Rídgewood Trails Community Development District

March 1, 2023



Ridgewood Trails Community Development District

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

District Website: www.ridgewoodtrailscdd.com

February 22, 2023

Board of Supervisors Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for Wednesday, March 1, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (for agenda items listed below)
- III. Organizational Matters
 - A. Appointment of New Supervisor to Fill Vacant Seat
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers, Resolution 2023-03
- IV. Public Hearing:
 - A. Adopting Revised Suspension and Termination Rules, Resolution 2023-04
 - B. Adopting Revised Rental Rates, Resolution 2023-05
- V. Consideration of Spending Authority Resolution, Resolution 2023-06
- VI. Consideration of First Addendum to Agreement with Riverside Management Services

- VII. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2022
- VIII. Consideration of Proposals for Storm Drain Cleaning
 - IX. Staff Reports
 - A. Attorney
 - B. Engineer Work Authorization No. 17 for 2023 Hourly Billing Rate Escalation
 - C. Manager
 - D. Operation Manager
 - E. Amenity Manager
 - 1. Report
 - 2. Landscape Inspection Report
 - X. Supervisor's Requests and Public Comments
 - XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 4, 2023 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XII. Next Meeting Scheduled for: May 3, 2023 @ 6:00 p.m. at the Azalea Ridge Amenity Center
- XIII. Adjournment

Board Oversight

Supervisor Nolte – Landscape Supervisor Genska – Security & Technology Supervisor Shroyer – Maintenance Supervisor Miller – Athletics Supervisor Barnhouse - Aquatics



A.

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, IL 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: GySqt, 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



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



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.

Ridgewood Trails CDD:

Please find my enclosed resume and voter card.

The position I am interested in; and hope to be considered for is the CDD Supervisor vacancy. I meet your requirements for filling the vacancy. I live and own a house in A/R, have a voter card, replying before February 20, 2023; AND plan to be at the meeting on March 1, 2023. (Have attended some meetings).

I also have reviewed a copy of Form 1; of the Statement of Financial Interests. I will be happy to see that the form is completed and file it.

Since I am retired, I am looking for something in my community to be involved in, and help in any way I can. If I were to be the one to fill the vacancy, and learn all about Ridgewood Trails CDD, I know I can come up with some ideas, and can make a difference; after all I LIVE here. (three years).

Scott Edson 4254 Green River Place Middleburg, Florida 32068 904-264-3012 Scott Arnold Edson
4254 Green River Place
Middleburg, Florida 32068
Carolinayes@msn.com
Phone (904) 254-3012

OBJECTIVE

To become a Board member, using my skills and past experiences to help make a positive difference. I hope to bring my fresh ideas, dedication to keeping expenses down, and fairness to all.

CAREER SUMMARY

Proficient with computers, shipping, receiving and production Supervision. Strong organizational and interpersonal skills and committed to superior customer service.

PROFESSIONAL EXPERIANCE AND ACCOMPLISHMENTS

Created the HOA and funding for Shady Laurel Mountain Members Group Member of Safety Committee for ten years, including Chairperson Multi company experience in Shipping and Receiving Developed and implemented a final Check for Quality Increased production, yields and quality Written various policy manuals.

WORK HISTORY

Retired	Florida	.2016-Current
Driver Baker County CCA	Macclenny, FL	2015-2016
Driver-Swain Transit	Bryson City, NC	2010-2015
Field Representative-Census Bureau	Bryson City, NC	2010-2010
Shipping and Receiving- Shaw, Inc	Bryson City, NC	2008-2009
Shipping and ReceivingFMC	Jacksonville, FL	1994-2008

EDUCATION. AND ORGANIZATIONS

Member of area Bridge Clubs-2018-current
National Safety Council classes-Jacksonville, FL 2001-2002
Florida Real Estate License-Jacksonville, FL 1981
Lions Club-Jacksonville, FL-1980
Dale Carnegie Course-Beaumont, TX—1977
Mercer University-BA in Business-Macon, GA 1972-1976
Mercer University Debate Team-Macon, GA 1972-1975
Terry Parker High School-Jacksonville, FL-1972

BACKGROUND

Born in and resident of Florida over 50 years. Married for 39 years, one child and several rescue pets. *C*.

RESOLUTION 2023-03

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 March 1, 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
Marilee Giles		Secretary
Marilee Giles		Treasurer
ames Oliver		Assistant Treasurer (s)
Daniel Laughlin		
Darrin Mossing		
Howard McGaffney		
ames Oliver		Assistant Secretary
Daniel Laughlin		
Darrin Mossing		
Howard McGaffney		
PASSED AND ADOPTED THIS	1 ST	DAY OF MARCH, 2023.
	Cha	irman / Vice Chairman
		retary / Assistant Secretary



A.

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED SUSPENSION AND TERMINATION RULES; RATIFYING THE ACTIONS OF THE DISTRICT SECRETARY IN SETTING THE DATE OF THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridgewood Trails Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, "Recreational Facilities"); and

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors ("Board") desires to adopt revised rules relating to the suspension and/or termination of patrons' rights to utilize the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the revised *Suspension and Termination of Access Rule* ("Suspension and Termination Rules"), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, by motion of the District's Board at the January 4, 2023 Board meeting a public hearing was set to adopt the Suspension and Termination Rules; and

WHEREAS, the District Secretary caused to be published the notice of rulemaking and notice of rule development to adopt the Suspension and Termination Rules; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Suspension and Termination Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. The actions of the Board and District Secretary in setting the date of the public hearing and publishing the notice of rule development and notice of rulemaking are hereby ratified.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of March 2023.

Exhibit A:

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

Revised Suspension and Termination of Access Rule

Exhibit A

Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022) Effective Date: March 1, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on March 1, 2023 at a duly noticed public meeting, the Board of Supervisors ("Board") of the Ridgewood Trails Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring

after the date stated above.

- 1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District ("Amenities" or "Amenity").
- **2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.
- 3. Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person's access card or key fob for violation of the District's rules and policies established for the safe operations of the District's Amenities.
- 4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a "Violation"):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of a key fob or access card or otherwise facilitates or allows unauthorized use of the Amenities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner

(with the exception of special assessments);

- f. Failing to abide by any District rules or policies (e.g., Amenity Rules);
- g. Treating the District's staff, contractors, representatives, residents, landowners [Patrons] or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

- 5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action

warranted by the circumstances, and/or any Administrative Reimbursement.

- 7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.
- **8.** Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage

Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- 10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
- 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
- **Appeal of Board Suspension.** After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.
 - 13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have

committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.



RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY RATES AND FEES; RATIFYING THE ACTIONS OF THE DISTRICT SECRETARY IN SETTING THE DATE OF THE PUBLIC HEARING; PROVIDING SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridgewood Trails Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida; and

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business and further provide that the District may adopt policies related thereto by resolution or motion; and

WHEREAS, the District previously adopted a resolution adopting user rates and fees ("Prior Rates"); and

WHEREAS, by motion of the District's Board of Supervisors ("Board") at the January 4, 2023 Board meeting a public hearing was set to adopt amended amenity rates, attached hereto as **Exhibit A** and incorporated herein by this reference ("Amended Amenity Rates"); and

WHEREAS, the District Secretary caused to be published the notice of rulemaking and notice of rule development to adopt the Amended Amenity Rates; and

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the amended amenity rates, attached hereto as Exhibit A and incorporated herein by this reference, for immediate use and application ("Amended Amenity Rates").

WHEREAS, the Board finds that the Amended Amenity Rates outlined in Exhibit A is just and equitable having been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished.

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

SECTION 1. The above stated recitals are true and correct and by this reference are hereby incorporated into this resolution.

SECTION 2. The actions of the Board and District Secretary in setting the date of the public hearing and publishing the notice of rule development and notice of rulemaking are hereby ratified.

SECTION 3. The Amended Amenity Rates as set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Amended Amenity Rates shall replace the Prior Rates imposed by the district and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of March 2023.

ATTEST:		RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT	
Secretary /	Assistant Secretary	Chairperson, Board of Supervisors	
Exhibit A:	Amended Amenity Rates		

EXHIBIT A

Amended Amenity Rates

	Rental Fee	Deposit
Building	\$75.00 - \$150.00	\$250.00- Private party
Building w/small pool	\$150.00 - \$250.00	\$500.00- Private party



RESOLUTION 2023-06

A RESOLUTION OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval of the Board, as set forth below.

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

Section 1. Payment of Expenses.

- **A. Continuing Expenses.** The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:
 - **1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
 - **2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
 - **3.** The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

Non-Continuing Expenses Not Exceeding \$2,500 for general maintenance, not including new projects or enhancements, with approval of the District Manager and Chairperson, or Vice Chairperson in his or her absence, of the Board of Supervisors, if in the judgment of the District Manager and Chairperson, or Vice Chairperson, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made, the District Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in an amount not to exceed \$10,000 for emergency repairs and \$20,000 for natural disaster repairs, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

- **Section 2. Board Consideration.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for review and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.
- **Section 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.
- **Section 4. Effective Date; Conflicts.** This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 1st day of March 2023.

ATTEST:	RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairman / Vice Chairman



FIRST ADDENDUM TO AGREEMENT BETWEEN RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT AND RIVERSIDE MANAGEMENT SERVICES, INC., FOR FACILITY MANAGEMENT AND FIELD OPERATIONS SERVICES

THIS FIRST ADDENDUM ("First Addendum") is made and entered into this ____ day of _____2023, by and between:

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Clay County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"), and

RIVERSIDE MANAGEMENT SERVICES, INC., a Florida corporation, with offices located at 9655 Florida Mining Boulevard West, Building 300, Suite 305, Jacksonville, Florida 32257 ("Contractor" and, together with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into the Agreement between Ridgewood Trails Community Development District and Riverside Management Services, Inc. for Facility Management and field Operations Services, dated August 25, 2022 ("Agreement"); and

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

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

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

- **SECTION 1.** Except as specifically amended by Section 2 of this First Addendum, the Agreement shall remain in full force and effect.
- **SECTION 2.** The Agreement is hereby amended to add the following provision as Paragraph number 29. as follows:
- **29. PROCUREMENT PROCEDURES BY CONTRACTOR.** Contractor's onsite representative for the District ("Amenity Manager"), shall have the authority to make payment directly to vendors or make purchases for emergency or non-recurring services or goods necessary for budgeted items up to \$1,500 per purchase, provided that if the monthly total of such purchases exceeds \$1,500 such purchases shall be approved in advance by the District Manager. All of

Contractor's expenditures shall be in accordance with the District's Rules of Procedure and Florida law. To the extent feasible, Contractor shall take all necessary steps to ensure that any Credit Card purchases are made on a tax-exempt basis. The District shall not reimburse Contractor until provided with a full accounting, including copies of any receipts, for any monies Contractor spent. Contractor shall be responsible for payment of any purchases that are not supported by appropriate receipts, or previously approved if required ("Reimbursement Amount").

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

ATTEST:	RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors
WITNESS:	RIVERSIDE MANAGEMENT SERVICES, INC.
Witness	Jerry Lambert, President
Print Name of Witness	





Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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

September 25, 2022

Ridgewood Trails Community Development District Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Ridgewood Trails Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022 and thereafter if mutually agreed upon by Ridgewood Trails Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but Is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

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

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.



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

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



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

Management is responsible for:

- 1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
- 2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
- 3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

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

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

- To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
- 2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
- 3. To provide us with:
 - Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

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

Reporting

We will issue a written report upon completion of our audit of Ridgewood Trails Community Development District's financial statements. Our report will be addressed to the Board of Ridgewood Trails Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

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

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Daniel Laughlin. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

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



Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,190, unless the scope of the engagement is changed, the assistance which of Ridgewood Trails Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

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

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Information Security - Miscellaneous Terms

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

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

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Ridgewood Trails Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Ridgewood Trails Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Ridgewood Trails Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Ridgewood Trails Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Retention of Records

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



Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

Berger Joonboo Glam Dained + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK J. W. Gaines, CPA

Confirmed on behalf of the addressee:

Marshe Cites Mark D.

FCB 16, 2023



6815 Dairy Road Zephyrhills, FL 33542

813.788.2155 BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of November 30, 2022

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Pery

Bodine Perry

(BERGER_REPORT22)



ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT (DATED SEPTEMBER 25, 2022)

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

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

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

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

GMS-NF, LLC 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 **TELEPHONE: 904-940-5850** EMAIL: ETORRES@GMSNF.COM

Auditor: J.W. Gaines

Title: Director

Date: September 25, 2022

District: Ridgewood Trails CDD

By: Marile Giles Maul Bl Title: Secretary

Date: F-es 16, 2023





A q u a g e n i x A DCS Company

Welcome to the DeAngelo Contract Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DCS Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas.
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DCS:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you. Respectfully yours, The team at DCS.



A q u a g e n i x

DeAngelo Contracting Services SPECIAL SERVICES AGREEMENT

This agreement, dated 2/14/2023, is made between DeAngelo Contracting Services and Ridgewood Trail Residential POA as described as follows:

RIDGEWOOD TRAIL RESIDENTIAL POA

3813 Great Falls Loop Middleburg, FL 32068 Contact: Tara Lee (904) 214-3346

	QTY	COST	ГОТАL
VAC & JETTING Daily charge (Port to Port) for vac & jetting services using Vac Truck with 10yd debris capacity & 150 gal water tank. 8 hr min Dump Site For Debris (5903 Lenox Ave, Jacksonville, FL 32205)	1 1	\$4,800.00 \$ 880.00	\$4,800.00 \$ 880.00
Mobilization of Crews	1	\$1,200.00	\$1,200.00
		TOTAL:	\$6,880.00

CONTRACT TERMS

The terms of this Agreement shall be continuous without interruption until the project is completed or this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

1. Safety:

DeAngelo Contracting Services agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

2. Insurance:

DeAngelo Contracting Services agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

3. Address Change:

If DeAngelo Contracting Services or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

4. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the



A q u a g e n i x A DCS Company

CUSTOMER to notify DeAngelo Contracting Services of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

5. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced upon completion of the special service agreement and agrees to pay DeAngelo Contracting Services within thirty (30) days after date of invoice at the DCS home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and will result in customer becoming responsible for all charges that are necessary to collect the full amount of the invoice plus said necessary collection charges.

6. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that

DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies:

- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Filing of a mechanics lien on property for all monies due plus interest, DeAngelo Contracting Services costs and attorney's fees incurred by DeAngelo Contracting Services.

7. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DeAngelo Contracting Services, 527 South Church St, Hazleton, PA 18201. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DeAngelo Contracting Services in accordance with paragraph 10

- a. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DCS.
- b. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in section 10 of this contract.

8. OTHER ITEMS:

- a. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- b. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of any products.
- c. Customer agrees to notify and locate for company any private in ground utilities or structures. If customer does not notify and locate for company private in ground utilities or structures, company is not responsible for damages to said utilities or structures. Company will have public in ground utilities located through 811.
- d. DeAngelo Contracting Services will make every attempt to protect all work areas from excess damage and wear and tear. Minor cosmetic damage may occur that given time will return to pre work condition.

9. Contract Documents:

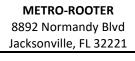
This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DeAngelo Contracting Services and CUSTOMER.



A q u a g e n i x A DCS Company

<u>Julis Clements</u> Deangelo Contracting Services	
De Angelo Contracting Services	CUSTOMER
Julie Clements	
PRINT NAME	PRINT NAME
2/14/2023	
DATE	DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.





PREVENTATIVE MAINTENANCE SERVICES General Terms and Conditions

Submitted to:	
Ridgewood Trails	
1667 Azalea Ridge Blvd Middleburg, FL 32068	
ridgewoodtrailsmgr@rmsnf.com	

Site Contact: Tarra Lee (904) 214-3346

Job Sites:		
SAME		

Date: 2/10/2023

	Service – Storm System Cleaning	Rate
>	Hy-Vac Truck Required Pump out Catch Basins and	
	Hydro-jet connecting storm lines near exercise	
	facility.	Cost = \$1,425.00
>	Fuel Surcharge 19%	Cost = \$270.75
		Total Cost = \$1,695.75

Payment terms: TBD

Pricing Valid Until: 30 Days

24 hr. Emergency Service

904-695-1911

Thank you, Robert Giordano 904-646-7834

Commercial Sales

rgiordano@wrenvironmental.com

A. SERVICES ② WRE agrees to perform all svcs as stated in this agreement in accordance with applicable laws, environmental regulations, & gov't & commercial standards. ② WRE agrees to obtain and maintain at our sole expense for the term of this Agreement, Comprehensive General Liability Insurance: \$1,000,000 for each occurrence, combined single limit for bodily and property damage. ② Customer warrants that all equipment (grease traps, drain lines, manhole covers, etc.) upon which work is to be performed are owned by the Customer, or that authorization for the work has been obtained from the rightful property owner. The Customer shall be responsible for compensating WRE for any and all damages collected against WRE by any third party demonstrating actual ownership of the equipment upon which work is to be performed, regarding damage to which the customer represents as their own. ② Customer agrees to provide access to work areas for WRE's employees and vehicles and agrees to keep access clear and available for movement and parking of trucks and equipment during service time. ② WRE assumes no liability or responsibilities for any cracking, breaking, puncturing, depressing or any other damage to any driveway, patio, other paved, bricked, stoned, concrete or asphalt surface which may result from trucks and equipment being used to access the job site. BThis Agreement may not be assigned by Customer without the prior written consent of WRE. If the operations at any Location are conducted at a new location, such new location, at the option of SELLER, shall be a Location subject to all of the terms and conditions of this

^{**}Note: Fuel / Energy Recovery is based on the Energy Information Administration's National U.S. Average on Highway Fuel Price**

Agreement. PURCHASER shall give notice to SELLER at least one (1) month prior to the date of any such relocation. ② Assignment: This Agreement may not be assigned by PURCHASER without the prior written consent of SELLER. This agreement is automatically assignable to a New Owner.

C. PAYMENT ② Customer agrees to pay WRE the amounts listed above on this agreement for grease trap waste removal and/or line jetting services. ② Payment is to be received upon completion of each service listed above on this agreement for grease trap waste removal and /or line jetting services. In the event the scope of work changes, WRE will be paid for all the items on the contact that have been completed. Any additional work performed requested by the Customer will be billed on a time and material basis. A service charge of 1.5% per month will be added to the account thirty days after invoice date. Customer is responsible for all costs associated with the collection including, but not limited to, attorneys' fees and court costs. ② Taxes, Other Fees and Charges, Permits and Compliance: Customer shall pay all applicable taxes, fees, assessments and penalties and will obtain permits and licenses in any manner connected with the services being provided and will comply with all laws, regulations and ordinances applicable thereto. Customer shall pay WRE an Environmental Fee in connection with WRE's compliance with federal, state and local materials regulations applicable to WRE's operations and activities; Customer acknowledges that Environmental Fee is retained by WRE and not paid to any governmental agency or authority. Customer shall pay WRE any applicable delivery charges, regulatory administrative fees, surcharges (including an energy/fuel surcharge for delivery of Product (per Customer Location) in accordance with WRE's then current energy surcharge), and other charges or surcharges applicable to WRE's customers generally in effect from time to time.

Acceptance of Contract: The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as contracted.

CUSTOMER: Service	SERVICE PROVIDER: Metro Rooter Plumbing
Print Name:	Print Name: Robert Giordano
Print Title:	Print Title: Commercial Sales Representative
Authorized Signature:	Authorized Signature: Robert Giordano
Date:	Date: <u>2/10/2023</u>





CEO/CSO	\$400.00	/Hr.
President	\$350.00	/Hr.
Executive Vice President	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager	\$215.00	/Hr.
Project Manager	\$200.00	/Hr.
Director	\$185.00	/Hr.
Engineer	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager	\$200.00	/Hr.
Senior Environmental Scientist	\$215.00	/Hr.
Planner	\$163.00	/Hr.
CEI Senior Project Engineer	\$230.00	/Hr.
CEI Project Manager/Project Administrator	\$184.00	/Hr.
CEI Senior Inspector	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect	\$184.00	/Hr.
Landscape Architect	\$165.00	/Hr.
Senior Technician/Senior Specialist	\$163.00	/Hr.
GIS Program Manager	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer	\$140.00	/Hr.
CADD/GIS Technician	\$132.00	/Hr.
Project Coordinator / CSS	\$100.00	/Hr.
Administrative Support	\$95.00	/Hr.

^{*}ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

WORK AUTHORIZATION NO. 17 RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT 2022/2023 GENERAL CONSULTING ENGINEERING SERVICES GENERAL FUND

(ETM No.: 04-051-01-011)

Scope of Work

England-Thims & Miller, Inc. shall provide consulting engineering for the Ridgewood Trails Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include but are not limited to:

- 1. Attending District Meetings
- 2. Preparation of Monthly Requisitions
- 3. Preparation of Cost Estimates and Budgets
- 4. Technical Support for Community Development District Staff
- 5. Development and Analysis of District Projects
- 6. Site Visits as Necessary
- 7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

Part 1 General Consulting Engineering Services for 2022/2023	
ESTIMATED FEE\$1	10,000.00

Basis of Estimated Fee England Thims & Miller, Inc. Hourly Fee Schedule 2022/2023

nourly ree Schedule 2022/2025		
CEO/CSO	\$400.00	/Hr.
President	\$350.00	/Hr.
Executive Vice President	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager	\$215.00	/Hr.
Project Manager	\$200.00	/Hr.
Director	\$185.00	/Hr.
Engineer	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner / Planning Manager	\$200.00	/Hr.
Senior Environmental Scientist	\$215.00	/Hr.
Planner	\$163.00	/Hr.
CEI Senior Project Engineer	\$230.00	/Hr.
CEI Project Manager/Project Administrator	\$184.00	/Hr.
CEI Senior Inspector	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect	\$184.00	/Hr.
Landscape Architect	\$165.00	/Hr.
Senior Technician/Senior Specialist	\$163.00	/Hr.
GIS Program Manager	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer	\$140.00	/Hr.
CADD/GIS Technician	\$132.00	/Hr.
Project Coordinator / CSS	\$100.00	/Hr.
Administrative Support	\$95.00	/Hr.

^{*}ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Costs such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2023.

Approval			
Submitted by:	KETHUM	Date:	2/2/2023
	England-Thims & Miller, Inc.		
Approved by:		Date: _	
	Ridgewood Trails Community Development District	_	





Azalea Rídge at Rídgewood Trails

3/1/2023

Community Development District Amenity Management Report



Tara Lee AMENITY MANAGER RIVERSIDE MANAGEMENT SERVICES, INC.

Ridgewood Trails Community Development District

Amenity Management Report March 1, 2023

To: Board of Supervisors

From: Tara Lee

Amenity Manager

RE: Azalea Ridge Amenity Management Report – March 1, 2023

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



Community Updates

MAINTENANCE

- Access control installation for restroom doors is complete. Social hall door has a new card reader. Pool gate has a new card reader.
- Fitness center renovation
 - Fixed imprecations of crown molding; sand, caulk, and touch-up painted the baseboards. New mirror has been installed. Thermostat cover has been installed.
 - Mat / yoga hooks have been firmly installed.
 - Installed new LED bulbs.
- Both pergolas have been removed.
- Vending machine is now on a two week restock / cleaning schedule.
- Outside pool shower has been fixed. New pipe and shower valve have been installed.

PENDING MAINTENANCE

- Replacing all restroom toilet paper holders and paper towel dispensers at no cost to commercial grade product.
- Replacing bathroom door in the men's restroom.
- Remove rust from restroom stalls/walls, paint non-slip on restroom floors.
- Replace missing lock on Women's restroom stall. Lock is on order.
- Spackle and paint area around the A/C in the fitness center.

EVENTS

- Food truck schedules have been planned through April 2023.
 - We have 1 food truck at the Azalea Ridge amenity center every Thursday night from 5-8pm.
- Spring Fling CDD/HOA event April 1, 2023
 - Saturday from 10am to 1pm. Plan to schedule some type of dessert truck either at 11am to 2pm or 10am to 1pm.
 - Activities include face painting, egg hunts, crafts, and games.
- Spring Community Yard Sale TBD in March.
- Movie on the Lawn TBD
 - "Lyle, Lyle, Crocodile" showtime at 6:30pm on the soccer field. Food truck will be on site from 5pm to 8pm.
- Advertising for Lifeguards Homeowners can contact management if they're interested.
- Room rentals and programs
 - Consideration of changing the rental hours for pool and room to five. Currently set at four-hour increments.
 - o Consideration of fees waived on clubs / organizations.
 - o Consideration of changing rental fees.



After.



Before



Both Pergolas and debris have been removed.



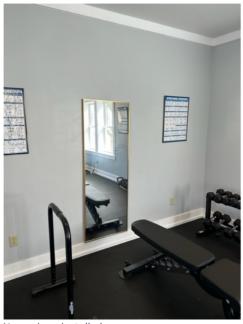


Outside pool shower pipe has been replaced and has a new valve.





Key card scanners installed in restrooms by large pool.



New mirror installed.



Crown molding imperfections completed.



Mat hanger installed.

Final touches on fitness center have been completed.

Conclusion

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

Respectfully,

Tara Lee



.



Quality Site Assessment

Prepared for: 1667 Azalea Ridge Blvd

General Information

DATE: Friday, Feb 17, 2023

NEXT QSA DATE: Friday, May 19, 2023

CLIENT ATTENDEES: Taylor Tennison

BRIGHTVIEW ATTENDEES: Willie Perez Davila

Customer Focus Areas



1667 Azalea Ridge Blvd



Carryover Items



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





Recommendations for Property Enhancements





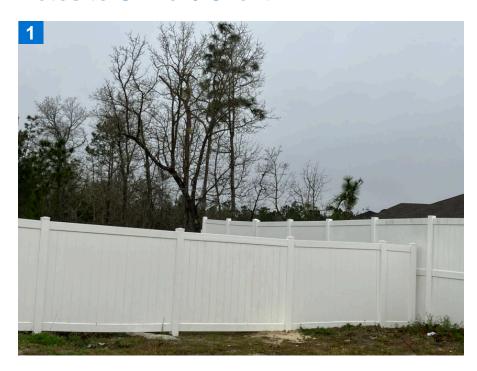


- 1 We recommend adding Playground mulch
- This is a safety hazard and we recommend grading the area from the sidewalk to the curb and installing a pallet of sod.
- We recommend to landscape the entrance on Long Bay

1667 Azalea Ridge Blvd



Notes to Owner / Client



The Fence which was damaged is now fixed.



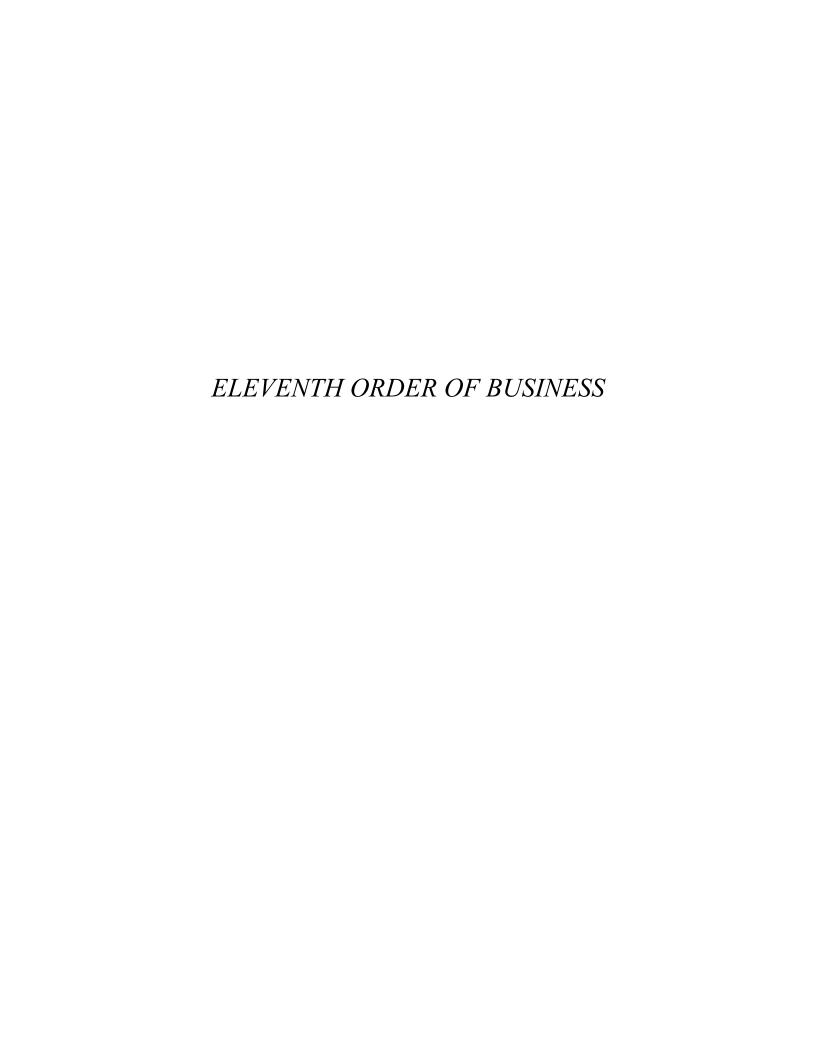


Completed Items





- 1 Hollies trees will be trimmed back to the top of the fence
- We have completed cutting back on the grasses



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, January 4, 2023 at 6:00 p.m. at the Plantation Oaks Athletic Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Marty Genska Chairman

Jacqui Proctor Miller Vice Chairperson

Yolanda Nolte Supervisor William Barnhouse Supervisor Dennis Schroyer Supervisor

Also present were:

Marilee Giles District Manager Katie Buchanan District Counsel

Jay Soriano GMS

Several Residents

The following is a summary of the actions taken at the January 4, 2023 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

A. Appointment of New Supervisors to Fill Vacant Seats

Ms. Giles stated two seats expired in November and we will take them one at a time. The first is seat 4 currently held by Jacqui Miller.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor Jacqui Miller was reappointed to seat no. 4.

