

*Ridgewood Trails
Community Development District*

November 1, 2023

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsccd.com

October 25, 2023

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, November 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. Acceptance of Fiscal Year 2022 Audit Report
- IV. Consideration of Fence Proposals
- V. Discussion of Suspension Letters
- VI. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 General Fund Budget
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 - E. Amenity Manager

1. Report
2. Landscape Inspection Report

VIII. Supervisor's Requests and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the September 6, 2023 Meeting
- B. Balance Sheet & Income Statement
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Meeting Scheduled for: January 10, 2024 @ 6:00 p.m. at the Azalea Ridge Amenity Center

XI. Adjournment

Board Oversight

Supervisor Nolte – Landscape

Supervisor Genska – Security & Technology

Supervisor Shroyer – Maintenance

Supervisor Miller – Athletics

Supervisor Barnhouse - Aquatics

THIRD ORDER OF BUSINESS

**Ridgewood Trails
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Ridgewood Trails Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Ridgewood Trails Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Ridgewood Trails Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Ridgewood Trails Community Development District

In preparing the financial statements, management is required to evaluate 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 one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. 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. Misstatements are considered material if there is a substantial likelihood that, 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.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- 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. Accordingly, no such opinion is expressed.
- 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.
- Conclude whether, in our judgement, 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 a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Ridgewood Trails Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September 14, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Ridgewood Trails Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 14, 2023

Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

Management's discussion and analysis of Ridgewood Trails Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$2,624,732 (net position). Unrestricted net position for Governmental Activities was \$335,479. Restricted net position-debt service was \$1,730. Net investment in capital assets was \$2,287,523.
- ◆ Governmental activities revenues totaled \$444,312 while governmental activities expenses totaled \$592,399.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 353,165	\$ 437,717
Restricted assets	14,557	14,024
Capital assets	2,429,879	2,488,955
Total Assets	2,797,601	2,940,696
Current liabilities	29,690	33,175
Non-current liabilities	143,179	134,702
Total Liabilities	172,869	167,877
Net position - net in capital assets	2,287,523	2,358,870
Net position - restricted	1,730	1,111
Net position - unrestricted	335,479	412,838
Total Net Position	\$ 2,624,732	\$ 2,772,819

The decrease in current assets is primarily related to expenditures exceeding revenues at the fund level in the current year.

The decrease in capital assets is mainly related to current year depreciation.

The decrease in net position is related to expenses exceeding revenues.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Program Revenues		
Charges for services	\$ 434,497	\$ 434,292
General Revenues		
Miscellaneous revenues	8,314	2,200
Investment earnings	1,501	448
Total Revenues	<u>444,312</u>	<u>436,940</u>
Expenses		
General government	89,927	83,534
Physical environment	272,568	261,815
Culture/recreation	221,501	218,206
Interest and other charges	8,403	8,094
Total Expenses	<u>592,399</u>	<u>571,649</u>
Change in Net Position	(148,087)	(134,709)
Net Position - Beginning of Year	<u>2,772,819</u>	<u>2,907,528</u>
Net Position - End of Year	<u>\$ 2,624,732</u>	<u>\$ 2,772,819</u>

The increase in physical environment is related to the increase in landscape maintenance and security system expenses in the current year.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2022 and 2021:

Description	Governmental Activities	
	2022	2021
Construction in progress	\$ -	\$ 39,792
Buildings and improvements	571,641	571,641
Infrastructure	2,690,994	2,690,994
Equipment	124,011	34,350
Accumulated depreciation	(956,767)	(847,822)
Capital assets, net	<u>\$ 2,429,879</u>	<u>\$ 2,488,955</u>

Depreciation was \$108,945 in the current year. Additions to equipment was \$89,661 and construction in progress was \$13,318 and transfers from construction in progress were \$53,110.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower engineering fees, lifeguard, and landscape maintenance expenditures than were anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In June 2007, the District issued \$8,305,000 Series 2007A Capital Improvement Revenue Bonds. These bonds were issued to fund certain infrastructure facilities for the benefit of the District. As of September 30, 2022, the balance outstanding was \$135,000.
- In December 2021, the District entered into a financed purchase agreement of \$19,419, for security equipment. The balance outstanding at September 30, 2022 was \$17,092.

Economic Factors and Next Year's Budget

Ridgewood Trails Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Ridgewood Trails Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Ridgewood Trails Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Ridgewood Trails Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 170,142
Investment	143,144
Due from others	9,205
Prepaid expenses	27,871
Deposits	2,803
Total Current Assets	353,165
Non-current Assets:	
Restricted assets:	
Investments	14,557
Capital assets being depreciated	
Buildings and improvements	571,641
Infrastructure	2,690,994
Equipment	124,011
Accumulated depreciation	(956,767)
Total Non-current Assets	2,444,436
Total Assets	2,797,601
LIABILITIES	
Current Liabilities:	
Accounts payable	17,879
Accrued interest payable	3,178
Financed purchase payable	3,633
Bonds payable	5,000
Total Current Liabilities	29,690
Non-current Liabilities:	
Financed purchase payable	13,459
Bonds payable, net	129,720
Total Non-current liabilities	143,179
Total Liabilities	172,869
NET POSITION	
Net investment in capital assets	2,287,523
Restricted-debt service	1,730
Unrestricted	335,479
Total Net Position	\$ 2,624,732

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Primary government			
Governmental Activities			
General government	\$ (89,927)	\$ 79,715	\$ (10,212)
Physical environment	(272,568)	162,293	(110,275)
Culture/recreation	(221,501)	179,095	(42,406)
Interest and other charges	(8,403)	13,394	4,991
Total Governmental Activities	\$ (592,399)	\$ 434,497	(157,902)
General revenues:			
			8,314
			1,501
			9,815
			(148,087)
			2,772,819
			\$ 2,624,732

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

ASSETS	General	Debt Service	Total Governmental Funds
Cash and cash equivalents	\$ 170,142	\$ -	\$ 170,142
Investments	143,144	-	143,144
Due from other	9,205	-	9,205
Prepaid expenses	27,871	-	27,871
Deposits	2,803	-	2,803
Restricted assets:			
Restricted investments	-	14,557	14,557
Total Assets	\$ 353,165	\$ 14,557	\$ 367,722
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 17,879	\$ -	\$ 17,879
FUND BALANCES			
Nonspendable-prepays/deposits	30,674	-	30,674
Restricted for:			
Debt service	-	14,557	14,557
Assigned for capital reserves	180,411	-	180,411
Unassigned	124,201	-	124,201
Total Fund Balances	335,286	14,557	349,843
Total Liabilities and Fund Balances	\$ 353,165	\$ 14,557	\$ 367,722

See accompanying notes to financial statements.

**Ridgewood Trails Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022**

Total Governmental Fund Balances	\$	349,843
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, infrastructure, \$2,690,994, buildings and improvements, \$571,641, and equipment, \$124,011, net of accumulated depreciation, (\$956,767) used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.		2,429,879
Long-term liabilities, including bonds payable, \$(135,000), net of net bond discount, net, \$280, and financed purchase payable, \$(17,092) are not due and payable in the current period; therefore, are not reported at the fund level.		(151,812)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		<u>(3,178)</u>
Net Position of Governmental Activities	\$	<u><u>2,624,732</u></u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 421,103	\$ 13,394	\$ 434,497
Miscellaneous revenues	8,314	-	8,314
Investment earnings	1,452	49	1,501
Total Revenues	<u>430,869</u>	<u>13,443</u>	<u>444,312</u>
Expenditures			
Current			
General government	89,927	-	89,927
Physical environment	183,084	-	183,084
Culture/recreation	202,040	-	202,040
Capital outlay	30,450	-	30,450
Debt service			
Principal	2,327	5,000	7,327
Interest	593	7,910	8,503
Total Expenditures	<u>508,421</u>	<u>12,910</u>	<u>521,331</u>
Net Change in Fund Balances	(77,552)	533	(77,019)
Fund Balances - October 1, 2021	<u>412,838</u>	<u>14,024</u>	<u>426,862</u>
Fund Balances - September 30, 2022	<u>\$ 335,286</u>	<u>\$ 14,557</u>	<u>\$ 349,843</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ (77,019)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(108,945), exceeded capital outlay, \$30,450, in the current year. (78,495)

Payment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce long-term liabilities in the Statement of Net Position. 7,327

Amortization expense of bond discounts does not require the use of current resources and therefore, is not reported at the governmental funds level. This is the amount of amortization in the current period. (18)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 118

Change in Net Position of Governmental Activities \$ (148,087)

See accompanying notes to financial statements.

**Ridgewood Trails Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 419,989	\$ 419,989	\$ 421,103	\$ 1,114
Miscellaneous revenues	500	500	8,314	7,814
Interest earnings	450	450	1,452	1,002
Total Revenues	<u>420,939</u>	<u>420,939</u>	<u>430,869</u>	<u>9,930</u>
Expenditures				
Current				
General government	107,401	107,401	89,927	17,474
Physical environment	226,312	226,312	183,084	43,228
Culture/recreation	214,913	214,913	202,040	12,873
Capital outlay	20,000	20,000	30,450	(10,450)
Debt Service				
Principal	-	-	2,327	(2,327)
Interest	-	-	593	(593)
Total Expenditures	<u>568,626</u>	<u>568,626</u>	<u>508,421</u>	<u>60,205</u>
Net Change in Fund Balances	(147,687)	(147,687)	(77,552)	70,135
Fund Balances - October 1, 2021	<u>285,616</u>	<u>285,616</u>	<u>412,838</u>	<u>127,222</u>
Fund Balances - September 30, 2022	<u>\$ 137,929</u>	<u>\$ 137,929</u>	<u>\$ 335,286</u>	<u>\$ 197,357</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 11, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and Clay County, Florida Ordinance 2005-47. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Ridgewood Trails Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by landowners within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Ridgewood Trails Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include buildings and improvements, construction in progress, infrastructure and equipment, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Infrastructure	30 years
Buildings and improvements	39 years
Equipment	3-10 years

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net position

“Total fund balances” of the District’s governmental funds, \$349,843, differs from “net position” of governmental activities, \$2,624,732, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (construction in progress, infrastructure, buildings and improvements, and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Building and improvements	\$	571,641
Infrastructure		2,690,994
Equipment		124,011
Accumulated depreciation		<u>(956,767)</u>
Net Capital Assets		<u>\$ 2,429,879</u>

Long-term debt transactions

Long-term liabilities and the deferred amount on refunding applicable to the District’s governmental activities are not current uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$	(135,000)
Bond discount, net		280
Financed purchase payable		<u>(17,092)</u>
Total		<u>\$ (151,812)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$	<u>(3,178)</u>
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Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(77,019), differs from the “change in net position” for governmental activities, \$(148,087), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The loss on disposal of capital assets is recognized at the government-wide level. The following is the amount of depreciation in the current year.

Depreciation	\$ (108,945)
Capital outlay	30,450
Total	<u>\$ (78,495)</u>

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures at the fund level but such repayments reduce liabilities at the government-wide level.

Debt principal payments	<u>\$ 7,327</u>
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Amortization of the bond discount does not require the use of current resources and therefore, is not reported at the fund level.

Bond discount amortization	<u>\$ (18)</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	<u>\$ 118</u>
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Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2022, the District's bank balance was \$174,097 and the carrying value was \$170,142.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME	21 Days*	\$ 139,180
First American Treasury Obligation Fund	9 Days*	14,557
U.S. Bank Money Market	N/A	3,964
Total		<u>\$ 157,701</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District's investments in the U.S. Bank Money Market and First American Treasury Obligation Fund are Level 1 assets.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Treasury Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's. The District's investment in U.S. Bank Money Market is not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in U.S. Bank Money Market represent 3%, the investments in First American Treasury Obligation Fund represents 9% and the investments in Florida PRIME represents 88% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the Clay County Tax Collector on November 1 and due on or before March 31 of each year.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not depreciated				
Construction in progress	\$ 39,792	\$ 13,318	\$ (53,110)	\$ -
Capital assets, being depreciated:				
Infrastructure	2,690,994	-	-	2,690,994
Buildings and improvements	571,641	-	-	571,641
Equipment	34,350	89,661	-	124,011
Total Capital assets Depreciated	<u>3,296,985</u>	<u>89,661</u>	<u>-</u>	<u>3,386,646</u>
Less accumulated depreciation for:				
Infrastructure	(707,203)	(89,484)	-	(796,687)
Buildings and improvements	(106,269)	(14,658)	-	(120,927)
Equipment	(34,350)	(4,803)	-	(39,153)
Total Accumulated Depreciation	<u>(847,822)</u>	<u>(108,945)</u>	<u>-</u>	<u>(956,767)</u>
Total Capital Assets Depreciated, Net	<u>2,449,163</u>	<u>(19,284)</u>	<u>-</u>	<u>2,429,879</u>
Governmental Activities Capital Assets	<u>\$ 2,488,955</u>	<u>\$ (5,966)</u>	<u>\$ (53,110)</u>	<u>\$ 2,429,879</u>

Depreciation of \$89,484 was charged to physical environment and \$19,461 was charged to culture/recreation.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$	140,000
Principal payments		<u>(5,000)</u>
Long-term debt at September 30, 2022	\$	135,000
Less: bond discount, net		<u>(280)</u>
Bonds Payable, Net at September 30, 2022	\$	<u><u>134,720</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Bonds

\$8,305,000 Series 2007A Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2009 maturing May 2038. Interest at a rate of 5.65% is due May and November. Current portion is \$5,000.

