flooring in filness center, hung signs in fitness center, hung signs in fitness center, installed your mat holder, reinstalled all joint switches and outlet plates, picked up supplies
10/13/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from emenity center, common areas, pool, playground and roadways, changed trash receptacles
10/18/22	3	в.м.	Unclogged tolist in men's restroom, sanded rough patches in gym walls from holes, painted and sanded patches in gym, touch up paint in gym, rainstalled beby changing station in ladies restroom, picked up supplies
10/19/22	6	В.М.	Ropaired gate for pool pack eres, painted no parking sign posts and back of sign, louch up paint on title library posts, repaired fence rungs in multiple piaces, removed cracked files and replaced new on pool dock, blow leaves and debris off amonty center and pool dock, dusted building for cobwebs, repainted two grafitied fire building amonth graffit from pionic table, picked up supplies
10/20/22	2.5	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
10/25/22	2	F.S.	Changed and restocked dog waste receptacies, removed debris from amanky center, common areas, pool,
10/26/22	6	8,M.	Removed debris from pool deck pergota deconstruction, removed debris from entries to community, repared in chair for pool, cleaned all signs on pool deck fences, cleaned life rings, lifeguard chair and lift chair, cleaned area between bathroom and gym flooring, picked up supplies, installed new eye screw and chain on no traspassing poets and chair and chair on no traspassing poets.
10/27/22	2.5	F.S.	Removed debits from smarrity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
10/31/22	2.25	B.M.	Mounted pipe holders brackets to shower on pool deck, tighten toilet seats in bathrooms, inspected bathrooms, repaired fence rung loose screws, picked up supplies
TOTAL	49.75	=	
MILES	185		'Mileage is reimbursable per section 112.081 Florida Statutes Mileage Raic 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/22

, 50,000 20,000			DOLOG	EMBI OVEE
DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
RT				
RIDGEWOOD TRAIL	.s			
MDGENOUS III	9/28/22	18" Safety Cones (4)	84.04	J.S.
	10/7/22	1x6 Common Board 12' (6)	130.96	J.S.
	10/7/22	15' DBL Sides Seam Tape	54.92	J,S.
	10/9/22	1x8 Common Board 12' (3)	65.48	J.S.
	10/11/22	Rust and Stain Remover	14.93	F.S.
	10/11/22	Febreze	6.64	F.S.
	10/11/22	Blaster Graphite Dry Lube	6.65	F.S.
	10/11/22	Tape Measure	13.77	F.S.
	10/11/22	Alrwick 2pk (2)	9.15	F.S.
	10/11/22	Med Grade Steel Wool (4)	22.86	J.S.
	10/11/22	Great Stuff Gapfiller (4)	32.06	J.S.
	10/12/22	Behr White Paint	48.28	J.S.
	10/13/22	1x6x12' Common Boards (8)	174.62	J.S.
	10/13/22	Driller Toggle 6pk (2)	20.65	B.M.
	10/13/22	Wall driller and Screws	19.52	B.M.
	10/18/22	Sanding Blocks 3pk	14.93	B.M.
	10/18/22	Duopower Wall Anchors	10.89	B.M.
	10/19/22		14.90	B.M.
	10/19/22		11.47	B.M.
	10/19/22		12.05	B.M.
	10/19/22		12.05	
	10/19/22		12.05	
	10/26/22		30.80	
	10/26/22	4 - 4 400	14.35	
	10/26/22		5.61	
	10/26/22		4.12	
	10/26/22		14.47	
	10/31/22		45.93	
	10/31/22		8,99	
	10/31/22	·	45.98	
	11/2/22	Clean Up Kit for Bodity Fluids	89.01	
	11/2/22	4" Spring Door Stop	3.64	B.M.
	11/2/22	3x9 Restroom Sign	7.21	B.M.
	11/2/22	CLR Cleaner	28.38	3 B,M.
	11/2/22	Ant / alemini		

TOTAL \$1,091.58