Ms. Giles stated seat 2 is currently held by Yolanda Nolte and she does not wish to stay on the board. What is the board's position on this seat?

Mr. Genska stated we will do an eblast, we still have resumes to go through.

B. Oath of Office for Appointed Supervisors

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Miller.

Ms. Giles stated although you have served for years as a supervisor, I would like to remind you that you are subject to comply with the sunshine law. If any business is to be discussed about Ridgewood Trails CDD you can talk to anyone other than the supervisors; you can only talk to the supervisors at a publicly noticed meeting such as this one.

C. Election of Officers, Resolution 2023-01

Ms. Giles stated this resolution is to add Jacqui Miller as an officer of the district. Unless there are any changes to the current slate of officers that designation of officers is: Marty Genska chairman, Jacqui Proctor Miller vice chair, William Barnhouse, Dennis Schroyer, Yolanda Nolte assistant secretaries. Also in that resolution is the GMS staff, myself as secretary and treasurer, Daniel Laughlin Darrin Mossing, Jim Oliver and Howard McGaffney as assistant treasurers and assistant secretaries. They are listed as a backup to me.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor Resolution 2023-01 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

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

Ms. Giles stated I will go over how public comments will be taken on this item. If you emailed me I have your email, there is a spreadsheet in the back if you want to verify that. I annotated your objection, tallied it and it is on record. If you are from Freedom your position on the matter has been collected with the petition. You can fill out a comment card with your name and address, drop it in this box and I will call those out. I ask that you consider being brief. Again,

if you signed that petition or are on this spreadsheet your voice has been heard. A simple objection with your name and address carries the same weight as a lengthy explanation. I ask that you consider that.

Ms. Buchanan stated the purpose for this agenda item is so that you can consider input from the community members about their opinion on whether you want to support or object to Freedom's moving forward with the petition. To be clear the board has no control over whether Freedom chooses to move forward or not, this is whether the district wants to have a position on Freedom's petition.

Several homeowners addressed the board in support of the petition to do a boundary amendment to separate the Freedom section from the rest of the CDD, indicating they feel that they do not benefit in any way, do not use the amenities, and do not want to pay the CDD assessment.

Some homeowners spoke against the petition to do a boundary amendment indicating that the Freedom owners signed a binding contract at purchase, showing their obligation as a purchaser and as a member of the CDD, and the Freedom homeowners do benefit from the roadways and stormwater system.

Ms. Giles stated public comments are closed and at this point the board can have discussion and I think what we are looking for is a board decision to support, object or take no action.

Ms. Buchanan stated the district treats everyone the same with the exception of there are two different lot sizes and you pay assessments at different levels based on those lot sizes. The benefit the district offers whether it is good or bad, everyone receives the same benefit.

Mr. Genska stated the CDD facilities were planned and built for the entire community, parks, ponds, pool, amenity center. Now we have approximately 19% of the community, Freedom, want the remaining 81% of Azalea Ridge to absorb their share of the costs for the sole reason that they don't want to use the facilities. However, these facilities were built for everybody, whether you choose to use them or not, they are there. The O&M assessment was disclosed at purchase.

Ms. Buchanan stated our firm has been doing CDDs in one form or fashion for 40 years, I have been doing this for 15 years. I have 35 other districts that I represent and the firm has about 300 other districts that we represent. This is the first instance that my circle of peers is familiar with in which a group of residents has sought to undertake this path. That statutory language is usually used when the original developer of the project changes development plans and removes

a large piece of property from the community. Eagle Landing is across the street and further down the street is Grayhawk. Initially Grayhawk was Phase 7 of Eagle Landing's developer didn't want to pursue that and sold it to a different company and that large area came out of Eagle Landing and then created a new CDD. The reason this doesn't happen frequently is that if your property had debt assessments on it, you would be prohibited by law from being removed from the district. The only reason the opportunity exists here is that this project was in default and went into bankruptcy in 2008/2009 and that debt was foreclosed because the original developer could not pay the bills. When Horton bought it, it no longer had debt service assessments on the property. If it was a traditional CDD like Eagle Landing, like Oakleaf the residents within the community would have a minimum of a 30-year assessment and what frequently happens is that throughout the life cycle of the CDD, the original bonds are issued at the beginning to build the infrastructure, then as the infrastructure ages the district issues new bonds and it is a perpetual rotation in the life cycle of a CDD. You are the exception in the sense that you don't have debt service assessments on that property. Usually, a CDD is always going to have a debt collection process because that is how they operate and maintain and continue to improve the facilities. I agree that it authorizes landowners to petition, but the process and reason that was put in there is perhaps not this scenario, but that doesn't mean you can't avail yourself to it.

Ms. Nolte asked what happens if we say yes and what happens if we say no?

Ms. Buchanan stated I don't know the answer to that. What will happen if the Freedom group decides to move forward is that there is a list of requirements that a petition has to contain in Chapter 190 and there is a list of factors that the county has to evaluate. Those factors are things like is this a contiguous development meaning are they side by side and could one portion of it function without the rest of it and is the CDD going to be paying to maintain things that are offering benefit to other people who are not paying into it. All those factors even though they are not what is included in the petition, they are things that the county has to consider. If you vote to support it then the county will only have the position of the POA and they will think the CDD is supporting this and the county probably does not have a strong opinion one way or the other on it. If the CDD objects to it and we submit an argument as to why we don't believe that this amendment to the district boundary meets the purpose of the statute, then the county would have to make a decision as to which side they think is fair under the statute.

Ms. Miller stated regardless of whether we say yay or nay, it is not really up to us.

Ms. Buchanan stated correct.

Ms. Miller stated I am on a fixed income, I live in Azalea Ridge I don't live in Freedom and I see this is a democracy and I know this is not a vote but 81% and 19%, I can't go along with 19% if 81% is saying no.

Ms. Nolte stated when we were at the settlement table we had a choice, we could not have signed because an aboveground pool is really important to our family and we were told we could have one, but we chose to sign. We chose to follow the rules by not putting in an aboveground pool because we signed a contract and we honored that.

After further discussion the board took the following action.

On MOTION by Mr. Barnhouse seconded by Ms. Miller with four in favor and Mr. Schroyer opposed the request by the Freedom HOA to amend the district's boundaries to remove the Freedom section was denied.

Ms. Buchanan stated at this time, looking for next steps, I think you will have another point at which this will come back to you. Right now, we understand that Freedom has the intent to file, but they have not filed anything. Once they do, if they do, then I think I would request an authorization from the board to prepare an objection to submit, but at the same time you get to direct me to do that if that is what you want. I wouldn't file anything on my own, Marilee wouldn't file anything on her own, we are going to come back to you.

FIFTH ORDER OF BUSINESS Designation of Hearing Date to Adopt Rates

Ms. Giles stated we discussed some rates and took the higher rates for the public hearing and you can go down from there at the public hearing.

On MOTION by Mr. Genska seconded by Mr. Schroyer with all in favor the public hearing to adopt rates was scheduled for March 1, 2023.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Regarding Records Retention Policy January 4, 2023 Ridgewood Trails CDD

Ms. Buchanan stated this is an administrative item that deals with your records retention. Typically, what the district has decided in the past is that rather than have the manpower to go through and weed out records as they expire under the state's records retention schedule you just kept everything. That leads to a fair amount of buildup of paper and electronic records. The resolution allows you to delete emails that don't have any substantive value such as yes, I will be there or a quorum check you don't have to save, you can delete them. They don't have any value anymore. That will also be helpful to staff because Marilee gets a lot of emails. It reduces the number of emails she has to go through if there is a public records request. It also authorizes the district to store its records electronically as compared to paper. We have a cloud base that has been set up, but it goes to reducing the clutter and waste.

On MOTION by Mr. Genska seconded by Ms. Nolte with all in favor Resolution 2023-02 was approved.

SEVENTH 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

Mr. Soriano gave an overview of the field operations, maintenance and amenity management report, copy of which was included in the agenda package.

E. Amenity Manager

1. Report

A copy of the report was included I the agenda package.

2. Landscape Inspection Report

A copy of the landscape inspection report was included in the agenda package.

EIGHTH ORDER OF BUSINESS Supervisor's Requests and Public Comments

Mr. Schroyer stated I would still like to see committees, as an example to help Jay tear down the pergolas, that way we are not paying a lot of money for someone to do this.

Mr. Soriano stated we did that with the fitness center; a couple people helped out and they were a great help and saved us a lot of money and time on that. There are a lot of people who could help out.

Ms. Giles stated there is liability when a resident starts doing CDD work. We can check into a rider policy to allow a resident to do some of that. Jay can use his discretion. We did receive a lot of angry resident emails, very angry as to why the staff was recruiting help from the residents. I think that is a slippery slope. I'm glad you brought it up and it is on the recording that it is something you would like to do.

Mr. Schroyer stated we want to be a community so let's try to work together and try to save some money.

Ms. Giles stated we just have to be careful because if a resident gets hurt, we open ourselves up to liability.

Mr. Schroyer stated committees can also make recommendations such as on the type of landscaping.

Mr. Soriano stated we could do that with direction of certain board members. We did that on the capital project for the fitness center, they helped out a lot in picking out equipment.

Ms. Giles stated we can do that tonight. It is called oversight and each of the board members takes on a different project such as landscaping, amenities, whatever.

Mr. Soriano stated you could help me recruit some of those volunteers. That would save me time and also save the district money.

Mr. Schroyer stated it is up to the board if we want to do this or not.

Ms. Miller stated I agree.

Ms. Giles stated Jay and I can talk you through some recommendations for oversight for the board members of what we see in other districts such as landscape maintenance and parks, January 4, 2023 Ridgewood Trails CDD

golf, aquatics, athletics. They divide up the big chunks and although the board makes the decision as a whole, that supervisor works directly with Jay.

The supervisors chose the following areas of oversight: Ms. Nolte landscape, Mr. Schroyer general maintenance, Mr. Genska security and technology, Ms. Miller athletics and Mr. Barnhouse aquatics.

Audience Comments

Additional comments: Possibility of adding a basketball court to existing amenities, gating the community, traffic light planned by high school, more street lighting, movie night canceled, private ceremonies/parties are not allowed on CDD pond banks, pond bank mowing, cost of showing a movie, pool has a bad reputation, need of lifeguards, incentivize lifeguards to stay, behavior of residents towards lifeguards, Eagle Scouts volunteer hours for service projects, non-resident membership to use the amenities.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 2, 2022 Meeting

On MOTION by Mr. Barnhouse seconded by Ms. Miller with all in favor the November 2, 2022 minutes were approved as amended.

- **B.** Balance Sheet & Income Statement
- C. Assessment Receipt Schedule
- D. Approval of Check Register

On MOTION by Mr. Schroyer seconded by Mr. Genska with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, March 1, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida

Ms. Giles stated the next meeting is scheduled for March 1, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center.