\$ 135,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 5,000	\$ 7,628	\$ 12,628
2024	5,000	7,345	12,345
2025	5,000	7,063	12,063
2026	5,000	6,780	11,780
2027	5,000	6,498	11,498
2028-2032	45,000	26,555	71,555
2033-2037	50,000	12,712	62,712
2038	15,000	847	15,847
Totals	<u><u>\$ 135,000</u></u>	<u><u>\$ 75,428</u></u>	<u><u>\$ 210,428</u></u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Bonds

Significant Bond Provisions

The Series 2007A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2007A are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds - The Series 2007A Reserve Account was funded from the proceeds of the Series 2007A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2007A	\$ 9,649	\$ 15,000

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – FINANCED PURCHASE

During the year ended September 30, 2022, the District entered into a 60-month financed purchase agreement for security equipment in the amount of \$19,419. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize principal and interest of the financed purchase as of September 30, 2022, were as follows:

Year Ending September 30,	Amount
2023	\$ 4,380
2024	4,380
2025	4,380
2026	4,380
2027	1,460
Total minimum lease payments	18,980
Less: amount representing interest	(1,888)
Present value of minimum lease payments	\$ 17,092

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Ridgewood Trails Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 14, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Ridgewood Trails Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Ridgewood Trails Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Ridgewood Trails Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Ridgewood Trails Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Ridgewood Trails Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 14, 2023



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MANAGEMENT LETTER

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Ridgewood Trails Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated September 14, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 14, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Ridgewood Trails Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Ridgewood Trails Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Ridgewood Trails Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Ridgewood Trails Community Development District. It is management's responsibility to monitor the Ridgewood Trails Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Ridgewood Trails Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,356.
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$450,610.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District did not have any construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Ridgewood Trails Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$605.65 - \$733.61, and Debt Service Fund, \$761.14 - \$920.15.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$434,497.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2007A Bonds, \$135,000, maturing May 2038.

To the Board of Supervisors
Ridgewood Trails Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 14, 2023



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Ridgewood Trails Community Development District
Clay County, Florida

We have examined Ridgewood Trails Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Ridgewood Trails Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Ridgewood Trails Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Ridgewood Trails Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Ridgewood Trails Community Development District's compliance with the specified requirements.

In our opinion, Ridgewood Trails Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 14, 2023

FOURTH ORDER OF BUSINESS

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

Proposal

Date	Proposal #
10/2/2023	2310003

Customer
Ridgewood Trails CDD 3813 Great Falls Loop Middleburg, FL 32068

Project Location
Ridgewood Trails Pool Fence

Description
Furnish and install 684' of 6' Black Commercial 3 - rail Press Point aluminum fence with 1 - 48" and 1 - 60" wide walk gates. **POOL GATES** Option: Shorter Length 596' of 6' Black Commercial 3 - rail Press Point aluminum fence with 1 - 48" and 1 - 60" wide walk gates. \$29,898.00

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: _____ Date: _____

Total \$34,132.00

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

Proposal

Date	Proposal #
10/5/2023	2310039

Customer
Ridgewood Trails CDD 3813 Great Falls Loop Middleburg, FL 32068

Project Location
Ridgewood Trails Pool Gate

Description
Furnish and install 1 - 59" wide walk gate to existing 4' black 2 - rail fence. **POOL CODE**

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: _____ Date: _____

Total \$1,280.00

DarmataFence

449 Arthur Moore Dr., Green Cove Springs, FL 32043
 Email: daniel@darmatafence.com



Proposal 10/06/23

Invoice _____

Ph. 904.333.0981

Fax 904.783.6530

Submitted to	Tara Lee for Azalea Ridge	jobsite	Community Pool
address	3813 Great Falls Loop	address	
city, state	Middleburg FL 32068	city, state	
phone no.	904-214-3346	Office notes	
email	ridgewoodtrailsmgr@rmsnf.com		

Site Specifications:

Teardown: <u>Yes</u> No	Difficulty: 1 • 2 • 3 • 4 • 5	Cable Locate: <u>Yes</u> No
Slope: Yes <u>No</u>	Fasteners:	Pool Code: <u>Yes</u> No
		Gates Swing: Out

Material Specifications: 6'Tall Commerical Grade Black Aluminum - Pressed Spear, 4 Rails, 2.5" Post

Installation of 730' of 6'Tall Commercial Grade Black Aluminum Fencing with (3) Pool Code Walk Gates

\$40,500.00

*Quote includes installation of 3 walk gates with pool code hardware, but does not include transferring the security locks from the old fence or new security locks. We recommend Atlantic Security (904-743-8444) for this type of work.

Deposit: (\$ 20,250 (50%)) with payments to be as follows balance on completion.

All material is guaranteed to be as specified. The work will be performed in accordance with the description and drawings above, in a workman like manner.

*Daniel L Darmata, Inc. offers a two-year labor warranty.
 We do not assume liability for PT Pine Materials that spilt, crack or otherwise change shape overtime.*

Manufacturer's warranty will be provided at customer request.

Lifetime gate adjustments.

Make checks payable to **Daniel L Darmata, Inc.**
 Credit Card payments are subject to a 3% fee.

Thank You, Annabel Carter
 Daniel Darmata and Annabel (Darmata) Carter



Top Fence LLC
4507 Sunbeam Rd
Jacksonville, FL 32257
904-999-9779

Proposal For:

Azalea Ridge HOA

Community Pool

This proposal is for the specified fencing for Azalea Ridge HOA. Below will list the specifications of material and scope of project.

- Remove and Haul Off 700 ft of Existing Aluminum Fencing
- Install 700 ft of 6 ft Black Aluminum (3 Rail) with Spear Top (Shown Below)
- Install Two 4 ft Wide Gates
- Install One 5 ft Wide Gate

Your Price Includes:

- Lifetime Warranty on Fence Material
- Our 30 Year Labor Warranty



Total cost of project as specified above = \$29,500

Thank you for the opportunity to earn your business!

Devon K

Top Fence LLC

904-903-1231

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Ridgewood Trails Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2023, and

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

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

1. The General Fund Budget are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 1st day of November, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

*Ridgewood Trails
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2024-01

EXHIBIT A

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Budget Amendment
For the Period Ended September 30, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	AMENDED BUDGET	PROJECTED 9/30/23
REVENUES:				
Assessments - Tax Roll	\$554,270	\$1,263	\$555,533	\$555,533
Interest Earned/Misc. Income	\$200	\$12,383	\$12,583	\$12,583
Rental Revenue	\$500	\$3,100	\$3,600	\$3,600
TOTAL REVENUES	\$554,970	\$16,746	\$571,716	\$571,716

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$8,000	(\$2,800)	\$5,200	\$5,200
FICA Expense	\$612	(\$214)	\$398	\$398
Engineering	\$3,000	(\$2,000)	\$1,000	\$168
Assessment Roll	\$5,260	\$0	\$5,260	\$5,260
Arbitrage	\$600	\$0	\$600	\$600
Dissemination	\$1,000	\$0	\$1,000	\$1,000
Attorney	\$12,000	\$6,000	\$18,000	\$15,244
Annual Audit	\$3,190	\$0	\$3,190	\$3,190
Trustee	\$5,650	(\$1,214)	\$4,436	\$4,436
Management Fees	\$45,675	\$0	\$45,675	\$45,675
Information Technology	\$1,800	\$0	\$1,800	\$1,800
Website Maintenance	\$1,200	\$0	\$1,200	\$1,200
Telephone	\$350	(\$67)	\$283	\$283
Postage (1)	\$800	\$314	\$1,114	\$1,114
Printing & Binding (1)	\$1,500	\$1,187	\$2,687	\$2,687
Insurance	\$8,212	(\$854)	\$7,358	\$7,358
Legal Advertising	\$1,800	\$693	\$2,493	\$2,493
Other Current Charges	\$1,000	(\$900)	\$100	\$9
Office Supplies	\$250	(\$42)	\$208	\$208
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$102,074	\$103	\$102,177	\$98,497

AMENITY CENTER

Insurance	\$19,505	(\$40)	\$19,465	\$19,465
Amenity Manager	\$63,600	\$0	\$63,600	\$63,600
Facility Assistant	\$5,000	(\$3,822)	\$1,178	\$1,178
General Facility Maintenance	\$11,500	(\$3,273)	\$8,227	\$8,227
Repairs & Replacements	\$15,000	\$9,000	\$24,000	\$23,842
Lifeguards	\$17,344	(\$4,948)	\$12,396	\$12,396
Pool Maintenance	\$16,865	\$0	\$16,865	\$16,865
Pool Chemicals	\$12,640	\$1,657	\$14,297	\$14,297
Other Current Charges	\$1,000	(\$135)	\$865	\$865
Water & Sewer	\$13,500	(\$1,600)	\$11,900	\$11,900
Electric	\$14,000	(\$932)	\$13,068	\$13,068
Internet/Cable	\$5,600	\$375	\$5,975	\$5,975
Janitorial	\$10,583	\$0	\$10,583	\$10,583
Janitorial Supplies	\$2,500	(\$1,051)	\$1,449	\$1,449
Security System	\$8,700	\$1,780	\$10,480	\$10,480
Refuse Service	\$2,500	\$0	\$2,500	\$2,491
Special Events	\$10,000	\$0	\$10,000	\$6,531
Pool Permit	\$382	\$93	\$475	\$475
Pest Control	\$1,000	\$378	\$1,378	\$1,378
Capital Reserve	\$35,525	\$0	\$35,525	\$35,525
TOTAL AMENITY CENTER	\$266,743	(\$2,517)	\$264,226	\$260,591

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Budget Amendment
For the Period Ended September 30, 2023

	ADOPTED BUDGET	INCREASE (DECREASE)	AMENDED BUDGET	PROJECTED 9/30/23
EXPENDITURES:				
<u>GROUNDS MAINTENANCE:</u>				
Operations Management	\$22,948	\$0	\$22,948	\$22,948
Access Cards	\$1,000	(\$865)	\$135	\$135
Electric	\$9,000	\$2,684	\$11,684	\$11,684
Water	\$8,300	(\$1,758)	\$6,542	\$6,542
Repairs & Maintenance	\$18,200	(\$6,000)	\$12,200	\$11,671
Landscape Maintenance	\$104,704	\$18,800	\$123,504	\$123,504
Landscape Contingency	\$10,000	\$199	\$10,199	\$10,199
Lake Maintenance	\$12,000	(\$3,936)	\$8,064	\$8,064
Irrigation Repairs	\$0	\$2,761	\$2,761	\$2,761
TOTAL GROUNDS MAINTENANCE	\$186,152	\$11,885	\$198,037	\$197,508
TOTAL EXPENDITURES	\$554,970	\$9,470	\$564,440	\$556,596
EXCESS REVENUES (EXPENDITURES)	\$0	\$7,275	\$7,275	\$15,120
FUND BALANCE - Beginning	\$0		\$155,710	\$155,710
FUND BALANCE - Ending	\$0		\$162,985	\$170,830

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

SEVENTH ORDER OF BUSINESS

E.

1.

11/1/2023

Azalea Ridge at Ridgewood Trails

Community Development District
Amenity Management Report



Tara Lee

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Ridgewood Trails
Community Development District

Amenity Management Report

November 1, 2023

To: Board of Supervisors

From: Tara Lee
Amenity Manager

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

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



Community Updates

MAINTENANCE

- Installed (2) motion sensor floodlight units on corners of the Amenity Center.
- Replaced (8) light bulbs on wall sconces in breeze way.
- Re-painted outside shower post by the small and big pool.
- Re-placed water slide sign.
- Cleaned and disinfected all pool trash cans.
- Replaced reclaim water sign by the HOA board at front entrance.
- Replaced vending machine outlet.
- Installed new pool pump at big pool.
- Removed rust stains and repainted stall door guards in pool bathrooms.
- Replaced storage closet doors in both bathrooms by the big pool.
- Reinforced both pool gates.