On MOTION by Mr. Genska s the meeting adjourned at 8:05	seconded by Ms. Nolte with all in favor p.m.
the meeting adjourned at 0.00	p.m.
ecretary/Assistant Secretary	Chairman/Vice Chairman



Ridgewood Trails

Community Development District

Unaudited Financial Reporting January 31, 2023



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Debt Service Fund Series 2007A Income Statement	7
Long Term Debt Summary	8
Assessment Receipt Schedule	9

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

January 31, 2023

	GENERAL FUND	CAPITAL RESERVE FUND	DEBT SERVICE FUND	TOTALS GOVERNMENTAL FUNDS	
ASSETS:					
CASH	\$83,919	\$89,924		\$173,843	
INVESTMENTS - STATE BOARD	\$232,486			\$232,486	
INVESTMENTS - US BANK - GENERAL FUND	\$202,053			\$202,053	
INVESTMENTS - STATE BOARD - CAPITAL RESERVE		\$78,558		\$78,558	
INVESTMENTS					
Reserve A			\$9,745	\$9,745	
Revenue A			\$12,986	\$12,986	
PREPAID EXPENSES	\$1,129			\$1,129	
DEPOSITS	\$2,803			\$2,803	
DUE FROM GENERAL FUND		\$10,929		\$10,929	
TOTAL ASSETS	\$522,391	\$179,410	\$22,731	\$724,532	
LIABILITIES:					
ACCOUNTS PAYABLE	\$0			\$0	
ACCRUED EXPENSES	\$2,299			\$2,299	
DUE TO CAPITAL RESERVE	\$10,929			\$10,929	
TOTAL LIABILITIES	\$13,228	\$0	\$0	\$13,228	
FUND BALANCES:					
UNASSIGNED	\$505,231			\$505,231	
NONSPENDABLE	\$3,932			\$3,932	
ASSIGNED	\$0			\$0	
ASSIGNED FOR CAPITAL RESERVE	\$0	\$179,410		\$179,410	
RESTRICTED FOR DEBT SERVICE			\$22,731	\$22,731	
TOTAL FUND BALANCES	\$509,163	\$179,410	\$22,731	\$711,304	
TOTAL LIABILITIES & FUND EQUITY	\$522,391	\$179,410	\$22,731	\$724,532	

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended January 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 01/31/23	THRU 01/31/23	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$554,270	\$537,528	\$537,528	\$0
Interest Earned/Misc. Income	\$200	\$67	\$10,583	\$10,517
Rental Revenue	\$500	\$167	\$950	\$783
TOTAL REVENUES	\$554,970	\$537,761	\$549,062	\$11,300
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$8,000	\$2,667	\$1,800	\$867
FICA Expense	\$612	\$204	\$138	\$66
Engineering	\$3,000	\$1,000	\$0	\$1,000
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$333	\$333	\$0
Attorney	\$12,000	\$4,000	\$5,167	(\$1,167)
Annual Audit	\$3,190	\$0	\$0	\$0
Trustee	\$5,650	\$5,650	\$4,436	\$1,214
Management Fees	\$45,675	\$15,225	\$15,225	\$0
Information Technology	\$1,800	\$600	\$600	\$0
Website Maintenance	\$1,200	\$400	\$400	\$0
Telephone	\$350	\$117	\$132	(\$15)
Postage (1)	\$800	\$267	\$539	(\$273)
Printing & Binding (1)	\$1,500	\$500	\$1,578	(\$1,078)
Insurance	\$8,212	\$8,212	\$7,358	\$854
Legal Advertising	\$1,800	\$600	\$75	\$525
Other Current Charges	\$1,000	\$333	\$9	\$325
Office Supplies	\$250	\$250	\$276	(\$26)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$102,074	\$45,793	\$43,502	\$2,291
AMENITY CENTER				
Insurance	\$19,505	\$19,505	\$19,465	\$40
Amenity Manager	\$63,600	\$21,200	\$21,200	\$0
Facility Assistant	\$5,000	\$1,667	\$0	\$1,667
General Facility Maintenance	\$11,500	\$3,833	\$1,459	\$2,374
Repairs & Replacements	\$15,000	\$5,000	\$14,463	(\$9,463)
Lifeguards	\$17,344	\$0	\$0	(ψ3, 4 83)
Pool Maintenance	\$16,865	\$5,622	\$5,622	(\$0)
Pool Chemicals	. ,	. ,		, ,
	\$12,640	\$4,213	\$3,863	\$350
Other Current Charges	\$1,000	\$333	\$114	\$219
Water & Sewer	\$13,500	\$4,500	\$4,096 \$5,400	\$404
Electric	\$14,000	\$4,667	\$5,122 \$4,000	(\$455)
Internet/Cable	\$5,600	\$1,867	\$1,898 \$2,538	(\$31)
Janitorial	\$10,583	\$3,528	\$3,528	\$0 \$163
Janitorial Supplies	\$2,500 \$8,700	\$833	\$671 \$4.869	\$162 (\$1.068)
Security System	\$8,700 \$2,500	\$2,900 \$833	\$4,868 \$830	(\$1,968) \$3
Refuse Service	\$2,500 \$10,000	\$833 \$1,433	\$830 \$1,433	\$3 \$0
Special Events				\$0 \$0
Pool Permit Pest Control	\$382 \$1,000	\$0 \$333	\$0 \$49	
Capital Reserve	\$1,000 \$35,525	\$333 \$0	\$49 \$0	\$284 \$0
TOTAL AMENITY CENTER	\$266,743	\$82,268	\$88,680	(\$6,413)
TOTAL AMERIT OF MICK	φ200,743	φυ 2,200	ψυυ,υυυ	(Ψυ,Ψ13)

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended January 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL			
	BUDGET	THRU 01/31/23	THRU 01/31/23	VARIANCE		
EXPENDITURES:						
LAI ENDITOREO.						
GROUNDS MAINTENANCE:						
Operations Management	\$22,948	\$7,649	\$7,649	\$0		
Access Cards	\$1,000	\$333	\$0	\$333		
Electric	\$9,000	\$3,000	\$4,665	(\$1,665)		
Water	\$8,300	\$2,767	\$2,083	\$684		
Repairs & Maintenance	\$18,200	\$6,067	\$1,715	\$4,352		
Landscape Maintenance	\$104,704	\$34,901	\$30,876	\$4,025		
Landscape Contingency	\$10,000	\$3,333	\$5,218	(\$1,884)		
Lake Maintenance	\$12,000	\$4,000	\$2,016	\$1,984		
TOTAL GROUNDS MAINTENANCE	\$186,152	\$62,051	\$54,221	\$7,830		
TOTAL EXPENDITURES	\$554,970	\$190,111	\$186,403	\$3,708		
EXCESS REVENUES (EXPENDITURES)	\$0		\$362,658			
FUND BALANCE - Beginning	\$0		\$146,505			
FUND BALANCE - Ending	\$0		\$509,163			

⁽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	\$498229	\$3161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$537,528
Interest Earned/Misc. Income	\$154	\$9314	\$140	\$975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,583
Rental Revenue	\$750	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950
TOTAL REVENUES	\$904	\$45,653	\$498,369	\$4,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$549,062
EXPENDITURES: ADMINISTRATIVE													
Supervisor Fees	\$0	\$800	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$0 \$0	\$600 \$61	\$0 \$0	\$1,000 \$77	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$1,600 \$138
Engineering	\$0 \$0	\$01 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$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	\$0 \$0	\$0 \$0	\$0 \$0	\$5,260
Arbitrage	\$5,260 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$5,260 \$0
Dissemination	\$83	\$83	\$83	\$83	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$333
Attorney	\$1,167	\$4,000	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$5,167
Annual Audit	\$1,167	\$4,000 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$5,167 \$0
Trustee	\$1,048	\$0 \$0	\$0	\$3,388	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$4,436
Management Fees	\$3,806	\$3,806	\$3,806	\$3,806	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$15,225
Information Technology	\$150	\$3,800 \$150	\$3,800 \$150	\$3,800 \$150	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$600
Website Maintenance	\$100 \$100	\$100 \$100	\$100	\$100 \$100	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$400
Telephone	\$31	\$75	\$0	\$26	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0	\$132
Postage (1)	\$35	\$459	\$10	\$36	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0	\$539
Printing & Binding (1)	\$137	\$1,300	\$40	\$101	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0	\$1,578
Insurance	\$7,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,358
Legal Advertising	\$38	\$0	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,556 \$75
Other Current Charges	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Office Supplies	\$0	\$275	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE TOTALS	\$19,389	\$11,119	\$4,227	\$8,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,502
EVENDITUDES, AMENITY SENTED													
EXPENDITURES: AMENITY CENTER	C40.40F	00	60		60	***	60	**	C O	•••	60	CO	£40.40F
Insurance	\$19,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,465
Amenity Manager	\$5,300	\$5,300	\$5,300	\$5,300	\$0	\$0	\$0 ©0	\$0 \$0	\$0 \$0	\$0	\$0	\$0 \$0	\$21,200
General Facility Maintenance	\$624	\$0 \$7.705	\$835	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$1,459
Repairs & Replacements	\$5,843	\$7,785	\$836	\$0	\$0							\$0 \$0	\$14,463
Lifeguards	\$0	\$0 \$4.405	\$0 \$4.405	\$0 \$4.405	\$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0
Pool Maintenance Pool Chemicals	\$1,405 \$778	\$1,405 \$4,064	\$1,405 \$778	\$1,405 \$1,244	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$5,622 \$3,863
	\$778 \$0	\$1,064	\$778		\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0			\$3,663 \$114
Other Current Charges	\$0 \$1,127	\$0 \$843	\$0	\$114 \$1.016	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$114 \$4,096
Water & Sewer Electric	\$1,127 \$1,365	\$043 \$1,484	\$1,111 \$1,039	\$1,016 \$1,234	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$4,096 \$5,122
Internet/Cable	\$1,365 \$461	\$1,464 \$473	\$1,039 \$473	\$1,234 \$492	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$5,122 \$1.898
Janitorial	\$882	\$473 \$882	\$473 \$882	\$492 \$882	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$3,528
Janitorial Supplies	\$002 \$0	\$671	\$662 \$0	\$002 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$3,526 \$671
• • • • • • • • • • • • • • • • • • • •	\$0 \$530	\$671 \$2,285	\$0 \$1,514	\$0 \$538	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$671 \$4,868
Security System Refuse Service	\$530 \$191	\$2,285 \$215	\$1,514 \$215	\$538 \$208	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$4,868 \$830
Special Events	\$191 \$553	\$215 \$402	\$215 \$478	\$208 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$830 \$1,433
Pool Permit	\$553 \$0	\$402 \$0	\$478 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Pest Control	\$0 \$49	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$49
Capital Reserve	ъ49 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	ъ49 \$0
AMENITY CENTER TOTALS	\$38,572	\$22,808	\$14,866	\$12,434	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$88,680
AMILIANT CENTER TOTALS	\$30,57Z	₹22,000	ψ14,000	\$12,434	ΦU	ąυ	ÞU	φu	ΨU	ąυ	ąυ	ΨU	900,000

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	\$1,912	\$1,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,649
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,169	\$1,248	\$1,141	\$1,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,665
Water	\$476	\$588	\$549	\$469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
Repairs & Maintenance	\$718	\$354	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,715
Landscape Maintenance	\$10,292	\$10,292	\$10,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,876
Landscape Contingency	\$0	\$0	\$5,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,218
Lake Maintenance	\$672	\$672	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,016
Capital Outlay - Streetlighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUND MAINTENANCE TOTAL	\$15,239	\$15,066	\$20,427	\$3,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,221
TOTAL EXPENDITURES	\$73,200	\$48,993	\$39,521	\$24,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,403
EXCESS REV/(EXP)	(\$72,296)	(\$3,340)	\$458,848	(\$20,554)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$362,658

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE

Statement of Revenues & Expenditures and Changes of Fund Balance For the Period Ended January 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 01/31/23	THRU 01/31/23	VARIANCE
REVENUES:				
Capital Reserve Transfer In	\$35,525	\$0	\$0	\$0
Interest Income	\$250	\$83	\$1,046	\$963
TOTAL REVENUES	\$35,775	\$83	\$1,046	\$963
EXPENDITURES:				
Capital Reserves	\$60,000	\$20,000	\$0	\$20,000
Amenity Improvement Project	\$4,500	\$1,500	\$0	\$1,500
Other Curent Charges	\$600	\$200	\$0	\$200
Repair & Maintenance	\$10,000	\$3,333	\$1,213	\$2,120
TOTAL EXPENDITURES	\$75,100	\$25,033	\$1,213	\$23,820
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)		(\$167)	
FUND BALANCE - Beginning	\$180,647		\$179,577	
FUND BALANCE - Ending	\$141,322		\$179,410	

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - 2007A

Statement of Revenues & Expenditures and Changes of Fund Balance

For the Period Ended January 31, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 01/31/23	THRU 01/31/23	VARIANCE
REVENUES:				
Assessments - On Roll	\$13,359	\$12,955	\$12,955	\$0
Interest Income	\$0	\$0	\$146	\$146
TOTAL REVENUES	\$13,359	\$12,955	\$13,101	\$146
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	(\$1,113)	(\$1,113)
TOTAL OTHER SOURCES/USES	\$0	\$0	(\$1,113)	(\$1,113)
EXCESS REVENUES (EXPENDITURES)	\$732		\$8,174	
FUND BALANCE - Beginning	\$4,856		\$14,557	
FUND BALANCE - Ending	\$5,588		\$22,731	

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:	\$9,745
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

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				
5	12/19/22	35,307.89	830.93	34,476.96				
6	01/11/23	3,237.49	76.19	3,161.30				
			-	-				
			-	-				
			-	-				
			-	-				
			-	-				
			-	-				
			-	-				
TOTAL TAX ROLL RECEIPTS		550,483.04	12,954.97	537,528.07				

PERCENT COLLECTED	TOTAL	DEBT	O&M
TOTAL PERCENT COLLECTED	96.98%	96.98%	96.98%



RIDGEWOOD TRAILS

Community Development District

Check Run Summary 12/1/2022 - 1/31/2023

Fund	Date	Check Numbers	Amount	
General Fund				
<u>General i unu</u>	12/1/22 - 12/31/22	2403-2421	\$51,419.85	
	1/1/23 - 1/31/23	2422-2431		
	1/1/23 - 1/31/23	2422-2431	\$246,436.81	0007.050.00
				\$297,856.66
<u>Autopayments</u>	10/0/00	•	***	
	12/6/22	Comcast	\$207.27	
	12/5/22	Waste Pro	\$215.37	
	12/12/23	Comcast	\$265.27	
	12/28/22	Newlane Finance	\$395.12	
	12/30/22	CCUA	\$1,660.12	
	12/30/22	Clay Electric	\$2,180.17	
	1/5/23	Waste Pro	\$208.49	
	1/9/23	Comcast	\$207.27	
	1/12/23	Comcast	\$284.34	
	1/30/23	Newlane Finance	\$395.12	
	1/31/23	Clay Electric	\$42.00	
	1/30/23	CCUA	\$1,485.32	
	1/30/23	CCUA	φ1,405.32	¢7 E4E 0C
				\$7,545.86
Total				\$305,402.52

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

AP300R

*** CHECK DATES 12/01/2022 - 01/31/2023 *** RI:	CCOUNTS PAYABLE PREPAID/COMPUTER CHE DGEWOOD TRAILS CDD NK A RIDGEWOOD TRAILS	CK REGISTER	RUN 2/15/23	PAGE I
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/07/22 00119 12/01/22 8181311 202212 330-53800-4 DEC LANSCAPING MAINTENANC	6200	*	10,292.00	
DEC BANGCAFING MAINTENANC	BRIGHTVIEW LANDSCAPE SERVICES, INC			10,292.00 002403
12/07/22 00126 11/01/22 373529 202211 320-57200-3 CLOUD ACCESS SERVICE	4510	*	1,620.00	
	HI-TECH SYSTEM ASSOCIATES			1,620.00 002404
12/07/22 00126 11/03/22 374115 202210 320-57200-4 SECURITY INSTALLATION	6000	*	4,976.72	
SECURITI INSTABILATION	HI-TECH SYSTEM ASSOCIATES			4,976.72 002405
12/07/22 00117 11/29/22 3141441 202210 310-51300-3 OCT GENERAL SERVICES	1500	*	1,167.00	
OCT GENERAL DERVICES	KUTAK ROCK LLP			1,167.00 002406
12/07/22 00095 12/01/22 13129561 202212 320-57200-5 DEC POOL CHEMICALS	2100	*	777.60	
	POOLSURE			777.60 002407
12/07/22 00121 11/15/22 71745877 202211 320-57200-5 JANITORIAL SUPPLIES	2200	*	221.62	
	THE HOME DEPOT PRO			221.62 002408
12/07/22 00075 11/21/22 W05875 202211 320-57200-4 INSTALL MEW HEAT PUMP		*	3,600.00	
INSTALL MEW HEAT FOME	TOOLE TECHNOLOGIES, INC.			3,600.00 002409
12/22/22 00003 12/01/22 238 202212 310-51300-3 DEC MANAGEMENT FEES	4000	*	3,806.25	
12/01/22 238 202212 310-51300-3 DEC WEBSITE ADMIN		*	100.00	
12/01/22 238 202212 310-51300-3 DEC INFORMATION TECH	5100	*	150.00	
12/01/22 238 202212 310-51300-3 DEC DISSEMINATION	1300	*	83.33	
12/01/22 238 202212 310-51300-5 OFFICE SUPPLIES		*	.51	
12/01/22 238 202212 310-51300-4 POSTAGE		*	9.81	
12/01/22 238 202212 310-51300-4 COPIES	2500	*	40.35	
COFIES	GOVERNMENTAL MANAGEMENT SERVICES			4,190.25 002410

RDGE --RIDGEWOOD-- BPEREGRINO

THE LAKE DOCTORS, INC.