EVENTS

- HOA Bingo Night/hosted by the HOA.
 - Friday, September 22nd from 6pm to 9pm at the Amenity Center Clubhouse.
- Fall Festival (combined CDD/HOA) event.
 - Saturday, October 21st from 1pm to 5pm.
 - Music, games, food, vendors, and a chili cook off.

UPCOMING EVENTS

- Fall Community yard sale.
 - November 4th from 8am to 2pm.
- Winter Festival (combined CDD/HOA) event.
 - Tentatively scheduling with HOA events committee.
- First Coast Vendor Village.
 - No cost to the community.
 - Local vendors, games, and food trucks.
 - Sunday, December 10th from 11am to 3pm.

ROOM RENTALS

- Total number of rentals for September and October: 6
- Total number of rentals tentatively scheduled for November and December: 0

Completed Projects



Before



Before



After



After

Completed Projects



Before



Before



After



After

Conclusion

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

Respectfully,

Tara Lee



2.



Quality Site Assessment

Prepared for: 1667 Azalea Ridge Blvd

General Information

DATE: Sunday, Oct 15, 2023
NEXT QSA DATE: Friday, Jan 12, 2024
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Entrances, Pool area

Quality you can count on.

7 Seven Standards of Excellence



1

Site Cleanliness



2

Weed Free



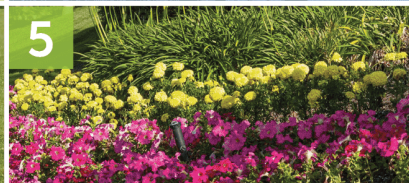
3

Green Turf



4

Crisp Edges



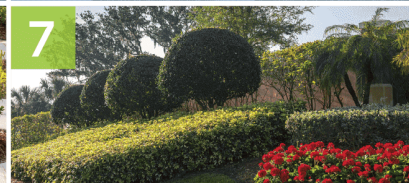
5

Spectacular Flowers



6

Uniformly Mulched Beds



7

Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

1667 Azalea Ridge Blvd

Maintenance Items



- 1 Trimming in and around pool area is in rotation.
- 2 Plant beds inside pool area are looking sharp, weed and trash free.
- 3 Walkways are clear of any plant material, beds are weed free and deck is blown off.
- 4 Pool deck is weed free and blown off.

QUALITY SITE ASSESSMENT

1667 Azalea Ridge Blvd

Maintenance Items



5 The crew is on top of the lake maintenance schedule.

6 Lakes throughout are in rotation.

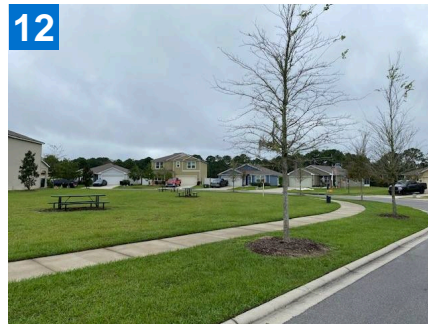
7 Secondary entrance is looking great, beds are clean and trash free. The crew will remove dead Jack Frost on their next detail rotation.

8 Secondary entry is being well maintained, the crew will slightly lower the Loropetalum on their next detail rotation to create a more staggered effect.

QUALITY SITE ASSESSMENT

1667 Azalea Ridge Blvd

Maintenance Items



9 Turf is looking great throughout.

10 Pine straw beds are clean- the crew picked up a good amount of trash here on last weeks service visit.

11 Mail area is being well maintained.

12 Tree rings are looking good throughout.

QUALITY SITE ASSESSMENT

1667 Azalea Ridge Blvd

Maintenance Items



13 Hard edging schedule is being upheld and pocket parks are looking sharp throughout.

14 Lakes are in clean and neat order.

15 In the process of sending over a quote to remove any dead or leaning trees along the entry driveway.

NINTH ORDER OF BUSINESS

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, September 6, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Marty Genska	Chairman
Jacqui Proctor Miller	Vice Chairperson
Dennis Shroyer	Supervisor
Michael Wetherbee	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Tara Lee	RMS
Cameron Zakrzewski	RMS
Terry Glynn	GMS
2 representatives of Brightview	
Several Residents	

The following is a summary of the actions taken at the September 6, 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

Ms. Giles stated the first comment is from Rob Alba, the HOA would like permission to install a bulletin board on or near the amenity center or would like permission to post agendas in a bulletin board located in a conspicuous place in the community, the purpose of which is to meet the lawful requirements of HOA meetings under the statutes.

Mr. Soriano stated we can share the space in our bulletin board unless they want to buy another bulletin board.

Mr. Shroyer stated if it is for the HOA the HOA should pay for it.

Ms. Giles stated Mr. Alba has another card and it says, night inspection for closing facilities and for storing security equipment.

Mr. Alba stated I'm asking to be able to do that to store the umbrellas and other things.

Mr. Berrier stated at the end of Green River and Azalea Ridge somebody destroyed the crosswalk sign and the county won't replace it. I would like to know if the CDD will do it. It is on private property.

Mr. Soriano stated we are not allowed to. I can talk to the county about that.

Mr. Berrier stated it is already fixed; I just want to be reimbursed for the pole.

Mr. Soriano stated they won't do that.

Mr. Genska asked what about splitting the cost?

Ms. Buchanan stated the CDD collects money to operate and maintain its improvements, the same reason the county declined to provide the money. It is a minor amount but you could potentially have an issue. Someone could say their assessments aren't being used for the reasons for which they were intended. I would caution the board.

Mr. Genska stated I don't see why we can't pay half, it is for safety.

Ms. Moller stated I'm looking for someone to regularly pick up the garbage around the pond behind my home on Blackwater Way. The garbage has been there for months. They mow around some of the garbage because it is not in their contract to pick it up.

Mr. Soriano stated it is. We will follow-up on that.

Ms. Hallinan stated I have lived here for eight years and now that the amenity is completed, we need better fencing around it. I know it is costly but there are people who come into the community at night, jump the fence and go in the pool. I want to thank Rob for his help this summer in keeping non-residents out. We need at least a 6-foot fence around the pool. After the slide is closed people come in at night and damage the property. We need to keep Rob longer that would be a huge help.

Mr. Deffes stated I live on Great Falls Loop and at any given time there are 12 children playing in my yard and people speed and we would like a speed bump. Great Falls Loop is a racetrack.

Mr. Shroyer stated contact your county commissioner, the county roads have nothing to do with the CDD.

Mr. Genska stated the CDD does not own these roads. We have talked to CCSO about this situation, but the county owns the roads and they have to do this.

Mr. Soriano stated getting speed bumps in this county is very hard to do and we will leave it to an HOA to do. You have to have a high percentage of owners to take part in this and it has to be paid for by that organization. The county won't pay for it.

Ms. Giles stated this district wanted to do a traffic calming study about a year and a half ago and it requires 51% of the homeowners' signatures in favor of conducting the traffic calming study. We did not get 51% of the homeowners to sign that petition. The HOA can do that.

Mr. Soriano stated I suggest working with the HOA to do that because they have all the contact information.

Mr. Kast stated I was going to talk about speeding also. The speed signs need to be visible. They are being blocked by trees and the height is a problem.

Ms. Giles read Ms. Russ' comment: was the community going to be notified that Freedom Ridge went to the county commissioner about the boundary amendment that district counsel and Mr. Genska attended.

Ms. Buchanan stated the county attorney did notify me that the county commissioner for your district has questions about the CDD. I want to clarify that Freedom to my knowledge hasn't filed a formal request with the county, what it sounded like was that a citizen who lives in Freedom contacted their county commissioner with concerns about something and the county commissioner requested that the district chairman and myself talk to her and answer some questions so that she has a more complete picture of the situation. I didn't get the sense that she had an opinion one way or the other on the issue, I think she was on a fact-finding venture. The only thing she suggested is that the district really promote the next election cycle to ensure that everyone in the community felt like they had adequate representation on the board.

Mr. Genska stated you are right, she was adamant about that. She was not forming an opinion, she wanted to know a little more about the issue. It was fact-finding, she was just asking us questions.

Ms. Russ stated the residents should be aware of that conversation and that our district counsel that we pay out of our equally funded fees, is going to get paid to come from Tallahassee to Clay County. My concern is that there was no communication to the residents that it took place.

Mr. Genska asked Katie can you address that? I don't understand what the issue is.

Ms. Buchanan stated a couple of points were raised, the first is my cost and I want to clarify that I did not come over just for the purpose of meeting with the county commissioner, so we tried to schedule it around when I was in town. The only bill is for the hour that we actually sat down at the table with the county commissioner. I agree this is something that wouldn't be part of the general representations the district is faced with, that being said, a lot of things fall into general representation that you just can't account for every year and that is part of what we budget for. Lastly, one of the things that I shy away from is correspondence or communication that might lead to more division in the community. It was a fact-finding mission there was nothing new disclosed by the county commissioner. It is common knowledge that there are members of the Freedom Community who would prefer not to be within a community development district. That is not new. I don't think there was anything deceptive about the process and I'm sorry you feel that way but I don't think there is a solution there.

Ms. Russ stated the fact that the conversation was had with the county commissioner and nobody was informed.

Mr. Genska stated noted, thank you.

Ms. Buchanan stated this board represents you and they are not going to take action without fully disclosing every action. If you don't feel comfortable with your representatives then show up and vote the next election.

A resident asked how many people on this board are from Freedom?

Ms. Giles stated Freedom is 20% of the CDD and they have 20% of the board.

THIRD ORDER OF BUSINESS

Discussion of Insurance Proposals

Ms. Giles stated as a reminder at the last meeting the board asked staff to get another proposal for insurance. We did that and that is in your agenda package. Your FY 23 policy is on page 6 and behind it is the Brown & Brown policy. On your table I did receive your FY 24 proposal from Egis and it is less than your FY 23 premium. The total amount is \$22,796. Normally an insurance policy wouldn't come before the board, once you approve the budget that is the amount we go forward with, but since the board asked us to get another proposal, we did this. Brown & Brown's proposal is \$25,471. My recommendation is to stay with Egis, it is a lesser amount this year and they did send an independent company out to look at and assess the value of all your assets.

FOURTH ORDER OF BUSINESS

Discussion of Suspension Letter

Ms. Giles stated we had one suspension letter that went out and the second part of the discussion would be the trespass document that has been brought up a couple times.

Ms. Lee stated there were four minors at the pool playing with the life preservers, building cones up and putting them on the slide, I paused their key cards and got with Marilee and did a suspension letter. The residents son came in and apologized and showed remorse and said he was going to try to attend the meeting, but I don't see him. It is up to you as to the length of the suspension. His main concern was being able to use the gym, but unfortunately, he could not.

Mr. Genska stated if his parents are not addressing it, I'm not going to go forward.

Ms. Giles stated they received the letter giving them the opportunity to address the board tonight.

Mr. Genska stated make it six months and if the parents want to come to the next meeting they can address it then.

Ms. Giles stated the next one is the incident that happened on September 2 and Tara sent a couple emails about the incident and some of the different minors involved. I have not sent out the interim suspension letter yet knowing we had this meeting today.

Mr. Soriano stated this was a case of a large group of minors coming in at one time, they refused to show their cards and most of them were under the age to be here without an adult. When approached by staff they got yelled and cussed at and when staff asked for cards they refused. They did have a parent come down, they still refused to identify themselves even after CCSO was involved. CCSO did not help the situation, in fact they argued with me on the phone what the code is and they didn't want to trespass the kids even though we asked to have them removed. Then they wanted to argue they don't get involved with CDD policy but they were involved because they said someone does have a card now because the parents came down. One card doesn't cover all, there were about 12 people and you can't have that many guests. We couldn't prove who was a guest and who was the resident. When asked by the officer they still wouldn't provide them. I let the officer know that the least he had to do was support staff in asking them to leave if they are not going to provide the information. We didn't find out who they were until afterwards.

Ms. Giles stated one of the kids road a dirt bike on district property through the landscaping. How long do you want the suspension to be for the residents we know.

Ms. Miller stated six months until they come to the board.

Ms. Giles stated then it is six months for the residents we know. Tonight, we signed a Clay County trespass form that will be on file that Clay County Sheriff's Department authorizing them to come and trespass people who don't belong here. They will contact Tara, Marty, Jay and myself. Tara is going to drop that off tomorrow.

Mr. Genska stated this is filed with CCSO, we will have a copy here that we can show them. We have done this once before.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operation Manager's Report –Report

Mr. Soriano discussed the future purchase of a CAT Controller for the small pool and a salt cell.

E. Amenity Manager

1. Report

Ms. Lee gave an overview of the amenity manager's report, copy of which was included in the agenda package.

2. Landscape Inspection Report

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

SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Additional comments: Damage done by wild hogs, trees need to be lifted in certain areas, donation of moveable basketball hoop, HOA asking for suggestions of additional amenities, amenities for young adults, why were the board members unaware of the meeting with the county commissioner, don’t intertwine HOA and CDD activities and moneys, hold off on reimbursing Freedom HOA for crosswalk sign, the CDD should move the playground to a safer location, cost of unit to balance small pool, cost of salt pool, what is the issue of joint CDD and HOA cosponsoring events, providing joint events is not an issue because everyone in the community is invited.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 5, 2023 Meeting

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the minutes of the July 5, 2023 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for: November 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 will be held November 1, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Genska seconded by Mr. Wetherbee with all in favor the meeting adjourned at 7:49 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
September 30, 2023



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RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2023

	<i>GENERAL FUND</i>	<i>CAPITAL RESERVE FUND</i>	<i>DEBT SERVICE FUND</i>	<i>CAPITAL PROJECT FUND</i>	<i>TOTALS GOVERNMENTAL FUNDS</i>
ASSETS:					
CASH	\$22,314	\$170,879	---	---	\$193,194
INVESTMENTS - STATE BOARD	\$677	---	---	---	\$677
INVESTMENTS - US BANK - GENERAL FUND	\$125,071	---	---	---	\$125,071
INVESTMENTS - STATE BOARD - CAPITAL RESERVE	---	\$40,142	---	---	\$40,142
INVESTMENTS				---	
Reserve A	---	---	\$10,039	---	\$10,039
Revenue A	---	---	\$4,863	---	\$4,863
Deferred Costs	---	---	---	\$1,149	\$1,149
ASSESSMENTS RECEIVABLE	---	---	---	---	\$0
PREPAID EXPENSES	\$23,925	---	---	---	\$23,925
DEPOSITS	\$2,803	---	---	---	\$2,803
TOTAL ASSETS	\$174,791	\$211,021	\$14,903	\$1,149	\$401,863
LIABILITIES:					
ACCOUNTS PAYABLE	\$1,056	---	---	---	\$1,056
ACCRUED EXPENSES	\$2,906	---	---	---	\$2,906
TOTAL LIABILITIES	\$3,961	\$0	\$0	\$0	\$3,961
FUND BALANCES:					
UNASSIGNED	\$144,101	---	---	---	\$144,101
NONSPENDABLE	\$26,728	---	---	---	\$26,728
ASSIGNED	\$0	---	---	---	\$0
ASSIGNED FOR CAPITAL RESERVE	\$0	\$211,021	---	---	\$211,021
RESTRICTED FOR DEBT SERVICE	---	---	\$14,903	---	\$14,903
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$1,149	\$1,149
TOTAL FUND BALANCES	\$170,830	\$211,021	\$14,903	\$2,297	\$397,902
TOTAL LIABILITIES & FUND EQUITY	\$174,791	\$211,021	\$14,903	\$1,149	\$401,863

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
REVENUES:				
Assessments - Tax Roll	\$554,270	\$554,270	\$555,533	\$1,263
Interest Earned/Misc. Income	\$200	\$200	\$12,583	\$12,383
Rental Revenue	\$500	\$500	\$3,600	\$3,100
TOTAL REVENUES	\$554,970	\$554,970	\$571,716	\$16,746
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$8,000	\$8,000	\$5,200	\$2,800
FICA Expense	\$612	\$612	\$398	\$214
Engineering	\$3,000	\$3,000	\$168	\$2,833
Assessment Roll	\$5,260	\$5,260	\$5,260	\$0
Arbitrage	\$600	\$600	\$600	\$0
Dissemination	\$1,000	\$1,000	\$1,000	\$0
Attorney	\$12,000	\$12,000	\$15,244	(\$3,244)
Annual Audit	\$3,190	\$3,190	\$3,190	\$0
Trustee	\$5,650	\$5,650	\$4,436	\$1,214
Management Fees	\$45,675	\$45,675	\$45,675	\$0
Information Technology	\$1,800	\$1,800	\$1,800	\$0
Website Maintenance	\$1,200	\$1,200	\$1,200	\$0
Telephone	\$350	\$350	\$283	\$67
Postage (1)	\$800	\$800	\$1,114	(\$314)
Printing & Binding (1)	\$1,500	\$1,500	\$2,687	(\$1,187)
Insurance	\$8,212	\$8,212	\$7,358	\$854
Legal Advertising	\$1,800	\$1,800	\$2,493	(\$693)
Other Current Charges	\$1,000	\$1,000	\$9	\$991
Office Supplies	\$250	\$250	\$208	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$102,074	\$102,074	\$98,497	\$3,577
AMENITY CENTER				
Insurance	\$19,505	\$19,505	\$19,465	\$40
Amenity Manager	\$63,600	\$63,600	\$63,600	\$0
Facility Assistant	\$5,000	\$5,000	\$1,178	\$3,822
General Facility Maintenance	\$11,500	\$11,500	\$8,227	\$3,273
Repairs & Replacements	\$15,000	\$15,000	\$23,842	(\$8,842)
Lifeguards	\$17,344	\$17,344	\$12,396	\$4,948
Pool Maintenance	\$16,865	\$16,865	\$16,865	(\$0)
Pool Chemicals	\$12,640	\$12,640	\$14,297	(\$1,657)
Other Current Charges	\$1,000	\$1,000	\$865	\$135
Water & Sewer	\$13,500	\$13,500	\$11,900	\$1,600
Electric	\$14,000	\$14,000	\$13,068	\$932
Internet/Cable	\$5,600	\$5,600	\$5,975	(\$375)
Janitorial	\$10,583	\$10,583	\$10,583	\$0
Janitorial Supplies	\$2,500	\$2,500	\$1,449	\$1,051
Security System	\$8,700	\$8,700	\$10,480	(\$1,780)
Refuse Service	\$2,500	\$2,500	\$2,491	\$9
Special Events	\$10,000	\$10,000	\$6,531	\$3,469
Pool Permit	\$382	\$382	\$475	(\$93)
Pest Control	\$1,000	\$1,000	\$1,378	(\$378)
Capital Reserve	\$35,525	\$35,525	\$35,525	\$0
TOTAL AMENITY CENTER	\$266,743	\$266,743	\$260,591	\$6,153

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
EXPENDITURES:				
<u>GROUNDS MAINTENANCE:</u>				
Operations Management	\$22,948	\$22,948	\$22,948	\$0
Access Cards	\$1,000	\$1,000	\$135	\$865
Electric	\$9,000	\$9,000	\$11,684	(\$2,684)
Water	\$8,300	\$8,300	\$6,542	\$1,758
Repairs & Maintenance	\$18,200	\$18,200	\$11,671	\$6,529
Landscape Maintenance	\$104,704	\$104,704	\$123,504	(\$18,800)
Landscape Contingency	\$10,000	\$10,000	\$10,199	(\$199)
Lake Maintenance	\$12,000	\$12,000	\$8,064	\$3,936
Irrigation Repairs	\$0	\$0	\$2,761	(\$2,761)
TOTAL GROUNDS MAINTENANCE	\$186,152	\$186,152	\$197,508	(\$11,356)
TOTAL EXPENDITURES	\$554,970	\$554,970	\$556,596	(\$1,626)
EXCESS REVENUES (EXPENDITURES)	\$0		\$15,120	
FUND BALANCE - Beginning	\$0		\$155,710	
FUND BALANCE - Ending	\$0		\$170,830	

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

RIDGEWOOD TRAILS
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	\$5398	\$2592	\$4789	\$954	\$4272	\$0	\$0	\$0	\$555,533
Interest Earned/Misc. Income	\$5801	\$9314	\$140	\$975	\$1418	\$820	\$1465	\$704	\$687	\$993	\$841	\$1027	\$12,583
Rental Revenue	\$750	\$200	\$0	\$0	\$75	\$50	\$0	\$700	\$0	\$725	\$0	\$1100	\$3,600
TOTAL REVENUES	(\$5,051)	\$45,653	\$498,369	\$4,136	\$6,891	\$3,462	\$6,254	\$2,358	\$4,959	\$1,718	\$841	\$2,127	\$571,716

EXPENDITURES: ADMINISTRATIVE

Supervisor Fees	\$0	\$800	\$0	\$1,000	\$0	\$1,000	\$0	\$800	\$0	\$800	\$0	\$800	\$5,200
FICA Expense	\$0	\$61	\$0	\$77	\$0	\$77	\$0	\$61	\$0	\$61	\$0	\$61	\$398
Engineering	\$0	\$0	\$0	\$0	\$0	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Assessment Roll	\$5,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,260
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$600
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Attorney	\$1,167	\$4,000	\$1,624	\$2,936	\$734	\$1,388	\$177	\$1,792	\$824	\$0	\$604	\$0	\$15,244
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,190	\$3,190
Trustee	\$1,048	\$0	\$0	\$3,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,436
Management Fees	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$3,806	\$45,675
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Website Maintenance	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Telephone	\$31	\$75	\$0	\$26	\$0	\$22	\$6	\$38	\$0	\$45	\$0	\$40	\$283
Postage (1)	\$35	\$459	\$10	\$36	\$18	\$4	\$18	\$33	\$353	\$8	\$96	\$44	\$1,114
Printing & Binding (1)	\$137	\$1,300	\$40	\$101	\$328	\$27	\$56	\$88	\$498	\$32	\$42	\$38	\$2,687
Insurance	\$7,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,358
Legal Advertising	\$38	\$0	\$37	\$1,171	\$0	\$0	\$44	\$0	\$720	\$0	\$483	\$0	\$2,493
Other Current Charges	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$101	\$0	\$1	\$103	\$0	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
ADMINISTRATIVE TOTALS	\$19,389	\$10,844	\$5,851	\$12,875	\$5,220	\$6,824	\$4,541	\$6,951	\$6,535	\$5,188	\$5,965	\$8,313	\$98,497

EXPENDITURES: AMENITY CENTER

Insurance	\$19,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,465
Amenity Manager	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$63,600
Facility Assistant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$353	\$0	\$825	\$0	\$0	\$1,178
General Facility Maintenance	\$624	\$0	\$835	\$1,155	\$800	\$833	\$625	\$813	\$874	\$833	\$0	\$835	\$8,227
Repairs & Replacements	\$5,997	\$7,785	\$836	\$722	\$1,437	\$361	\$611	\$4,046	\$673	\$627	\$121	\$628	\$23,842
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$830	\$0	\$2,101	\$2,318	\$3,952	\$3,194	\$0	\$12,396
Pool Maintenance	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$16,865
Pool Chemicals	\$778	\$1,064	\$778	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$1,244	\$14,297
Other Current Charges	\$30	\$275	\$0	\$427	\$15	\$0	\$0	\$118	\$0	\$0	\$0	\$0	\$865
Water & Sewer	\$1,127	\$843	\$1,111	\$1,016	\$985	\$813	\$896	\$954	\$1,127	\$1,076	\$1,084	\$870	\$11,900
Electric	\$1,365	\$1,484	\$1,039	\$1,234	\$1,068	\$976	\$921	\$897	\$990	\$1,011	\$1,053	\$1,030	\$13,068
Internet/Cable	\$461	\$473	\$473	\$492	\$511	\$511	\$511	\$511	\$509	\$507	\$508	\$508	\$5,975
Janitorial	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$882	\$10,583
Janitorial Supplies	\$0	\$671	\$0	\$169	\$162	\$0	\$0	\$167	\$160	\$26	\$0	\$95	\$1,449
Security System	\$530	\$2,285	\$1,514	\$538	\$413	\$538	\$538	\$395	\$538	\$538	\$558	\$2,093	\$10,480
Refuse Service	\$191	\$215	\$215	\$208	\$209	\$206	\$202	\$201	\$198	\$198	\$220	\$227	\$2,491
Special Events	\$3,649	\$402	\$478	\$0	\$0	\$0	\$737	\$0	\$0	\$1,265	\$0	\$0	\$6,531
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$300	\$0	\$0	\$0	\$475
Pest Control	\$388	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,378
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$35,525	\$0	\$0	\$0	\$0	\$0	\$35,525
AMENITY CENTER TOTALS	\$42,192	\$23,173	\$14,956	\$14,882	\$14,521	\$13,989	\$49,488	\$19,653	\$16,610	\$19,779	\$15,659	\$15,688	\$260,591