12/22/22 00042 12/02/22 57183B 202212 330-53800-46400 DEC LAKE MAINTENANCE

GOVERNMENTAL MANAGEMENT SERVICES 4,190.25 002410

* 672.00

672.00 002411

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/15/23 PAGE 2
*** CHECK DATES 12/01/2022 - 01/31/2023 *** RIDGEWOOD TRAILS CDD

THE CHECK DATES		ANK A RIDGEWOOD '				
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VEI SUB SUBCLASS	NDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/22/22 00095	11/21/22 13129561 202211 320-57200- NOV POOL CHEMICALS	52100		*	777.60	
	NOV FOOL CHEMICALS	POOLSURE				777.60 002412
	12/08/22 12810105 202212 320-57200-4	49500		*	450.00	
	EVENT MOVIE 1/07/22	PROGRESSIVE TO	FAL ENTERTAINME	NT 		450.00 002413
12/22/22 00039	12/01/22 321 202212 320-57200-: DEC JANITORIAL SERVICES	34200		*	881.92	
	12/01/22 321 202212 320-57200-4	46500		*	1,405.42	
	DEC POOL MAINTENANCE 12/01/22 321 202212 330-53800-	34000		*	1,912.33	
	DEC CONTRACT ADMIN 12/01/22 321 202212 320-57200-6	46200		*	5,300.00	
	DEC FACILITY MANAGEMENT	RIVERSIDE MANA	GEMENT SERVICES	, INC.		9,499.67 002414
	11/21/22 70979580 202211 320-57200-	34510			270.00	
	NOV SECURITY CAMERA	VECTOR SECURIT	Y INC			270.00 002415
	11/21/22 71147142 202212 320-57200-1	34510		*	270.00	
		VECTOR SECURIT	Y INC			270.00 002416
12/29/22 00098	12/16/22 1277 202212 320-57200-4	46000		*	360.00	
	REPLACE BALLASI	ADELCO ELECTRI	C INC			360.00 002417
	12/15/22 8210819 202212 330-53800-4	46300		*	5,217.64	
	INSTALL PINK AZALEAS	BRIGHTVIEW LAN	OSCAPE SERVICES	,INC		5,217.64 002418
	12/21/22 3156138 202211 310-51300-:			*	3,999.80	
		KUTAK ROCK LLP				3,999.80 002419
12/29/22 00039	12/09/22 323 202211 330-53800- NOV REPAIR & MAINTENANCE	46000		*	353.57	
	12/09/22 323 202211 320-57200-! NOV JANITORIAL SUPPLIES	52200		*	449.31	
	12/09/22 323 202211 320-57200-4 NOV AMENITY CENTER	46000		*	442.08	
	12/09/22 323 202211 310-51300-! NOV OFFICE SUPPLIES	51000		*	274.80	

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/15/23 PAGE 3
*** CHECK DATES 12/01/2022 - 01/31/2023 *** RIDGEWOOD TRAILS CDD

*** CHECK DATES	12/01/2022 - 01/31/2023 *** 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 AMOUNT #
	12/09/22 323 202211 320-57200- NOV SPECIAL EVENTS	49500	*	402.47	
	12/09/22 323 202211 320-57200-		*	286.52	
		RIVERSIDE MANAGEMENT SERVICES, INC.			2,208.75 002420
	12/14/22 71252405 202212 320-57200- CAMERA INSTALLATION	34510	*	849.20	
		VECTOR SECURITY INC			849.20 002421
1/11/23 00059	1/09/23 01092023 202301 300-15100- GENERAL FUND EXCESS TXF	10000	*	200,000.00	
	CHARLET OND EXCEDS IN	STATE BOARD OF ADMINISTRATION		2	00,000.00 002422
1/13/23 00015	12/15/22 2022-240 202212 310-51300- NTC OF MEETING 01/04/22	48000	*	37.00	
	NIC OF MEETING 01/04/22	OSTEEN MEDIA GROUP-CLAY TODAY			37.00 002423
1/13/23 00003	1/01/23 239 202301 310-51300- JAN MANAGEMENT FEES	34000	*	3,806.25	
	1/01/23 239 202301 310-51300- JAN WEBSITE ADMIN	35200	*	100.00	
	1/01/23 239 202301 310-51300- JAN INFORMATION TECH		*	150.00	
	1/01/23 239 202301 310-51300- JAN DISSEMINATION FEE		*	83.33	
	1/01/23 239 202301 310-51300- OFFICE SUPPLIES	51000	*	.51	
	1/01/23 239 202301 310-51300- POSTAGE		*	35.76	
	1/01/23 239 202301 310-51300-	42500	*	101.10	
	1/01/23 239 202301 310-51300-		*	25.94	
	TEDEFIIONE	GOVERNMENTAL MANAGEMENT SERVICES			4,302.89 002424
1/13/23 00064	1/04/23 01042023 202301 320-57200- SECURITY HOA MEETING 1/4	34500	*	114.00	
	SECURITY HOA MEETING 1/4	KEITH A. SMITH			114.00 002425
1/13/23 00095	1/01/23 13129561 202301 320-57200-	52100		1,244.16	
	JAN POOL CHEMICALS	POOLSURE			1,244.16 002426
1/13/23 00039	1/01/23 324 202301 320-57200- JAN JANITORIAL SERVICES	34200	*	881.92	

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT *** CHECK DATES 12/01/2022 - 01/31/2023 *** RIDGEWOOD TRAILS CDD BANK A RIDGEWOOD TRAILS	FER CHECK REGISTER	RUN 2/15/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/01/23 324 202301 320-57200-46500	*	1,405.42	
JAN POOL MAINTENANCE 1/01/23 324 202301 330-53800-34000	*	1,912.33	
JAN CONTRACT ADMIN 1/01/23 324 202301 320-57200-46200 JAN FACILITY MANAGEMENT	*	5,300.00	
RIVERSIDE MANAGEMENT SERVICES	S, INC.		9,499.67 002427
1/13/23 00118 12/22/22 71320336 202301 320-57200-34510	*	142.95	
DEC SECURITY CAMERAS VECTOR SECURITY INC			142.95 002428
1/30/23 00015 10/20/22 INV#2022 202210 310-51300-48000 11/2 NOTICE OF MEETINGS	*	38.00	
OSTEEN MEDIA GROUP-CLAY TODAY	Y		38.00 002429
1/30/23 00039 1/12/23 325 202212 320-57200-46100	*	835.00	
DEC GEN FAC MAINTENANCE 1/12/23 325 202212 330-53800-46000	*	643.00	
DEC RPRS/RPLC FIELD 1/12/23 325 202212 320-57200-46000	*	475.70	
DEC RPRS/RPLC AMENITY 1/12/23 325 202212 320-57200-49500	*	28.38	
DEC SPECIAL EVENTS 1/26/23 01262023 202301 300-20700-10100 WF CREDIT REFUND ON CC	*	24,558.64	
RIVERSIDE MANAGEMENT SERVICES	S, INC.		26,540.72 002430
1/30/23 00017 1/25/23 6809512 202301 310-51300-32300	*	3,388.14	
1/30/23 00017	*	1,129.28	
FY24 TRUSTEE FEES 2007A&B US BANK			4,517.42 002431
TOTAL FOR	BANK A	297,856.66	

RDGE --RIDGEWOOD-- BPEREGRINO

TOTAL FOR REGISTER

297,856.66



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

Customer #: 24319930 Invoice #:

8181311

Invoice Date: 12/1/2022

Cust PO #:

Job Number	Description		Amount
Job Number 346100568	Ridgewood Trails CDD Exterior Maintenance For December AEGEIVE NOV 48 2022		Amount 10,292.00
	Taylor Tennison Landscape Maintenance 1.3305380046200	**************************************	
		Total invoice amount Tax amount Balance due	10,292.00 10,292.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 24319930

Invoice #: 8181311 Invoice Date: 12/1/2022 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 30374-0655

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

Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 (850) 385-7649

Invoice					
Customer	Ridgewood Trails CDD				
Customer Number	11885-2				
Invoice Number	373529				
Invoice Date	11/1/2022				
PO Number					
PAYMENTS APPLIED THRU	11/28/2022				
Job / Service Ticket #					

CURRENT CHARGES

	Description		Amount
Ridgewood Trails Cl	DD, 1667 Azalea Ridge Blvd, Middleburg, FL		
12.00	Cloud Access Control Service up to 16 doors	90.00	1,080.00
12.00	Service Plan	25.00	300.00
12.00	Alarm.com Cloud Access Control	20.00	240.00
		Subtotal:	\$1,620.00
	Tax		121.50
	Payments/Credits Applied		(121.50)
		Invoice Balance Due:	\$1,620.00

IMPORTANT MESSAGES

Welcome to the Hi-Tech Family, we are happy you are here!

APPROVED 11/28/22 Taylor Tennison (3205720034510 Security System NUV 7 5 20777

132057260 34510

Page 1

Please detach and return this portion with your payment to ensure proper credit.

Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 (850) 385-7649

REMITTANCE INFORMATION				
Customer Number	11885-2			
Invoice Number	373529			
Invoice Date	11/1/2022			
Due Date	11/1/2022			
Invoice Balance Due	\$1,620.00			
TOTAL DUE	\$1,620.00			

Jay Soriano Ridgewood Trails CDD 1667 Azalea Ridge Blvd Middleburg, FL 32068

Hi-Tech System Associates, Inc. 2498 Centerville Road Tallahassee, FL 32308

Amount Enclosed:

Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 (850) 385-7649

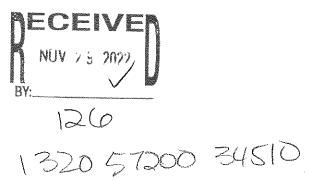
Invoice	
Customer	Ridgewood CDD
Customer Number	11885-2
Invoice Number	374115
Invoice Date	11/3/2022
PO Number	0
PAYMENTS APPLIED THRU	11/28/2022
Job / Service Ticket #	6366-1
	(424.18)
Invoice Balance Due:	\$4,976.72

Payments/Credits Applied

IMPORTANT MESSAGES

Access

APPROVED 11/28/22 Taylor Tennison 3205720034500 Secuirty



Page 2

Please detach and return this portion with your payment to ensure proper credit.

Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 (850) 385-7649

	E)		
REMITTANCE INFORMATION Customer Number 11885-2 Invoice Number 374115 Invoice Date 11/3/2022 Due Date 11/3/2022			
Customer Number	11885-2		
Invoice Number	374115		
Invoice Date	11/3/2022		
Due Date	11/3/2022		
Invoice Balance Due	\$4,976.72		
TOTAL DUE	\$4,976.72		
Amount Enclosed:			

Jay Soriano Ridgewood CDD 475 West Town Place Suite 114 Saint Augustine, FL 32092

Hi-Tech System Associates, Inc. 2498 Centerville Road Tallahassee, FL 32308

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 29, 2022

1167,00)

1167,00)

OF GENERAL SA

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. 3141441

Client Matter No. 17623-1

13105130031500

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

Invoice No. 3141441

17623-1

Re: Ridge	ewood Trails CDD	- General		
For Profession	onal Legal Service	s Rendered		
10/03/22	K. Buchanan	0.30	87.00	Confer with district manager
10/04/22	K. Buchanan	0.20	58.00	Review suspension letter
10/06/22	J. Gillis	0.10	13.00	Receive and review Florida DEO special district update form
10/13/22	K. Buchanan	0.70	203.00	Review matters relating to project completion
10/24/22	K. Buchanan	0.60	174.00	Review tentative agenda; confer with Ma regarding benefits to Freedom neighborhood
10/26/22	K. Buchanan	0.20	58.00	Review draft agenda and confer with district manager
10/26/22	J. Gillis	0.10	13.00	Confer with staff regarding records retention policies
10/27/22	K. Buchanan	1.80	522.00	Review agenda; prepare for discussion regarding boundary amendment options
10/28/22	J. Gillis	0.30	39.00	Draft memorandum and resolution amending record retention policy

KUTAK ROCK LLP

Ridgewood Trails CDD November 29, 2022 Client Matter No. 17623-1 Invoice No. 3141441 Page 2