RIDGEWOOD TRAILS CDD
COMMUNITY DEVELOPMENT DISTRICT
MONTH TO MONTH

	OCT	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	\$1,912	\$1,912	\$1,912	\$1,912	\$1,912	\$1,912	\$1,912	\$1,912	\$22,948
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$135	\$0	\$0	\$0	\$0	\$0	\$135
Electric	\$1,169	\$1,248	\$1,141	\$1,144	\$1,135	\$1,017	\$886	\$954	\$976	\$820	\$812	\$381	\$11,684
Water	\$476	\$588	\$549	\$469	\$522	\$492	\$492	\$495	\$576	\$635	\$624	\$625	\$6,542
Repairs & Maintenance	\$718	\$354	\$643	\$1,297	\$1,051	\$1,596	\$769	\$0	\$1,162	\$2,581	\$339	\$1,162	\$11,671
Landscape Maintenance	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$123,504
Landscape Contingency	\$0	\$0	\$5,218	\$0	\$0	\$0	\$4,981	\$0	\$0	\$0	\$0	\$0	\$10,199
Lake Maintenance	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$8,064
Irrigation Repairs	\$0	\$0	\$750	\$0	\$1,132	\$0	\$0	\$48	\$604	\$0	\$62	\$166	\$2,761
GROUND MAINTENANCE TOTAL	\$15,239	\$15,066	\$21,177	\$15,787	\$16,717	\$15,980	\$20,140	\$14,373	\$16,194	\$16,912	\$14,713	\$15,210	\$197,508
TOTAL EXPENDITURES	\$76,819	\$49,083	\$41,985	\$43,544	\$36,458	\$36,794	\$74,169	\$40,977	\$39,339	\$41,879	\$36,337	\$39,211	\$556,596
EXCESS REV/(EXP)	(\$81,870)	(\$3,430)	\$457,134	(\$39,408)	(\$28,436)	(\$33,333)	(\$67,916)	(\$38,571)	(\$33,776)	(\$40,161)	(\$35,434)	(\$36,918)	\$15,120

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
REVENUES:				
Capital Reserve Transfer In	\$35,525	\$35,525	\$35,525	\$0
Interest Income	\$250	\$250	\$2,630	\$2,380
TOTAL REVENUES	\$35,775	\$35,775	\$38,155	\$2,380
EXPENDITURES:				
Capital Reserves	\$60,000	\$60,000	\$0	\$60,000
Amenity Improvement Project	\$4,500	\$4,500	\$0	\$4,500
Other Current Charges	\$600	\$600	\$0	\$600
Repair & Replacement	\$10,000	\$10,000	\$6,711	\$3,289
TOTAL EXPENDITURES	\$75,100	\$75,100	\$6,711	\$68,389
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)		\$31,444	
FUND BALANCE - Beginning	\$180,647		\$179,577	
FUND BALANCE - Ending	\$141,322		\$211,021	

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - 2007A

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
REVENUES:				
Assessments - On Roll	\$13,359	\$13,359	\$13,389	\$30
Interest Income	\$0	\$0	\$698	\$698
TOTAL REVENUES	\$13,359	\$13,359	\$14,087	\$728
EXPENDITURES:				
Interest Expense - 11/1	\$3,814	\$3,814	\$3,814	\$0
Interest Expense - 5/1	\$3,814	\$3,814	\$3,814	\$0
Principal Expense - 5/1	\$5,000	\$5,000	\$5,000	\$0
TOTAL EXPENDITURES	\$12,628	\$12,628	\$12,628	\$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		\$346	
FUND BALANCE - Beginning	\$4,856		\$14,557	
FUND BALANCE - Ending	\$5,588		\$14,903	

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - 2007A

Statement of Revenues & Expenditures and Changes of Fund Balance
For the Period Ended September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$35	\$35
TOTAL REVENUES	\$0	\$0	\$35	\$35
EXPENDITURES:				
Capital Projects	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$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)	\$0		\$1,149	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$1,149	

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):	\$9,034
Reserve Fund Balance:	\$10,039
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)
Less: May 1, 2023 (Mandatory)	(\$5,000)
Current Bonds Outstanding	\$130,000

C.

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023 Assessments Receipts Summary

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

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	SERIES 2007A DEBT RECEIPTS	O&M RECEIPTS
1	11/9/22	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	1/11/23	3,237.49	76.19	3,161.30
7	2/7/23	5,528.03	130.10	5,397.93
8	3/7/23	2,654.18	62.46	2,591.72
9	4/12/23	4,904.27	115.42	4,788.85
10	5/8/23	977.29	23.00	954.29
11	6/8/23	2,590.95	60.97	2,529.98
12	6/21/23	1,784.13	41.99	1,742.14
TOTAL TAX ROLL RECEIPTS		568,921.89	13,388.91	555,532.98

PERCENT COLLECTED	TOTAL	DEBT	O&M
TOTAL PERCENT COLLECTED	100.23%	100.23%	100.23%

D.

RIDGEWOOD TRAILS

Community Development District

Check Run Summary 8/1/2023 - 9/30/2023

Fund	Date	Check Numbers	Amount
<u>General Fund</u>			
	8/1/23 - 8/31/23	2501-2512	\$38,502.78
	9/1/23 - 9/30/23	2513-2529	\$60,816.49
			\$99,319.27
<u>Autopayments</u>			
	8/7/23	Comcast	\$224.67
	8/4/23	Waste Pro	\$219.89
	8/14/23	Comcast	\$283.39
	8/28/23	Newlane Finance	\$395.12
	8/28/23	CCUA	\$1,707.73
	8/30/23	Clay Electric	\$1,865.14
	9/6/23	Waste Pro	\$226.69
	9/6/23	Comcast	\$224.67
	9/12/23	Comcast	\$283.39
	9/26/23	Newlane Finance	\$395.12
	9/28/23	EFTPS	\$122.40
			\$5,948.21
Total			\$105,267.48

* Fedex invoices and Autopayments available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/17/23	00134	8/10/23 08102023	202308 300-36900-10100	DEPOSIT REFUND ANGELIA TAYLOR	*	250.00	250.00 002501
8/17/23	00125	7/19/23 07192023	202307 320-57200-49500	7/1 FREEDOM FEST AZALEA RIDGE HOMEOWNERS ASSOC INC	*	848.98	848.98 002502
8/17/23	00119	7/25/23 8529115	202307 330-53800-46000	2 DECLINE WILLOW TREES	*	750.00	
		7/25/23 8529117	202307 330-53800-46000	DROP TREE PRESERVE	*	615.00	
		8/01/23 8515527	202308 330-53800-46200	AUG LANDSCAPE MAINTENANCE	*	10,292.00	
		8/07/23 8545213	202308 330-53800-46301	6" ROTOR IRRIG RPR BRIGHTVIEW LANDSCAPE SERVICES, INC	*	62.00	11,719.00 002503
8/17/23	00003	8/01/23 246	202308 310-51300-34000	AUG MANAGEMENT FEES	*	3,806.25	
		8/01/23 246	202308 310-51300-35200	AUG WEBSITE ADMIN	*	100.00	
		8/01/23 246	202308 310-51300-35100	AUG INFO TECH	*	150.00	
		8/01/23 246	202308 310-51300-31300	AUG DISSEM AGENT SRVCS	*	83.33	
		8/01/23 246	202308 310-51300-51000	OFFICE SUPPLIES	*	.42	
		8/01/23 246	202308 310-51300-42000	POSTAGE	*	95.84	
		8/01/23 246	202308 310-51300-42500	COPIES	*	41.85	
		8/01/23 246	202308 330-53800-46000	COSTUM SMARTSIGN GOVERNMENTAL MANAGEMENT SERVICES	*	338.65	4,616.34 002504
8/17/23	00018	8/07/23 24631	202308 310-51300-31200	ARB SE2007AB FYE 5/31/23 GRAU & ASSOCIATES	*	600.00	600.00 002505
8/17/23	00117	7/31/23 3254271	202306 310-51300-31500	JUN GENERAL SERVICES KUTAK ROCK LLP	*	823.50	823.50 002506
8/17/23	00042	8/01/23 114702B	202308 330-53800-46400	AUG LAKE MANAGEMENT THE LAKE DOCTORS, INC.	*	672.00	672.00 002507

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/17/23	00095	8/01/23	13129561	202308	320	57200	52100		AUG POOL CHEMICALS	*	1,244.16		
									POOLSURE			1,244.16	002508
8/17/23	00039	7/31/23	343	202307	320	57200	45200		JUL FACILITY ASSISTANT	*	825.00		
		7/31/23	344	202307	320	57200	45100		JUL LIFEGUARD SERVICES	*	3,951.79		
		8/01/23	342	202308	320	57200	34200		AUG JANITORIAL SERVICES	*	881.92		
		8/01/23	342	202308	320	57200	46500		AUG POOL MAINTENANCE SRVC	*	1,405.42		
		8/01/23	342	202308	330	53800	34000		AUG CONTRACT ADMIN	*	1,912.33		
		8/01/23	342	202308	320	57200	46200		AUG FACILITY MANAGEMENT	*	5,300.00		
									RIVERSIDE MANAGEMENT SERVICES, INC.			14,276.46	002509
8/17/23	00130	8/03/23	61762106	202308	320	57200	43200		AUG RODENT CONTROL	*	90.00		
									TURNER PEST CONTROL LLC			90.00	002510
8/17/23	00118	7/22/23	72484346	202308	320	57200	34510		AUG SECURITY CAM MONITOR	*	142.95		
									VECTOR SECURITY INC			142.95	002511
8/24/23	00039	8/21/23	345	202307	320	57200	46100		GEN FAC MAIN	*	833.00		
		8/21/23	345	202307	330	53800	46000		REPAIRS/REPLACE FIELD	*	1,216.00		
		8/21/23	345	202307	320	57200	46000		REPAIRS/REPLACE AMEN	*	626.51		
		8/21/23	345	202307	320	57200	52200		JANITORIAL SUPPLIES	*	25.88		
		8/21/23	345	202307	310	51300	51000		OFFICE SUPPLIES	*	102.26		
		8/21/23	345	202307	320	57200	49500		SPECIAL EVENTS	*	415.74		
									RIVERSIDE MANAGEMENT SERVICES, INC.			3,219.39	002512
9/01/23	00119	9/01/23	8561378	202309	330	53800	46200		SEP LANDSCAPE MAINTENANCE	*	10,292.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC			10,292.00	002513
9/01/23	00015	8/24/23	2023-258	202308	310	51300	48000		NTC OF MEETING 9/6/23	*	44.00		
									OSTEEN MEDIA GROUP-CLAY TODAY			44.00	002514

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/23	00126	8/25/23 390652	202308 320-57200-46000	SERVICE CALL	*	120.88	
		8/25/23 390653	202308 320-57200-46000	ACCESS CONTROL SYSTEM	*	20.00	
							140.88 002515

9/01/23	00095	9/01/23 13129561	202309 320-57200-52100	SEP POOL CHEMICALS	*	1,244.16	
							1,244.16 002516

9/01/23	00130	7/25/23 61750254	202307 320-57200-43200	JUL RODENT CONTROL	*	90.00	
							90.00 002517

9/25/23	00122	8/01/23 5817132	202308 310-51300-48000	FY24 MTG SCHED 9204471	*	439.20	
							439.20 002518

9/25/23	00003	9/01/23 247	202309 310-51300-34000	SEP MANAGEMENT FEES	*	3,806.25	
		9/01/23 247	202309 310-51300-35200	SEP WEBSITE ADMIN	*	100.00	
		9/01/23 247	202309 310-51300-35100	SEP INFO TECH	*	150.00	
		9/01/23 247	202309 310-51300-31300	SEP DISSEM AGENT SRVCS	*	83.33	
		9/01/23 247	202309 310-51300-51000	OFFICE SUPPLIES	*	.30	
		9/01/23 247	202309 310-51300-42000	POSTAGE	*	44.01	
		9/01/23 247	202309 310-51300-42500	COPIES	*	37.50	
		9/01/23 247	202309 310-51300-41000	TELEPHONE	*	40.48	
							4,261.87 002519

9/25/23	00126	9/01/23 390805	202309 320-57200-34510	CLOUD ACCESS	*	20.00	
		9/06/23 69941	202309 320-57200-34510	ACCESS CTRL SYS RPR	*	1,249.43	
							1,269.43 002520

9/25/23	00042	9/01/23 121391B	202309 330-53800-46400	SEP LAKE MAITENANCE	*	672.00	
							672.00 002521

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/23	00039	8/31/23	347	202308	320	57200	45100		AUG LIFEGUARD SERVICES	*	3,194.03		
									RIVERSIDE MANAGEMENT SERVICES, INC.			3,194.03	002522
9/25/23	00039	9/01/23	346	202309	320	57200	34200		JANITORIAL SERVICES	*	881.92		
		9/01/23	346	202309	320	57200	46500		POOL MAINTENANCE SERVICES	*	1,405.42		
		9/01/23	346	202309	330	53800	34000		CONTRACT ADMINISTRATION	*	1,912.33		
		9/01/23	346	202309	320	57200	46200		FACILITY MANAGEMENT	*	5,300.00		
									RIVERSIDE MANAGEMENT SERVICES, INC.			9,499.67	002523
9/25/23	00039	9/14/23	349	202309	320	57200	46100		GEN FAC MAINT	*	835.00		
		9/14/23	349	202309	330	53800	46000		REPAIRS/REPLACE FIELD	*	1,162.00		
		9/14/23	349	202309	320	57200	46000		REPAIRS/REPLACE AMENITY	*	628.01		
		9/14/23	349	202309	320	57200	52200		JANITORIAL SUPPLIES	*	94.68		
		9/14/23	349	202309	320	57200	52100		POOL CHEMICALS	*	480.61		
									RIVERSIDE MANAGEMENT SERVICES, INC.			3,200.30	002524
9/25/23	00135	9/12/23	09122023	202309	300	36900	10100		REIMB MEETING ROOM	*	250.00		
									SHAWN HAUSERMANN			250.00	002525
9/25/23	00130	9/01/23	61772532	202309	320	57200	43200		SEP RODENT CONTROL	*	90.00		
									TURNER PEST CONTROL LLC			90.00	002526
9/25/23	00118	8/22/23	72648863	202309	320	57200	34510		SEP SECURITY CAM MONITOR	*	142.95		
									VECTOR SECURITY INC			142.95	002527
9/28/23	00031	9/17/23	363953	202309	310	51300	32200		AUDIT FYE 9/30/2022	*	3,190.00		
									BERGER, TOOMBS, ELAM, GAINES &			3,190.00	002528
9/28/23	00029	9/05/23	19311	202309	300	15500	10000		FY24 INSURANCE RENEWAL	*	22,796.00		
									EGIS INSURANCE ADVISORS, LLC			22,796.00	002529
TOTAL FOR BANK A											99,319.27		
RDGE --RIDGEWOOD-- BPEREGRINO													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						99,319.27	

From: Ridgewood Trails ridgewoodtrailsmgr@rmsnf.com 

Subject: Money order

Date: August 10, 2023 at 9:28 AM

To: Bernadette Peregrino bperegrino@rmsnf.com, Marilee Giles mgiles@rmsnf.com, Todd Polvere tpolvere@rmsnf.com,
Lisa Pelkey lpelkey@rmsnf.com



Good morning,

Attached to this email is a copy of the money order. I will get the money over to the GMS office as soon as possible for deposit.

Please send the check to:

Angelia Taylor
4418 Great Falls Loop
Middleburg, FL 32068

If you have any questions please let me know.

Thank you,

Tara Lee

Amenity Manager

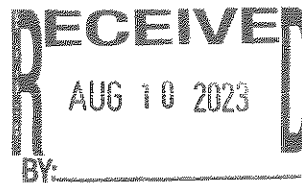
Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com



20230810_0912

52.pdf

268 KB

WesternUnion WU

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW
WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY ORDER

Walmart 

22-035388390

A 362564 D 062623
T 0819 152
220353883904 L 003308

\$ 250.00

PAY EXACTLY TWO HUNDRED FIFTY DOLLARS AND NO CENTS

PAY TO THE ORDER OF Ridgewood Trails CDD

PAYMENT FOR ACCT. #

4148 Great Falls Loop

Q Taylor

PURCHASER'S SIGNATURE
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE

⑆ 102100400⑆ 40220353883906⑈

MONEY ORDER RECEIPT - NON NEGOTIABLE


LOAD THIS DIRECTION, THIS SIDE UP

LOAD THIS DIRECTION, THIS SIDE UP

AGT 362564 LDC 003308 DT 062623 \$250.00 2HUNDREDSODOLLARS AND NO CENTS

Payable to: **RETAIN THE MONEY ORDER RECEIPT. IT MUST BE INCLUDED WITH ALL REFUND REQUESTS. BE SURE TO READ IMPORTANT INFORMATION BELOW AND ON BACK.** For your own records, it is recommended that you make a photocopy of the ~~completed~~ Money Order before providing it to the receiver.
PURCHASE AGREEMENT: You the purchaser agree that Western Union Financial Services Inc. (WUFSI) need not stop payment on, or replace, or refund a lost or stolen WUFSI Money Order unless (1) you fill in the face of the Money Order at the time of purchase, and (2) you report the loss or theft to Western Union Financial Services Inc. in writing immediately, and (3) You provide WUFSI with this original Money Order receipt issued by Western Union Financial Services Inc., Denver, Colorado. For customer service, call 1-844-666-4263.

* 22035388390 *



RECEIVED
AUG 10 2023
BY: _____

Azalea Ridge Homeowners Association Inc
4213 County Road 218, Suite 1
Middleburg, Florida 32068

INVOICE NO. **DATE**

BILL TO JULY 19, 2023

Ridgewood Trails CDD
475 West Town Place
Suite 114
St Augustine Florida

DESCRIPTION	UNIT PRICE	TOTAL
Freedom Fest – CDD/HOA shared event ½ event cost	\$848.98	\$848.98

Approved
Ridgewood Trails CDD
Special Events
1.320.57200.49500
Tara R. Lee
8.11.23

YOUR LOGO
HERE

TOTAL DUE BY DATE


\$848.98

INVOICE



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

Customer #: 24319930
Invoice #: 8561378
Invoice Date: 9/1/2023
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For September <div style="text-align: center;">  Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara R. Lee</i> 8.28.23 </div>	10,292.00
Total invoice amount Tax amount Balance due		10,292.00 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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24319930
Invoice #: 8561378
Invoice Date: 9/1/2023

Amount Due: \$10,292.00

Thank you for allowing us to serve you
Please reference the invoice # on your check and make payable to:

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

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

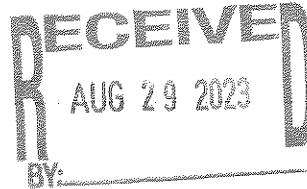
CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2023-258214
 Invoice Date: 8/24/2023
 Due Date: 9/23/2023

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

Advertiser
 Ridgewood Trails C.D.D.

Customer ID
 21794

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 80529	Notice of Meeting September 6, 2023	CT - Clay Today	Aug 24	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

Total:									\$44.00
---------------	--	--	--	--	--	--	--	--	---------

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.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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


Being a Notice of Meeting Ridgewood Trails CDD

In the matter of September 6, 2023

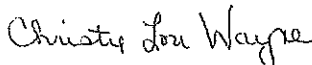
LEGAL: 80529

Was published in said newspaper in the issues: 8/24/2023

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 08/24/2023



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Ridgewood Trails Community Development District

The meeting of the Board of Supervisors of the Ridgewood Trails Community Development District will be held on Wednesday, September 6, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1687 Azalea Ridge Boulevard, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-6850). 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) 940-6850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Services 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 verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager
Legal 80529 Published 8/24/2023 in Clay County's Clay Today newspaper



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 390652
 Invoice Date: 08/25/2023
 Completed: 08/25/2023
 Terms: Due On Receipt
 Bid#: 0
 Job: 6366-1
 475 West Town Place

Bill to: Approved
 Ridgewood CDD
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092
[Click Here to Pay Online!](#)
 Ridgewood Trails CDD
 Amenity Center - Repairs & Replacements
 1.320.57200.46000
Tara R. Lee
 8.28.23

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
HID Aero X1100 2 Door Controller and Power Kit	-1.00	\$1,399.99	(1,399.99)
ADC Lp1501 PoE Door Controller and Power Kit	1.00	\$1,399.99	1,399.99
1326LSSMV ProxCard II 1326 Clamshell Smart Card	100.00	\$2.50	250.00
125KHZ PROXIMITY CLAMSHELL CARD	-100.00	\$2.50	(250.00)
RFID Proximity Card Reader	-1.00	\$108.68	(108.68)
RFID Proximity Card Reader	-1.00	\$108.68	(108.68)
HID Prox Point Plus Reader Black	2.00	\$149.99	299.98
Outdoor-rated Mounting Bracket For ANCP3005Q	2.00	\$24.00	48.00
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	2.00	\$179.95	359.90
Wirepath 1-Port Keystone Wall Plate - White	1.00	\$4.00	4.00
Schedule 40 PVC Conduit 1/2in	10.00	\$1.25	12.50
1 2 PVC BOX ADAPTER	1.00	\$0.50	0.50
PVC Type LB Conduit Body, 1/2 Inch	3.00	\$3.00	9.00
Wirepath Cat 6 RJ45 UTP Keystone Insert - 90 Degree	1.00	\$11.00	11.00
Outdoor-rated Mounting Bracket For ANCP3005Q	-2.00	\$24.00	(48.00)
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	-2.00	\$179.95	(359.90)
3 4 Steel Conduit Lock Ring	3.00	\$0.42	1.26
Sales Tax			0.00

RECEIVED
 AUG 28 2023
 BY: _____

Tech Resolution Note:

CO on job 6366-1

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login. Support@hitechflorida.com Office: 850-385-7649	Total	\$120.88
	Payments	\$0.00
	Balance Due	\$120.88



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 390653
 Invoice Date: 08/25/2023
 Completed: 08/25/2023
 Terms: Due On Receipt
 Bid#: 0
 Job: 6366-1
 475 West Town Place

Bill to:
 Ridgewood CDD
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

Approved
 Ridgewood Trails CDD
 Amenity Center - Repairs & Replacements
 1.320.57200.46000
Tara R. Lee
 8.28.23

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>2-11885-AC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Discount Monitoring Security	1.00	(\$15.00)	(15.00)
Sales Tax			0.00

RECEIVED
 AUG 28 2023
 BY: _____

Tech Resolution Note:
 August Services

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$20.00
Payments	\$0.00
Balance Due	\$20.00



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

Invoice

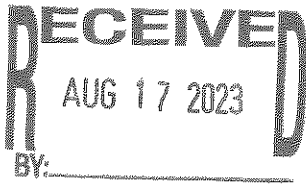
Date 9/1/2023

Invoice # 131295617081

Terms	Net 20
Due Date	9/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,244.16



Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.52100
Tara R. Lee
8.17.23

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

Remittance Slip

Customer
13AZA025
Invoice #
131295617081

Amount Due \$1,244.16
Amount Paid _____

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



131295617081



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE: 617502544
DATE: 7/25/2023
ORDER: 617502544

Bill To: [761826]
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Location: [761826] 904-214-3346
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
7/25/2023	09:36 AM			09:36 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/3/2023		09:54 AM

Service	Description	Price
---------	-------------	-------

CPCSMART

SMART Rodent Control Program

\$90.00

SUBTOTAL \$90.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$90.00

AMOUNT DUE \$90.00

RECEIVED
 AUG 25 2023
 BY: _____

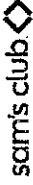
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Debra Gonzalez
Summer Event

7/1/2023 - Summer Event Check Reimbursements:

- ✓ Debra Gonzalez - \$598.42
- ✓ Nicole Meldrum - \$143.36
- ✓ Jackie Reeves - \$72.68
- ✓ Claudia Beureuse - \$60
- ✓ Sam Duffes - \$23.49

\$598.42 (59 items)

Pickup Items (59)

Item #	Item Description	City	Price
174	Member's Mark™ 30	City 2	\$20.51
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 2	\$4.86
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 10	\$3.99
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 4	\$3.99
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 1	\$21.94
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 4	\$75.92
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 4	\$18.89
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 20	\$71.60
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 20	\$3.58
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 10	\$79.80
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 10	\$7.88
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 1	\$24.94
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$179.81
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$23.98
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$598.42
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$0.00
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$0.00
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$0.00
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$0.00
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$598.42
06230	Member's Mark™ 30 Paper Towels (4 pk.)	City 6	\$598.42

Additional pickup person
Nicole Meldrum
samgpcar3002@samclub.com

Subtotal (59 items) \$598.42
Shipping \$0.00
Product fees \$0.00
Sales tax \$0.00
Gift Option \$0.00
Total \$598.42
MasterCard # 5029

Credit cards are not eligible for order pickup at this time. If you are a returning chargeback item, it is an authorization hold for the total amount.