TOTAL HOURS

4.30

TOTAL FOR SERVICES RENDERED

\$1,167.00

TOTAL CURRENT AMOUNT DUE

\$1,167.00



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

Bill To

Invoice

Ship To

Date

12/1/2022

Invoice #

131295611134

Terms	Net 20
Due Date	12/21/2022
PO#	

RMS Ridgewood Trails CDD 9655 Florida Mining Blvd Bldg 300 suite 305 Jacksonville FL 32257	Azalea Ridge by DR Horto 1667 Azalea Ridge Blvd Middleburg FL 32068	on		
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
	DEC POOL CHEM			

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

APPROVED 11/17/22 Taylor Tennison Pool Chemicals 3205720052100

Remittance Slip

Customer 13AZA025 Invoice # 131295611134 **Amount Due**

\$777.60

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Powered by HD Supply*

PO BOX 2317 Jacksonville FL 32203-2317

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

INVOICE

age 1 of 1

INVOICE DATE	11/15/2022
INVOICE NUMBER	717458772
ACCOUNT NUMBER	1762195
ORDER NO.	47302499

FOR INQUIRIES CALL:

(866) 412-6726

FAX: (877) 712-6726

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

SOLD TO:

1253 1 MB 0.515 E0287X 10437 D9928917407 S2 P9371761 0001:0001

լիլիիկիլուրիայիսնիրությունը կույիրը հերկիլիի

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 ATTN: JAY SORIANO MIDDLEBURG FL 32068

	ORDER NO.	CONTROL	NO.	CUSTOMER P.O.		HIPPED	VIA		TE	RMS	CASH DISC	COUNT AM
	47302499				JAX89 N		NET 3	7 30 DAYS 0.00		.00		
LN	ITEM NO.	. CA	T	DESCRIPTION	ORDER	SHIP	B/O	иом	LIST PRICE	PRICE	EXT. AMT.	TAX COD
1	GPT19880-01	8	Εħ	NVISION 2-PLY EMBOSSED BATH TIS	1	1	0	CA		100.63	100.6	63 *
2	CLO30966	8	Cl	LOROX GERM BLEACH 1210Z - CONC 3EA	3	3 HAND	0 LING	CA 7.95		37.68	113.0	04

\$7.95 Handling Charge
Delivery information for this invoice may be
found at: www.HomeDepotPro.com/Institutional

131 1320 57200 52200 NUV 28 2022

 NET MERCHANDISE TOTAL
 TAX TOTAL
 SPECIAL CHARGES
 INVOICE TOTAL

 213.67
 0.00
 7.95
 221.62

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

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

Institutional

Powered by HD Supply*

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
1762195	717458772	11/15/2022	221.62
			NET DUE DATE 12/15/22
		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

Toole Technologies, Inc.

4134 Carriage Crossing Lane Orange Park, FL 32065

WO5875 11/21/2022 0 11/21/2022

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

4 Ton Heat Pump Condenser

\$3,600.00 \$3,600.00*

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

\$3,600.00

\$3,600.00

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

\$0.00

\$3,600.00

Comments

Recommend purchasing an Annual Seasonal Tuneup

1320 57200 46000



Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 238

Invoice Date: 12/1/22

Due Date: 12/1/22

Case:

P.O. Number:

Bill To:

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

3 1310 51300

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022 Website Administration - December 2022 Information Technology - December 2022 Dissemination Agent Services - December 2022 Office Supplies Postage Copies		3,806.25 100.00 150.00 83.33 0.51 9.81 40.35	3,806.25 100.00 150.00 83.33 0.51 9.81 40.35
DEC 2 2022			40.50
	Total		E4 100 25

Total	\$4,190.25
Payments/Credits	\$0.00
Balance Due	\$4,190.25

ADDRESSEE

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

RIDGEWOOD TRAILS CDD

St Augustine, FL 32092

Taylor Tennison 475 West Town Pl

SUITE 114



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD VISA CARD NUMBER EXP. DATE SIGNATURE AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
718416	12/2/2022	\$672.00

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

00000000662130010000000571830000006720002

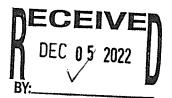
Please Return this portion with your payment

Invoice 57183B

PO #

Date	Description	Quantity	Amount	Tax	Total
3813 Great F	alls Loop Middleburg, FL 32068				
12/2/2022	Water Management - Monthly		\$672.00	\$0.00	\$672.00

Please remit payment for this month's invoice.



APPROVED 11/11/22 Taylor Tennison Lake Maintenance 3305380046400

Credits

\$0.00

Adjustment

\$0.00

AMOUNT DUE

\$672.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #:

718416

Portal Registration #:

98B142AF

Corporate Address

4651 Salisbury Rd, Suite 15 Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

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



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

Invoice

Date

11/1/2022

Invoice #

131295610632

Terms	Net 20
Due Date	11/21/2022
PO#	

Bill To

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

| National Process of the process of the

	Item ID	Description	Qty	Units	Amount
	WM-CHEM-FLAT	Water Management Flat Billing Rate	j	ea	720.00
	WM Surcharge	WM Surcharge	1	ea	57.60
State of the latest state	ECEIVE DEC 14 2022 BY:	code to Pool Chemicals NOOV POOL CHEM			

Subtotal	777.60
Shipping Cost (FEDEX GROUND)	0.00
Total	777.60
a	A ^^
MINUUIL WAV	Ψ111.00

Remittance Slip

Customer 13AZA025 Invoice # 131295610632 Amount Due Amount Paid \$777.60

Make Checks Payable To

Poolsure PO Box 55372 Houston TX 77255-5372



Total Entertainment Services

Invoice/ Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com www.progressiveent.com

Invoice date: 12/8/2022 Invoice #12810105 Terms: Deposit and balance

PO# Event type: Movie night on Lawn

Billing address: Ridgewood Trails CDD, 475 West Town Place, Suite 114, St. Augustine, Fl 32092

Taylor Tennison Office; 904-214-3346 Cell: 904-930-0789 ridgewoodtrailsmgr@rmsnf.com Original contact person: E-mail/ fax:

8:00 pm till end

At event contacts with cell:

Customer name: Ridgewood Trails CDD

Event date: Hours of event: Saturday January 7, 2023

Approximate set up time: Between: 6:30-7:00pm

Location name and address: Ridgewood Trails

3813 Great Falls Loop, Middleburg, Fl 32068 Where to set up at location: Power within 75': Yes

Set up-grass or pavement:

Lawn

Water within 75': NA

Covered area for entertainer:

Hours of service:

No

Same

Notes:

SERVICES NEEDED:

24' Movie system with complete Sound

Delivery

(Blue Ray)

APPROVED 12/9/22 Taylor Tennison

Special Events 3205720049500

Reg. Rate \$ 450.00 **Your Cost** 395.00 Reg. Rate \$ 55.00 **Your Cost** 55.00 Reg. Total \$ 505.00 Your Total \$450.00

> **Total Savings:** 55.00 \$

Sub Total:

till end of movie

450.00

Sales Tax:

\$

\$

\$

Invoice Total:

450.00 waived

50 % Deposit required Balance due at set up

Payments received

\$

Current Balance

450.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Taylor Tennison ___ _{Date:} 12/9/22 Customer signature required x

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

Invoice

Invoice #: 321

Invoice Date: 12/1/2022

Due Date: 12/1/2022

Case:

P.O. Number:

Bill To:

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

Description 320 57200	Hours/Qty	Rate	Amount
1.320.57200.34200 - Janitorial Services - <u>December 2022</u> 1.320.57200.46500 - Pool Maintenance Services - <u>December 2022</u> 1.330.53800.34000 - Contract Administration - <u>December 2022</u> 1.320.57200.46200 - Facility Management - Ridgewood Tralls - <u>December 2022</u>	34200 46500 34 111/ 46211	881.92 1,405.42 1,912.33 5,300.00	881.92 1,405.42 1,912.33 5,300.00
039			
DEC C & 2022			
Contact Abruin 1330 538., 34.,,			
Juny Lanbut 12-6-22		 	

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



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Information

Invoice Number: Invoice Date: Branch: Account Number:

Due Date:

70979580 10/22/2022 72

6433093 11/21/2022

Your account is past due. Please remit payment.

Account Activity

Description		Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUI 10/24/2022. PLEASE DISR	DING PAYMENTS RECEIV REGARD IF PAID.	ED AS OF				135.00
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE BLV MIDDLEBURG, FL 32068		}				
Service From: 11/01/2022 SERVICE AGMT CAME Site Subtotal	RA SYS	5/2, , 345 10	135.00	135.00 135.00	0.00 0.00	135.00 135.00
	DEC 19	2022				
	Lau Secu	RITY CAMERO	No. age			
Extended Total	Tax Total	Invoice Total	Prio	or Balance		Total Due
\$135.00	\$0.00	\$135.00		\$135.00		\$270.00

\$133.00	ას.სს	ু হাত্ত ে হ	\$135.00	\$270.00
		2.7 2.2	2.00	
0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
				-
\$135.00 i	\$135.00	\$0.00	\$0.00	\$0.00

Important Messages

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

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

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

MS9GW7J



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

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

Invoice

Amount Enclosed:

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT

| D | Invoice Number: 70979580 | Invoice Date: 10/22/2022 | Account Number: 6433093 | Due Date: 11/21/2022

Amount Due: \$270.00

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

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

հրվիլիոնդորիլիի ՄախՄաինի Մաստիկի իրիկիլի իրի

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

How to Reach Customer Care

- · For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462





KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-133981

Has your billing	address or pho	ne number c	hanged?			
Please provide your new b	lling address and/or tele	phone number and re	eturn this portion with your pay	yment. Your	records will be updated	upon receipt.
Contact Name:			Old Phone Number: (() .	-	
New Address:			New Phone Number: (() _	<u> </u>	
			Effective Date:			
City:	State:	Zip:	_ Email Address:		7041-1	
Effective Date:			Signature:			

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9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Information

Invoice Number: Invoice Date: Branch: **Account Number:**

Due Date:

71147142 11/21/2022 72

6433093 12/21/2022

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 11/21/2022. PLEASE DISREGARD IF PAID. RIDGEWOOD TRAILS DEVELOPMENT D 1667 AZALEA RIDGE BLVD MIDDLEBURG, FL 32068					135.00
Service From: 12/01/2022 To: 12/31/2022 SERVICE AGMT CAMERA SYS Site Subtotal 12/19 SEC SECURITY CAMERA SHOW THE SECURITY CAMERA SECURITY CAMERA SECURITY CAMERA	1.00	135.00	135.00 135.00	0.00 0.00	135.00 135.00
Extended Total Tax Total Invo	oice Total	Pric	or Balance		Total Due

Important Messages

\$135.00

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

\$0.00

\$135.00

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

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

MS9GW7.I



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

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

Invoice

RIDGEWOOD TRAILS DEVELOPMENT **Customer Name:**

\$135.00

D 71147142

\$270.00

Invoice Number: Invoice Date: 11/21/2022 **Account Number:** 6433093 Due Date: 12/21/2022 \$270.00 **Amount Due:**

Amount Enclosed:

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

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

րվիլիդեննիումնուկընկկոնիդիկնրհոնիդիդյիլիս

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

How to Reach Customer Care

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- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462





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- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-133981

address or pho	ne number chohone number and re	nanged? tum this portion with your payment. Your records will be updated upon receipt.
		Old Phone Number: ()
		New Phone Number: ()
		Effective Date:
State:	Zip:	Email Address:
		Signature:
	lling address and/or tele	

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 33221, 14-063, 905947, 904141; AL AESBL 817, 44814, A-0329; AR E 2005 0104, 179570416; AZ ROC218982, 18365-0; CA ACO 6152, 914676; DC 65003740, ECS-903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI C 35426; IA AC-0101, C118764; IL 127-001300; LA F317, F2142, F2144, F2146, 54974; MA 1492 C, SS-001909; MD 107-1917, 7380038; MI 3601206858; NC 25467-SP-LV, 2314 - CSA; ND 37153; NJ Fire Alarm Business Lic. # 34FA00147500, Burglar Alarm Business Lic. 34BA00192900 NJ Locksmith Business Lic. # 34LS00070600 1187 Route 9 South, Cape May Court House, NJ 08210, [(609) 463-0660], P00863, 13VH00292300; NM 354514, 15-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK 559; OR 194571; PA 004997, Philadelphia 16843; RI 4794, 2903, 30394, AFC-9185; SC BAC 5590, FAC 3419; TN 00000444, 1341, 1551, 1552; TX B11645, ACR-1768; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally avail

Invoice

ADELCO ELECTRIC INC PO Box 309 Middleburg FL 32050 904 759-6408

Date	Invoice #
12/16/2022	1277

Adelcoelectric@comcast.net

Bill To

Ridgewood Trails CDD 3813 Great Falls Loop Middleburg, FL 32068

P.O. No.	Terms	Project

	<u>,</u>		T	ļ.,	
Quantity	Description		Rate		Amount
	Replace ballast on recess can			0.00	
	Replace ballast on emergency light			0.00	
	Material		22	5.00	225.00
	Labor		13	5.00	135.00
	DEC 19 2022 BY: 98 \320 91-	21,40111			
			Total		\$360.00

BrightView

Sold To: 24319930 Ridgewood Trails CDD 475 W Town Pl Ste 114 St Augustine FL 32092 Customer #: 24319930 Invoice #: 8210819 Invoice Date: 12/15/2022 Sales Order: 7954341

Cust PO #:

Project Name: Installation of 6 Crape Myrtle

Project Description: Installation of 6 Crape Myrtle on Azalea Ridge Blvd

Job Number	Description	Qty	UM	Unit Price	Amount
	Irrigation will be separate once they have investigated what is needed. We can send a separate proposal for watering in case we cannot get irrigation to them.		*		
346100568	Ridgewood Trails CDD Installation of 6 Standard Cra	6.000	EA	332.84	1,997.04
		*	,		
	Encore Azaleas - Pink 3 gal. S	60.000	EA	53.68	3,220.60
		;			
	APPROVED 12/19/22 Taylor Tennison Landscape Contingency 330-53800-46300	•	•		
	119 13305	\$60¢	(e).c	∞	
	DECEIVE DEU 1/8 2022				
	DI		r .	Total Invoice Amount Taxable Amount Tax Amount	5,217.64
				Balance Due	5,217.64

Terms: Net 15 Days

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

Please detach stub and remit-with your payment

Payment Stub

Customer Account #: 24319930

Invoice #: 8210819 Invoice Date: 12/15/2022 Amount Due:

\$ 5,217.64

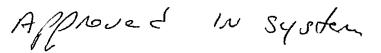
Thank you for allowing us to serve you

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

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

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





November 04, 2022 Page 1 of 2

Proposal for Extra Work at Ridgewood Trails CDD

Property Name Property Address Ridgewood Trails CDD 1667 Azalea Ridge Blvd

Middleburg, FL 32068

Contact

Billing Address

Taylor Tennison

To

Ridgewood Trails CDD

475 W Town PI Ste 114 St Augustine, FL 32092

Project Name

Installation of 6 Crape Myrtle

Project Description

Installation of 6 Crape Myrtle on Azalea Ridge Blvd

Scope of Work

Irrigation will be separate once they have investigated what is needed. We can send a separate proposal for watering in case we cannot get irrigation to them.

QTY	UoM/Size	Material/Description	Unit Price	Total
6 00	EACH	Installation of 6 Standard Crape Myrtle of 30 gallons	\$332 84	\$1,997.04
60.00	EACH	Encore Azaleas - Pink 3 gal, Shrub/perennial Installed	\$53 68	\$3,220.60

For internal use only

SO# JOB# 7954341 346100568

Service Line

130

Total Price

\$5,217.64

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 21, 2022

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

Wire Transfer Remit To:

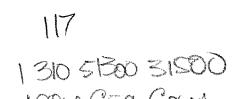
ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156138 Client Matter No. 17623-1



Mr. Jim Oliver By

Ridgewood Trails CDD

Governmental Management Services - St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3156138

17623-1

Re: Ridgewood Trails CDD - General

For Professional Legal Services Rendered

11/01/22 11/02/22	K. Buchanan K. Buchanan	0.30 7.00	87.00 2,030.00	Confer with district manager Prepare for and attend board meeting; prepare talking points for
11/03/22	K. Buchanan	0.90	261.00	boundary amendment Perform meeting follow up; confer with district manager; prepare landowner consent to boundary
11/04/22	K. Buchanan	0.70	203.00	amendment Confer with district manager; confer with HOA counsel; perform meeting follow up
11/04/22	K. Buchanan	0.40	116.00	Confer with HOA attorney
11/09/22	K. Buchanan	1.20	348.00	Prepare mailing regarding requested boundary amendment; confer with district manager
11/09/22	J. Gillis	0.20	26.00	Review notice to homeowners regarding Freedom Neighborhood boundary amendment and confer with staff regarding same

KUTAK ROCK LLP

Ridgewood Trails CDD December 21, 2022 Client Matter No. 17623-1 Invoice No. 3156138 Page 2

TOTAL CURRENT AMOUNT DUE

 11/18/22	J. Gillis	0.50	65.00	Draft notice of rule development and rulemaking for amended amenity rates
11/21/22	K. Buchanan	0.80	232.00	Prepare correspondence to supervisors; confer with district manager regarding rate hearing; review supervisor comments and update mailing
11/21/22	J. Gillis	0.60	78.00	Draft resolutions setting hearing on adopting amended amenity rates and revised amenity suspension and termination rules; review and revise notices of rule development and rule making
11/28/22	K. Buchanan	1.30	377.00	Prepare mailing; confer with district manager; confer with Genska; prepare correspondence to HOA representative
11/30/22	J. Gillis	0.10	13.00	Confer with staff and update contact list for upcoming 2023 legislative session
TOTAL HOU	TRS	14.00		
TOTAL FOR	SERVICES REN	DERED		\$3,836.00
DISBURSEM	IENTS			
Meals Travel Expens	ses		6.8 156.9	
TOTAL DISE	BURSEMENTS			<u>163.80</u>

\$3,999.80

Riverside Management Services, Inc

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

Invoice

invoice #: 323

Invoice Date: 12/9/2022

Due Date: 12/9/2022

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2022 Maintenance Supplie CEIVE DEC 19 2022 CODE TO: BY:		1,554.55 654.20	1,554.55 654.20
D I Venezione			
Field - Repair & Maintenance \$353.57			
Amenity Center - Janitorial Supplies \$449.31			
001 020 07200 02200			
Amenity Center - Repairs & Replacement \$442.08 001-320-57200-46000			
Amenity Center - Pool Chemicals \$286.52			
001-320-57200-52100			
Office Cumpling		Ì	
Office Supplies 001-310-51300-51000 \$274.80			
Amenity Center - Special Events \$402.47			

APPROVED 12/15/22 Taylor Tennison Payments/Credits \$0.00

Balance Due \$2,208.75

\$2,208.75

Juny Landet

Total

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

<u>Date</u>	Hours	Employee	<u>Description</u>
11/2/22	6	В,М,	Cleaned spots on building of dirt, replaced e-ring for small pool rail, repaired toilet paper holder, removed old yellow restroom sign on pool deck and replaced with new restroom sign, cleaned rust spots with CLR around veranda area, painted bike rack, inspected common areas, replaced two door stops, repaired shelf in closet, cleaned storage closet
11/3/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/8/22	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
11/9/22	COLORO DE C	B.M.	Removed old broken dog bag box, installed new dog bag box, straightened street sign, lubed all door locks around amenity center, lubed all dog station locks, prepped for storm, picked up supplies, painted door frame and interior of gym door two coats, removed broken entry sign light, installed new entry sign light
11/10/22	0.5	B.M.	Inspected property for storm damage issues and maintenance issues
11/15/22	6	B.M.	Repaired light on back entry, installed sign post for street from storm damage, started holiday decoration on building, decorated inside social room, installed wreaths on social hall, picked up supplies
11/15/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/16/22	6	B.M.	Continued decorating for Christmas, tightened door closer on gym door, replaced light bulb in social room, picked up supplies
11/17/22	3.5	B.M.	Decorated entry signs for Christmas, picked up supplies
11/17/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
11/22/22	1	B.M.	Reset building lighting, picked up supplies, plugged in Christmas lights on signs and buildings
11/22/22	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
11/29/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
TOTAL	42	· .	
MILES	190	•	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/22

DISTRICT DATE	SUPPLIES	PRICE	EMPLOYEE
RT FINANCE TRANS			
RIDGEWOOD TRAILS	60 Voy Coboleo (2)	11.97	J.S.
11/7/22 11/9/22	68 Key Schalge (3)	63.22	5.S. B.M.
11/9/22	Flood Light Wire Nuts	4.58	B.M.
		4.56 1.82	B.M.
11/9/22	Electical Tape	13.78	B.M.
11/9/22	WD-40		
11/9/22	Algicide	22.98	B.M.
11/9/22	Maxblue Shock	11.48	B.M.
11/9/22	5 Gallon Bucket Lid	2.85	B.M.
11/9/22	5 Gallon Bucket	5.73	B.M.
11/14/22	Plastic Name Plates 12pk	39.40	T.T.
11/14/22	Parking Violation Stickers 50pack	25.60	T.T.
11/14/22	Dog Waste Bags 10 rolls of 200	94.62	F.S.
11/14/22	5" IN Tile	20.67	T.T.
11/15/22	Sika Fence Post Mix	17.20	B.M.
11/15/22	Flood Light	63.22	B.M.
11/16/22	Gutter Clips 75ct	5.73	B.M.
11/16/22	Basic Indoor Timer	8.03	B.M.
11/16/22	Gutter Clips 75ct	5.73	B.M.
11/17/22	4x8" Cable Ties 200pk	3.43	B.M.
11/17/22	Command Clear Clips 16pk (4)	47.24	B.M.
11/17/22	Tapcon White	7.90	B.M.
11/17/22	24" Poinsettia Wreath (2)	34.45	B.M.
11/17/22	3 Way Adapter (2)	10.90	B.M.
11/22/22	Outdoor Plug	13.78	B.M.
11/30/22	Multifold Towels 16pk	43.64	F.S.
12/1/22	Softsoap Refill (2)	14.90	F.S.
12/1/22	13 Gallon Trash Bags 110ct	22.97	F.S.
12/1/22	Caulk (3)	19.94	J.S.
12/1/22	Liquid Nails (4)	16.47	J.S.

TOTAL \$654.20



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Activity

Account Information

Invoice Number: Invoice Date: Branch:

Account Number: Due Date:

71252405 12/14/2022 72

6433093 01/13/2023

Your account is past due. Please remit payment.

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 12/14/2022. PLEASE DISREGARD IF PAID.	· 300s	PROGRAMMENT CONTROL OF THE STREET CONTROL OF	i Sakanani usukaki hadikaki kalaki kata ka 1 a a a a a a a a a a a a a a a a a		270.00
INVOICE CLIENT \$849.20 FOR ADDITIONAL CAMERA INSTAL LATION.					
Job# 221135838 RIDGEWOOD TRAILS DEVELOPMENT D 1667 AZALEA RIDGE BLVD MIDDLEBURG, FL 32068					
ADD ON COMMERCIAL Site Subtotal DEC 1 9, 2022	1.00	849.20	849.20 849.20	0.00	849.20 849.20

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$849.20	\$0.00	\$849.20	\$270.00	\$1,119.20
0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$984.20	\$135.00	\$0.00	\$0.00	\$0.00

Important Messages

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

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

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

MS9GW7JF



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

0509000199 PRESORT PBPS001

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT

71252405

D

Invoice Number: 12/14/2022 Invoice Date: 6433093 **Account Number:** Due Date: 01/13/2023 \$1,119.20 **Amount Due:**

Amount Enclosed:

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

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

արկերգենիկությանը անգարդակին առիկակիկությանը և

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

Ridgewood Trails COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 9, 2023	\$200,000.00	Marilee Giles
	Payable to:	
	r ayaoto to.	
	State Board #59	
Date Check Needed:	Budget Categor	y:
ASAP	1.300.15100.10	000
	Intended Use of Funds Requested	:
	E Frank Transfer	
	Excess Funds Transfer	
(Attach suppo	rting documentation for request	.)



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

BILL TO Sarah Sweeting Ridgewood Trails C.D.D. 475 W TOWN PL #114 SAINT AUGUSTINE, FL 32092

INVOICE

Invoice Number: 2022-240684 Invoice Date: 12/15/2022

Due Date: 1/15/2023

Advertiser Ridgewood Trails C.D.D.

Customer ID 21794

Invoice N	otes	PO#	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
48905	Color de la co	Ridgewood Trails Meeting Jan 4	CT - Clay Today	Dec 15	2022		Column Inch	Black & White	3.7000	\$37.00
·		na ya ya <u>ana ana ana ana ana ana ana ana ana a</u>		Automorphism (and the first of the	CALCALONG CONTRACTOR	***************************************	20012022222222	A CONTRACTOR OF THE PARTY OF TH		\$37,00

Total:	\$ \$31 <u>.</u> 00
10(ar.	

15 001 30 513,, 48,,,,

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

Affidavit attached to this invoice.

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

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

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT **CLAY TODAY**

Published Weekly Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

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

Being a Notice of Meeting

In the matter of Ridgewood Trails

LEGAL: 46905

Was published in said newspaper in the issues: 12/15/2022

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

Sworn to me and subscribed before me 12/15/2022

Christy Lou Wayse March 1889 Eles Warm

NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting

Notice of Meeting

Ridgewood Trails
Community Development District
The meeting of the Board of Supervisors of the
Ridgewood Trails Community Development
District will be held on Wedneaday, January
4, 2022 at 6:00 p.m. at the Plantation Oaks
Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 22065. The meeting
is open to the public and will be conducted in
accordence with the provisions of Florida Law
for Community Development Districts. A copy
of the agenda for the meeting may be obtained
from the District Manger, at 476 West Town
Place, Suite 114, St. Aisgustine, Florida 32092
(and phone (904) 940-5850). The meeting may
be continued to a date, time, and place to be
specified on the record at the meeting. There
may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations at the meeting because of a disability or
physical impairment should contact the District
Office at (904) 940-5850 at least two calendar
days prior to the meeting. If you are hearing
or speach impaired, please contact the Florida
Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action
taken at the meeting is advised that person will
need a record of the proceedings and that accordingly, the person may need to ensure that a
verbalim record of the proceedings is made, including the testimony and evidence upon which
such appeal is to be based.

Marileo Giles
District Manager

District Manager

Legal 46905 Published 12/15/2022 in Clay County's Clay Today newspaper

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 239

Invoice Date: 1/1/23 Due Date: 1/1/23

Case:

P.O. Number:

Balance Due

\$4,302.89

Bill To:

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

1310513,,

	. Bada salberbalane. I		London Signatura
Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 Sq., I Website Administration - January 2023 Sc., I		3,806.25 100.00	3,806.25 100.00
nformation Technology - January 2023		150.00	150.00
Pissemination Agent Services - January 2023 🥱 뉰 👝		83.33 0.51	83.33 0.51
Office Supplies		35.76	35.76
Copies UaSOO		101.10	101.10
elephone UNDO		25.94	25.94
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			
JAN 0 5 2023			
S A Comment of the Co			
03	1144		

	<u></u>		A4 000 00
	Total		\$4,302.89
	Paymen	ts/Credits	\$0.00

Address on File Middleburg, FL 32068 (904) 237-1899

INVOICE DATE: 01/04/2023

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

FOR: BPEREGRINO@GMSNF.COM DISTRICT ACCOUNTANT BERNADETTE PEREGRINO

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
01/04/2023	Security for HOA Meeting	1730-2030	3	\$38.00	\$114.00
	TOTAL				\$114.00

Make all checks payable to Keith A. Smith

THANK YOU FOR YOUR BUSINESS!