Total - \$897.95

Debra

Ni Kiki Meldrum
4177 Fishing Creek Ln
32068

Jackie Reeves
1854 Big Spring Point
32068

Sam Duffes
4240 Great Falls Loop
32068

46 Glenwood St
 Ponte Vedra, FL 32081
 (904) 572-8836
www.starsnstripes904.com

Vina Delcomyn

From: Nicole Meldrum <stargazer1903@hotmail.com>
 Sent: Wednesday, June 28, 2023 9:24 PM
 To: Vina Delcomyn
 Subject: Fwd: Your Quote from Stars N Stripes Inflatables, LLC - Quote #91

Nikki Meldrum
 123 Street Name
 Jacksonville, FL 32259
 STARGAZER1903@HOTMAIL.COM
 904-505-0629/904-505-0629
 Quote Created by: Samantha White
 Customer Comments:

Follow Up Flag: Follow up
 Flag Status: Flagged

Hi Vina!

Per our phone conversation earlier today, here is the forwarded quote for the inflatable rental for this Saturday, July 1, 2023. The check would need to be made out to: Stars N Stripes Inflatables for \$800 in the memo quote #91 Azalea Ridge Event and if you want to drop it off with Rob, that would be great!

I spoke with Tara last week and we'd just need to get this paid up front as her email states below.
 Let me know what else you need from me or how else I can help.

Thanks!
 Nikki




Sent from my iPhone

Begin forwarded message:

From: Ridgewood Trails <ridgewoodtrailsmgr@rnsnf.com>
 Date: June 22, 2023 at 9:58:43 AM EDT
 To: Samantha White <starsnstripes904@gmail.com>
 Cc: stargazer1903@hotmail.com
 Subject: Re: Your Quote from Stars N Stripes Inflatables, LLC - Quote #91

- 1) We accept cash, checks, and credit cards. If paying with cash, please note that our drivers don't carry change. Payment is due at time of set up.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but not rocks or slicker patches of any kind. If this type of topography is all you have, please rent "tarping 3" thick" under concessions and add-ons and/or tarp 3" thick before our delivery/setup. Please call us if you are unsure.
- 4) All inflatable units MUST be staked in the ground for safety. If this is not possible, you will need to select jumper placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on atleast 3 corners.
- 5) We will call you the day before your event with a setup time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time).
- 6) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.
- 7) If your event will be at a park, please tell us. It affects our scheduling and your pricing. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost.

We want your party to go on smoothly, as possible. Please call if you have any questions. Thanks!

	Sat, Jul 1 8:00 am - 9:00 p		
	Castle Combo with Slide	x 1	= \$200.00
	21' Volcano Themed Water Slide with Inflatable Pool	x 1	= \$300.00
	50' STAR Wars 2-Piece Inflatable Obstacle Course with Slide	x 1	= \$200.00
	SubTotal		\$700
	Tax: 0%		\$0.00
	Total		\$700
	Min Payment Req'd		\$50
	Due		\$700

Hi Nikki,

Since the HOA pays up front for all combined CDD/HOA events I am not able to sign or approve this. Once we receive an invoice from Vina a check will be mailed to the HOA for our half.

Thanks,

Nikki Meldrum
Summer Event

Party City

NOBODY HAS MORE PARTY FOR LESS

6001 ARGYLE FOREST BLVD, UNIT
JACKSONVILLE, FL 32244
904-777-1318

048419734079	GRS ANIMAL B	\$12.50	1
	GRS ANIMAL BLLNS		
013051575861	SOCT 5IN RED	\$5.30	1
	SOCT 5IN RED LTX BLLN		
013051575724	SOCT 5IN BRT	\$5.30	1
	SOCT 5IN BRT RYL BLU LTX BLLN		
048419734024	SOCT 5IN WHT	\$5.30	1
	SOCT 5IN WHT LTX BLLN		
048419734079	GRS ANIMAL B	\$12.50	1
	GRS ANIMAL BLLNS		
	ITEM DISCOUNT	\$1.25	-

	SUBTOTAL	\$39.65	
	GEN MERCH TAX @ 7.500%	\$2.97	
	TOTAL	\$42.62	
	DEBIT	\$42.62	
	ITEMS = 5	YOU SAVED \$1.25	

DEBIT SALE \$42.62
XXXXXXXXXXXX5996 CHIP
APPR: 932808
JOURNAL: 0274118816811005

ATD: A0000000980840
Application Label: US DEBIT
Cryptogram Type: TC
Cryptogram: CCD3FA199486283F
PIN Statement: PIN Verified

07/01/23 11:44:17



Become a member
Scan for free 30-day trial



TC# 0402 2862 4281 6464 121
ITEMS SOLD 1
CHANGE DUE 19.16
CASH TEND 20.76
TOTAL 1.59
TAX 1 7.500% 0.11
SUBTOTAL 1.48
LYSOL WIPES 001920099717 1.48-X
** VOIDED ENTRY **
LYSOL WIPES 001920099717 1.48 X
ST# 03308 OP# 000063 TE# 10 TR# 00610
MIDDLEBURG FL 32068
1580 BRANAN FIELD RD
904-214-9411 Mer: COREY



Give us feedback @ survey.walmart.com
Thank you! ID #: 7SJTX014TF07
Nikki Meldrum - Summer Event

Nikki Meldrum - Summer Event
Golf Cart Prize

Give us feedback @ survey.walmart.com
Thank you! ID #: 7SJTX314TKFS



904-214-9411 Mer: COREY
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 OP# 003930 TE# 13 TR# 04774
WM GIFT CARD 087458605076 25.00 0
SUBTOTAL 25.00
TOTAL 25.00
CASH TEND 40.00
CHANGE DUE 15.00
SHOP CARD ACTIVATION 25.00
ACCOUNT 630253250463****
TC# 0480 4596 6069 2888 2282



Become a member
Scan for free 30-day trial



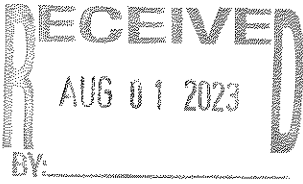
07/01/23 11:40:30

INVOICE



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

Customer #: 24319930
Invoice #: 8515527
Invoice Date: 8/1/2023
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For August	10,292.00
<p>Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara R. Lee</i> 8.1.23</p>		
		
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 #: 8515527
Invoice Date: 8/1/2023

Amount Due: \$10,292.00

Thank you for allowing us to serve you
Please reference the invoice # on your check
and make payable to:

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

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



INVOICE

Sold To: 24319930
 Ridgewood Trails CDD
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 24319930
Invoice #: 8529115
Invoice Date: 7/25/2023
Sales Order: 8156670
Cust PO #:

Project Name: Cut two declined Willow Trees along main boulevard
Project Description: Trees could fall into road during storm

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Cut two declined Willow Trees	1.000	LS	750.00	750.00
<p>Approved Ridgewood Trails CDD Field Repairs & Maintenance 1.330.53800.46000 <i>Tara R. Lee</i> 8.8.23</p> <p>RECEIVED AUG 08 2023 BY: _____</p>					
Total Invoice Amount					750.00
Taxable Amount					
Tax Amount					
Balance Due					750.00

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 #: 8529115
 Invoice Date: 7/25/2023

Amount Due: \$ 750.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Ridgewood Trails CDD

Property Name	Ridgewood Trails CDD	Contact	Tara Lee
Property Address	1667 Azalea Ridge Blvd Middleburg, FL 32068	To	Ridgewood Trails CDD
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Cut two declined Willow Trees along main boulevard
 Project Description Trees could fall into road during storm

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Cut two declined Willow Trees along entry boulevard; debris will be disposed of in natural areas per best practices

For Internal use only

SO# 8156670
 JOB# 346100568
 Service Line 300

Total Price \$750.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. **The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.**
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and price of this Contract within sixty (60) days.
7. **Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.**
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services.

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined bed/ditch and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

<p>Signature _____</p> <p>Tara Lee Printed Name</p>	<p>Title Amenity Manager</p> <p>Date July 06, 2023</p>
<p>BrightView Landscape Services, Inc. "Contractor"</p>	
<p>Signature _____</p> <p>Royce Peadar Printed Name</p>	<p>Title Account Manager - Exterior</p> <p>Date July 06, 2023</p>
<p>Job #: 346100568</p> <p>SO #: 8156670</p>	<p>Proposed Price: \$750.00</p>

Royce Peaden

From: Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com>
Sent: Thursday, July 6, 2023 8:10 AM
To: Royce Peaden; Jay Soriano
Cc: Jeremiah Blouin; Karen Fisher; Rodney Hicks
Subject: Re: BrightView Quality Site Assessment - Ridgewood Trails

EXTERNAL E-MAIL

Good morning,

Both of the attached proposals for extra work (queen palm/willow tree) have been approved. Please move forward. If you have any questions please let me know.

Thank you,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com

On Mon, Jun 26, 2023 at 4:06 PM Royce Peaden <Royce.Peaden@brightview.com> wrote:

Hey Tara,

Please find attached this month's QSA. Please review and let us know if you have any questions.

Of note –

Queen palm at the main entrance is declining and appears to have Ganoderma. This Palm should be removed as soon as possible to help prevent the further spread to surrounding palms. Proposal is attached. Here is info on Ganoderma for your review - <https://edis.ifas.ufl.edu/publication/PP100>

Two dead Willow trees in the natural area between main entrance and pool area. Attached is a proposal to cut down these two trees ahead of storm season.

Thanks!

Royce

From: Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com>
Sent: Friday, June 23, 2023 8:22 AM
To: Royce Peaden <Royce.Peaden@brightview.com>
Subject: Re: BrightView Quality Site Assessment - Ridgewood Trails

EXTERNAL E-MAIL

Good morning Royce,

Hope all is wellll

Could you please send me a QSA report for our CDD meeting on July 5th? I have to send it in on Tuesday (June 27) morning so it can be added to the agenda.

Thanks,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com

On Fri, Apr 21, 2023 at 8:18 AM Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com> wrote:

This is great!! Thank you very much!!

Thanks,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com

On Fri, Apr 21, 2023 at 8:14 AM Royce Peaden <royce.peaden@brightview.com> wrote:

Hey, Tara,

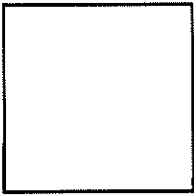
Good morning!

Attached is the QSA report for Ridgewood Trails CDD May meeting. Please review and let us know if you have any questions or concerns.

I'll be sending the requested proposal in a follow-up email.

Thank you!

Royce





INVOICE

Sold To: 24319930
 Ridgewood Trails CDD
 475 W Town Pl Ste 114
 St Augustine FL 32092

Customer #: 24319930
Invoice #: 8529117
Invoice Date: 7/25/2023
Sales Order: 8160564
Cust PO #:

Project Name: Ridgewood Trails: 4288 Packer Meadow Way Drop Dead hazardous pine tree in preserve
Project Description: 4288 Packer Meadow Way Drop Dead hazardous pine tree in preserve

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD 4288 Packer Meadow Way Drop De	1.000	LS	615.00	615.00
<p>Approved Ridgewood Trails CDD Field Repairs & Maintenance 1.330.53800.46000 <i>Tara R. Lee</i> 8.8.23</p> <div style="border: 2px solid black; padding: 5px; display: inline-block; text-align: center;"> <p>RECEIVED AUG 08 2023 BY: _____</p> </div>					
Total Invoice Amount					615.00
Taxable Amount					
Tax Amount					
Balance Due					615.00

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 #: 8529117
 Invoice Date: 7/25/2023

Amount Due: \$ 615.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Ridgewood Trails CDD

Property Name	Ridgewood Trails CDD	Contact	Tara Lee
Property Address	1667 Azalea Ridge Blvd Middleburg, FL 32068	To Billing Address	Ridgewood Trails CDD 475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Ridgewood Trails: 4288 Packer Meadow Way Drop Dead hazardous pine tree in preserve

Project Description 4288 Packer Meadow Way Drop Dead hazardous pine tree in preserve

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	4288 Packer Meadow Way Drop Dead hazardous pine tree in preserve	\$615.00	\$615.00

For internal use only

SO# 8160564
JOB# 346100568
Service Line 300

Total Price \$615.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and price of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assigns and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other, provided however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in the proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

	Amenity Manager
Signature	Title
Tara Lee	June 30, 2023
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
Account Manager - Exterior	
Signature	Title
Royce Paaden	June 30, 2023
Printed Name	Date
Job #:	346100568
SO #:	8160564
Proposed Price:	\$615.00

Royce Peaden

From: Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com>
Sent: Friday, June 30, 2023 9:13 AM
To: Royce Peaden; Rodney Hicks; Jeremiah Blouin; Jay Soriano; Marilee Giles
Subject: Re: Ridgewood Trails CDD Fwd: Dead Tree

EXTERNAL E-MAIL

Good morning Royce,

This has been approved. Please keep me updated so I can let the resident know.