Let 1320 572, 345, 14/23 SEC HOA MEELING



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

Invoice

Date

1/1/2023

Invoice #

131295611649

Terms	Net 20
Due Date	1/21/2023
PO#	

BIIITo	Shìp To
RMS Ridgewood Trails CDD 9655 Florida Mining Blvd Bldg 300 suite 305 Jacksonville FL 32257	Azalea Ridge by DR Horton 1667 Azalea Ridge Blvd Middleburg FL 32068
Item ID Descriptio	n Qty Units Amount

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,244.16
# # # # # # # # # # # # # # # # # # #	APPROVED 12/20/22 Taylor Tennison 320-57200-52100 Amenity Center - Pool Chemicals			

Reminder - A 5% discount is still available if 2023 is paid in full by 12/31/2022. If you are interested in receiving the 5% discount please email ar@poolsure.com and ask for an annual invoice!

| Subtotal | 1,244.16 | Shipping Cost (FEDEX GROUND) | 0.00 | | Total | 1,244.16 | Amount Due | \$1,244.16

Remittance Slip

Customer 13AZA025 Invoice # 131295611649 Amount Due

\$1,244.16

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 #: 324

Invoice Date: 1/1/2023

Due Date: 1/1/2023

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.34200 - Janitorial Services - January 2023 1.320.57200.46500 - Pool Maintenance Services - January 2023 1.330.53800.34000 - Contract Administration - January 2023 1.320.57200.46200 - Facility Management - Ridgewood Trails - January 2023		881.92 1,405.42 1,912.33 5,300.00	1,405,42 1,912.33
JAN 0 9 2023			
Juny Lambert 1-5-23			

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

9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Activity

Account Information

invoice Number: invoice Date:

Branch: **Account Number:**

Due Date:

71320336 12/22/2022 72

6433093 01/21/2023

Your account is past due. Please remit payment.

page 1 of 2

Account Activity				
Description Qty:	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 12/22/2022. PLEASE DISREGARD IF PAID.				1,121.23
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 01/01/2023 To: 01/31/2023 RECURRING SERVICES		142.95	0.00	142.95
Code to: 118 JPA 386 345				
Ridgewood Trails - Security Car	neras			
320-57200-34510				

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$142,95	\$0.00	\$142.95	\$1,121.23	\$1,264.18
0 - 30 Days	31 - 60 Days	61 - 90 Days	91 -120 Davs	121 Days+
\$994.18	\$135.00	\$135.00	\$0.00	\$0.00

Important Messages

JAN O

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

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

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

MS9GW7JF

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6433093



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

5800016994 PRESORT PBPS038

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

Invoice

Customer Name:

RIDGEWOOD TRAILS DEVELOPMENT

71320336 Invoice Number: 12/22/2022 Invoice Date: **Account Number:** 01/21/2023 Due Date: \$1,264.18 Amount Due:

Amount Enclosed:

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

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

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

How to Reach Customer Care

- · For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462





KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information: vectorsecurity.com/sales-scam

			vec-133981
Has your billing	address or ph	one numbe	er changed?
			and return this portion with your payment. Your records will be updated upon receipt.
Contact Name:			
New Address:			New Phone Number: ()
			Effective Date:
City:	State:	Zip:	
Effective Date:			Signature

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 33221, 14-063, 905947, 904141; AL AESBL 817, 44814, A-0329; AR E 2005 0104, 179570416; AZ ROC218982, 18365-0; CA ACO 6152, 914676; DC 65003740, ECS-903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI C 35426; IA AC-0101, C118764; IL 127-001900; LA F317, F2142, F2144, F2146, 54974; MA 1492 C, SS-001909; MD 107-1917, 7380038; MI 3601206658; NC 25467-SP-LV, 2314 - CSA; ND 37153; NJ Fire Alarm Business Lic. # 34FA00147500, Burglar Alarm Business Lic. 34BA00192900 NJ Locksmith Business Lic. # 34LS00070600 1187 Routle 9 South, Cape May Court House, NJ 08210, [(609) 463-0660], P00363, 13VH00223000; NM 354514, 15-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK 559; OR 194571; PA 004997, Philadelphia 16843; RI 4794, 2903, 30394, AFC-9185; SC BAC 5590, FAC 3419; TN 00000444, 1341, 1551, 1552; TX B11645, ACR-1768; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LVA-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Piaza Drive, Little Rock, AR 72209, (501) 618-8600, in California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Alfairs, Sacramento, CA 95834. In New York, licensed by the NY.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Sulte 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Police Piaza Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally

CLAY TODAY

Osteen Media Group 3513 U.S. Hwy. 17 Fleming Island, FL 32003 (904) 284-3200 **Current Statement**

· Bill To:

Sarah Sweeting Ridgowood Trads C.D.D. 475 W TOWN PL #114

SAINT AUGUSTINE, FL 32092

Balance Dus	Amount Enclosed
\$75.00	

ſ	Date	Transaction		Amount	Balance	
	10/20/2022	NUL 40A50 000007	Due Date: 11/26/2022 CT - City Today Description: Oct 20 2022 - Column Inch, Black & White, City, 3.8Cl (1 x 3.8)	\$38.00	\$38.00	þ
	12/15/2022	22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Due Date: 1/15/2023 CT - Clay Today Dascription: Dec 15 2022 - Column Inch, Black & White, City, 3.7Cl (1 x 3.7)	\$37.00	\$75.00	-

Current	f-30 Days Past Due	31-60 Days	61-90 Days Past Duo	91-120 Days Past Due	120 Days Past Due	Open involces
\$0.00	\$37.00 pp	\$38.00	\$0.00	\$0.00	\$0.00	\$75.00

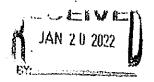


Customer ID: Billing Email: Client Name: 21794 ssweeting@gmsnf.com Ridgewood Trails C.D.D.

Our recent invoices must have not reached you or were overlooked. This statement shows all outstanding invoices on your account. If you need the actual invoice again please small ar@osteenmediagroup.com. If you need to make payment arrangements to get your account back to current status please call Christie at 904-579-2153.

Questions about your bill or account? Please contact your sales rep or email Christie Wayne at ar@osteenmediagroup.com or call 904-579-2153.

Please make all checks payable to: Osteen Media Group and return with the top portion of this statement.



Thank you for choosing the Clay Today for your legal needs. Please let me know If everything is correct and if this ad is approved for publication. logal@claytodayonline.com

Thank You!

沙克里克 1

PROOF PREPARED FOR

NOTICE OF MEETING

RUN DATES

10/20/22

COST

\$ 38.00

3515 U.S. HWY 17, Suite A Fleming Island FL 32003 Phone: (904) 264-3200

FAX: (904) 264-3285

NOTICE OF MEETING
Notice of Meeting
Hidgewood Trace
Community Development District
The meeting of the Board of Supon

PUBLISHER AFFIDAVIT

PUBLISHER AITIDAVIT CLAY TODAY Published Weekly Heming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

Before the undersigned authority personally appeared High Orisen, who on each rays that he is the publisher of the "Clay Today" a newspaper published woodly at Fletning Island in Clay County, Florida: that the attached copy of advertisement

Being a Notice of Meeting

in the innuer of Ridgewood Trails Meeting Nov 2

LEGAL: 41527

Was published in said newspaper in the issues 10/20/2022

Affiant Further says that said "Clay Today" is a newspaper published at Flemmig Island, in said Clay Courty, Florida, and that the said newspaper Has hecturione been comminuously published in said Clay County, Florida, Woelly, and has been entered as Periodical material matter at the post Office in Drange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of selverisement; and affaint further says the interest copy of severmential and unintertunes specified to have reliber paid nor promised any person, firm or corporation any discount, rebase, commission or refund for the purpose of securing this advertisement for publication in the said occupance.

Swarn to me and subscribed before me 10/20/2022

Christy dry Way of Christy dry Way

NOTARY PUBLIC, STATE OF IT ORIDA

3513 US HWY 17 Herrang Island FL 32063 Telephone (904) 264-3200 FAX (904) 264-3285 F-Mail: legal@claytedayonline.com Christie Wayne chrima@ourcenmedagnoop com

NOTICE OF MEETING

taching the Ostand Diffice. Each preson who desides to appeal any antion laters at the meeting is admissed that preson will need a record of the proceautings and that accordingly, the person may need to ensure that a coordingly, the person may need to ensure that a coordingly, the person may need to ensure that a coordingly, the person may need to ensure that a coordinate of the proceedings as made in a curing me testimony and evidence upon which such appeal is to be based. Market Gibbs to be the coordinate of the person of the

For Return Hail Purposes Only Card Operations PO BOX 5132 Sioux Falls, 50 5/117-513



Page 1 of 1

Date: 01/10/2023 Check #: 16089093

Payment Amount: \$24,558.64

002307 R3K3T1A RIDGEWOOD TRAILS CO 16089093 C/O GHS 475 H TOWN PL STE 114 ST AUGUSTINE FL 32092-3649 րևվիրակիարհրակարականությանիակիրի

Subject: Credit balance refund for account ending in 3735.

Dear RIDGEWOOD TRAILS CO 16089093:

Recently your account had a credit balance due to an overpayment or credit from a merchant. We have issued the attached credit balance refund check.

What you need to do

Endorse the check with your signature and deposit or cash the check as soon as possible.

What you need to know

Please be sure to deposit or cash this check at your earliest convenience. If you wait too long, we'll eventually be required to turn the money over to your state (associated to the address we have for you), which may require additional steps to obtain your money from the State Treasurer.

If you have questions, please call our National Business Banking Center at 1-800-225-5935, 24 hours a day, 7 days a week. For customers with hearing or speech disabilities, we accept telecommunications relay service calls.

Thank you. We appreciate your business.

Customer Service Wells Fargo

PLEASE DETACH BEFORE DEPOSITING CHECK

THIS CHECK CONTAINS MULTIPLE FRAUD DETERRENT SECURITY FEATURES

Wells furgo Bank M.A P.O. 867 10177







Date: 01/10/2023. Check #: 16089093 >

Pay Exactly "Twenty Four Thousand Five Hundred Fifty-Eight and 84/100 -US Dollars."

Amount \$***24,558.64

TOTHE

RIDGEWOOD TRAILS CO 16089093

ORDER

WELLS FARGO BANK, N.A.

Riverside Management Services, Inc

Description

Repairs | Replace Field \$64300 1.330.53800.46000 Repairs | Replace Amenity \$47579 1.330.57200.46000

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

Invoice

Invoice #: 325 Invoice Date: 1/12/2023

Due Date: 1/12/2023 Case:

Bill To:

Maintenance Supplies

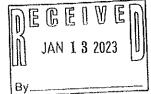
Ridgewood Trails CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Facility Maintenance December 1 - December 31, 2022

1.320.57200,46100

Special Event \$28.38

Gen. Fac. Maint.



P.O. Number:

loure/Oty	Rate	Amount
	1,538.54 443.54	1,538.54 443.54
•		•

Total	\$1,982.08		
Payments/Credits	\$0.00		
Balance Due	\$1,982.08		

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

Date	Hours	Employee	Description
Martine,	1191112		
12/1/22	2	P.W.	Worked in Riness center cauking the baseboards
12/1/22	.3	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles,
			changed and restocked dog waste receptacles
12/2/22	2	P.W.	Installed baseboards, trim, caulked and painled baseboards
12/5/22	4	P.W.	Hanging and installing the in gym
12/6/22	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool,
			playground and roadways, changed hash receptacles
12/7/22	5.5	P.W.	Worked on installing, caviling and painting trim
12/8/22	3	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles,
			changed and rostocked dog waste receptacles
12/13/22	6	S.A.	Used lift to bypass ballast and install LED lights in two parking lot lights, picked up supplies, replaced three gym lights
12/13/22	1	R.G.	Assisted changing out parking tot lights
12/13/22	3	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool,
			playground and roadways, changed trash receptacles
12/15/22	2	F.Ş.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles,
			changed and restocked dog waste receptacies
12/20/22	2.5	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool,
•			playground and roadways, changed trash receptacles
12/22/22	2	F.S.	Removed debits from amenity center, common areas, pool, playground and roadways, changed trash receptacles,
			changed and restocked dog waste receptacles
12/29/22	2.5	F.S.	Changed and restocked dog waste receptacles, removed debris from amanity center, common areas, pool,
	1		playground and roadways, changed trash receptacles
***	40.5	-	
TOTAL	. 40.0	= 1 1	
140.00	070	,	*Mileage is reimbureable per section 112.061 Florida Statutes Mileage Rate 2009-0.445
MILES	272	=	sammed to solitime and the solitimes of

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
RT				
RIDGEWOOD TRAILS				
1	2/6/22	Lyle, Lyle Crocodile Blu-ray - Movie Night	28.38	T.T.
1	2/7/22	No Diving Pool Tile	29.00	T.T.
1	2/13/22	3 LED Can Light Bulbs	51.65	S.A.
1	2/20/22	65"x24" Body Mirror for Filness Center	160.70	T,T.
1	2/23/22	Gym Wipes 3200 wipes	110.01	F.S.
1	2/29/22	Sharkbit disconnect tool	. 11.47	J.S.
1	2/29/22	1/2"x10" CPVC Pipe	8,69	J.S.
·	2/30/22	Multifold Towels 16pk	43,64	F.S.

TOTAL \$443,54



Corporate Trust Services EP-MN-WN3L 50 Livingston Ave, St. Paul, MN 55107 Invoice Number: Account Number; Invoice Date; Direct Inquiries To: Phone: 6809512 113261008 01/25/2023 SCOTT SCHUHLE 954-938-2476

RIDGEWOOD TRAILS CDD
C/O GMS LLC
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092
RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007A & 2007B

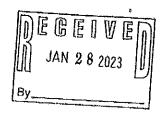
The following is a statement of transactions pertaining to your account. For further information, please review the attached STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,517.42

All invoices are due upon receipt.



Please detach at perforation and return hotiom portion of the statement with your check, payable to U.S. Bank.

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007A & 2007B

inunice N	umber		******	nren erre	6809512
Account I	Yumber			1	13261008
Current L)ue;	10000	3405447F		\$4,517.42
		1. deleganos Portugados Portugados		COLL	Section E
FRECT ILK	Indias in			25.4	038.2476
Linne					343.4763

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
..., Trust Acct # 113261008
..., Thyoice # 6809512
Attn: Fee Dept St. Paul

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: 6809512 01/25/2023 113261008 SCOTT SCHUHLE

Phone:

954-938-2476

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007A & 2007B

Accounts Included 113261002 In This Relationship: 113261019

113261005 113261022 113261006

113261008

113261015

113261018

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,192.50	100.00%	\$4,192.50
Subtotal Administration Fees - In Advance	ce 01/01/2023 - 12/31/2023		To be a second of the second o	\$4,192.50
Incidental Expenses 01/01/2023 to 12/31/2023	4,192.50	0.0775		\$324.92
Subtotal Incidental Expenses				\$324.92
TOTAL AMOUNT DUE		•		\$4,517.4

FY 23 # 376.46 ×9 = 3388.14 1.310.513.323 FY 24 \$376.46 × 3 = 1129.28 1.306.155.1