Thanks,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com

On Thu, Jun 29, 2023 at 5:05 PM Royce Peaden <Royce.Peaden@brightview.com> wrote:

Hey, good afternoon, Tara,

Please find attached a proposal to cut and drop the pictured pine into the preserve.

Thank you!

Royce

From: Ridgewood Trails ridgewoodtrailsmgr@rmsnf.com

Sent: Wednesday, June 28, 2023 7:47 AM

To: Rodney Hicks <Rodney.Hicks@brightview.com>; Royce Peaden <Royce.Peaden@brightview.com>; Jeremiah Blouin <Jeremiah.Blouin@brightview.com>; Jay Soriano <jsoriano@gmsnf.com>

Subject: Fwd: Ridgewood Trails CDD Fwd: Dead Tree

EXTERNAL E-MAIL

Good morning,

We need to schedule to have a tree cut down at 4288 Packer Meadow Way. It is located behind the house. Please see the pictures above. I did let the resident know that this was a natural preserve area and that the tree would be dropped there once it was cut.

She said her neighbor does not have a fenced in yard, and if you can't get to it that way you will need to go through her yard. She can make arrangements to be home whenever you plan take it down.

Thanks,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com

----- Forwarded message -----

From: Marilee Giles <mgiles@gmsnf.com>

Date: Wed, Jun 21, 2023 at 11:47 AM

Subject: Ridgewood Trails CDD Fwd: Dead Tree

To: Jay Soriano <jsoriano@gmsnf.com>, Ridgewood Trails Amenity Manager <ridgewoodtrailsmgr@rmsnf.com>

Cc: Yolanda Nolte <yolandanolte@gmail.com>

Jay or Tara,

Can you have someone look in to this tree concern?

Marilee Giles
District Manager
GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Office: (904) 940-5850 x412
Email: Mgiles@gmsnf.com

Begin forwarded message:

From: Yolanda Nolte <yolandanolte@gmail.com>

Subject: Dead Tree

Date: June 21, 2023 at 11:19:52 AM EDT

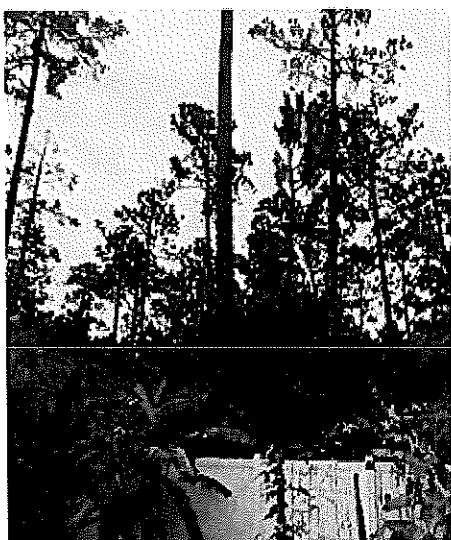
To: mgiles@gmsnf.com

Good morning!

I've attached photos of the dead tree we discussed earlier this year. As you see it's just behind our fence.

Please let me know if you have any questions,

Yolanda



INVOICE

BrightView
Landscape Services

Sold To: 24319930
Ridgewood Trails CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 24319930
Invoice #: 8545213
Invoice Date: 8/7/2023
Sales Order: 8183541
Cust PO #:

Project Name: Ridgewood Trails - Irrigation inspection repair proposal
Project Description: Ridgewood Trails - Irrigation inspection repair proposal

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD 6" Rotor	1.000	EA	62.00	62.00
Approved Ridgewood Trails CDD Irrigation Repairs 1.330.53800.46301 <i>Tara R. Lee</i> 8.10.23					
RECEIVED AUG 10 2023 BY: _____					
Total Invoice Amount					62.00
Taxable Amount					
Tax Amount					
Balance Due					62.00

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 #: 8545213
Invoice Date: 8/7/2023

Amount Due: \$ 62.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Ridgewood Trails CDD

Property Name	Ridgewood Trails CDD	Contact	Tara Lee
Property Address	1667 Azalea Ridge Blvd Middleburg, FL 32068	To Billing Address	Ridgewood Trails CDD 475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Ridgewood Trails - Irrigation inspection repair proposal
 Project Description Ridgewood Trails - Irrigation inspection repair proposal

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	6" Rotor	\$62.00	\$62.00

For internal use only

SO# 8183541
 JOB# 346100568
 Service Line 150

Total Price \$62.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-6716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
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6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
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12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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Acceptance of the Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

	Amenity Manager
Signature	Title
Tara Lee	July 27, 2023
Printed Name	Date

BrighView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Milas R. Peadan Jr.	July 27, 2023
Printed Name	Date

Job #:	346100568		
SO #:	8183541	Proposed Price:	\$62.00



No. 1537077

Authorization for Extra Work

Date 7-24-23
 Client Name Ridge Wood Trails
 Client/Jobsite Phone No. _____
 Job Name _____
 Description of Work Irrigation Repairs

INTERNAL USE ONLY
 Client Number 346100568
 Job Number/Coding 0568 | 150
 Purchase/Work Order 8183541
 Tax Code: _____

OTHER NOTES:

- Do not mail; send invoice back to branch
- Attach copy of signed approval letter w/invoice

Item No.	Type of Labor, Equipment or Materials Used	Hours or Quantity	Unit Price	Total
1	6" Astor	1	62.00	62.00
Total Labor & Materials, including Sales Tax				<u>62.00</u>

This bid is valid for 60 calendar days unless otherwise approved by BrightView

THIS IS NOT AN INVOICE

Instructions to Job Superintendent: No work is to be performed without this written authorization being correctly completed and signed by the authorized agent of the Contractor or Owner. Give Customer's Copy to the agent. ALL other copies (with the exception of the Field Copy) MUST be submitted to your branch office promptly upon completion of the work.

Instructions to Contractor or Owner: This work order properly signed by your agent has been accepted as authorization to perform the work. An invoice accompanied by a copy of this order will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General terms and conditions" which are printed on reverse and are incorporated herein by reference.

X [Signature]
Approved by BrightView Representative

X [Signature]
Approved by Client Representative

7/24/23
Date

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

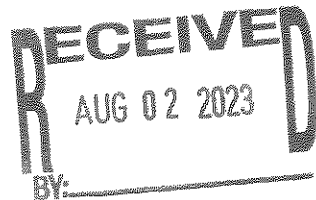
Invoice

Invoice #: 246
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		3,806.25	3,806.25
Website Administration - August 2023		100.00	100.00
Information Technology - August 2023		150.00	150.00
Dissemination Agent Services - August 2023		83.33	83.33
Office Supplies		0.42	0.42
Postage		95.84	95.84
Copies		41.85	41.85
Repair/Replacements		338.65	338.65



Total	\$4,616.34
Payments/Credits	\$0.00
Balance Due	\$4,616.34


My order status | Print this invoice | My account | Customer service

Order Received

Thank you Jay Soriano!

Your order number is SMT-576860

Order Number	Order Date	Shipping Method	Est. Ship Date	Est. Arrival Date
SMT-576860	02 Mar '23	Two-Day	06 Mar '23	08 Mar - 09 Mar '23

No.	Description	Qty.	Price	Total
1.	 Semi-Custom Aluminum Palladio Signs (Part No: K-3447)	5	\$44.45	\$222.25
	+ Sign set-up charge (Part No: Adder-SU-18x18-DZ-SC)	1	\$0.00	\$0.00
	+ 3M SmartShield POF Laminate – Superior protection against Fading and Graffiti. (Part No: POF-18x18)	5	\$17.59	\$87.95

Sub Total:	\$310.20
Shipping:	Free
Sales Tax:	\$23.26
GRAND TOTAL	\$333.46

SHIPPING ADDRESS

Jay Soriano
 475 w. Town Pl.
 suite 114
 St. Augustine, FL - 32092

WE HAVE BILLED THE FOLLOWING ACCOUNT:

American Express Card: \$333.46
 Jay Soriano
 475 w. Town Pl.
 suite 114
 St. Augustine, FL - 32092
 Charges will appear on your credit card statement as **SMARTSIGN**

~~RTWCDD~~
 Rigdenood
 Trails
 RTWCDD-
 repair / replace

GORMAN COMPANY

DIVISION OF HAJOCA CORPORATION



Ship Ticket

**** CASH SALE * CASH SALE * CASH SALE ****

202 GORMAN CO JACKSONVILLE
 1930 W BEAVER ST
 JACKSONVILLE FL 32209-7564
 904-354-0631 Fax 904-354-5022

ORDER DATE	ORDER NUMBER
05/18/23	S018423750.002
ORDERED FROM:	PAGE NO
202 GORMAN CO JACKSONVILLE 1930 W BEAVER ST JACKSONVILLE FL 32209-7564 904-354-0631 Fax 904-354-5022	1

Printed on 05/18/23 at 02:08pm EDT

SOLD TO: 31821
 CASH SALE-PLBG GORMAN 202
 1930 W BEAVER ST
 JACKSONVILLE, FL 32209-7564

SHIP TO: 31821
 CASH SALE-PLBG GORMAN 202
 J SORINAO 904 274 2450
 JACKSONVILLE, FL 32209-7564

**** C A S H S A L E * C A S H S A L E **** JAY

CUSTOMER NUMBER	CUSTOMER PURCHASE ORDER NUMBER	CUSTOMER RELEASE NUMBER	ORDERED BY
31821	JAY SORIANO		

SUBSPERSON	WRITER	SHIP VIA	WAREHOUSE	SHIP DATE	PRELIT
House	Tommy Hefelfinger	PK PICK UP NOW	Shp 20 Prc 20	05/18/23	No

ORDER QTY	SHIP QTY	DESCRIPTION	NET UNIT PRICE	EXTENSION
-----------	----------	-------------	----------------	-----------

2ea	2ea	LF 437292 21/2X2 SPGXS SCH40 PVC BUSH Loc: W26004 Pn: 231819 Weight: 0.47 Total Weight: 0.47	2.417/ea	4.83
-----	-----	---	----------	------

***** Credit Card Information *****

*
 * Merchant ID# : GW1034836 Time/Date: 02:08pm 05/18/2023 *
 * Card Number : XXXXXXXXXXXX3053 Card Type: Amex *
 * Card Holder : CASH SALE-PLBG GORMA Auth Code: 578239 *
 * Response Code: 0/00 *
 * Approved *
 * Amount : \$5.19 *
 * Signature : _____ *
 * I agree to pay above total amount according to card issuer agreement.*
 * PAID IN FULL *

***** ORDER SUMMARY *****
 Total Sales for Order 5.19
 Payments to Date -5.19

 Balance 0.00

xt Page ***

*** C A S H S A L E * C A S H S A L E ****

Ridgewood
 Trails COP
 pool facility
 items
 - repair/
 replacements

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

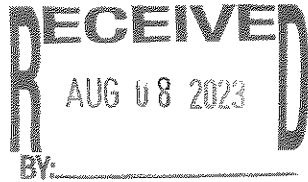
Phone: 561-994-9299

Fax: 561-994-5823

Ridgewood Trails Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 24631
Date 08/07/2023

SERVICE	AMOUNT
Project: Arbitrage - Series 2007AB FYE 5/31/2023	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

KUTAK ROCK LLP

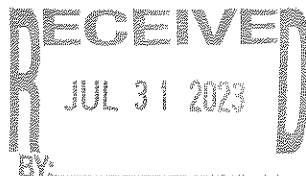
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2023



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

Reference: Invoice No. 3254271
Client Matter No. 17623-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3254271
17623-1

Re: Ridgewood Trails CDD - General

For Professional Legal Services Rendered

06/07/23	K. Buchanan	0.30	91.50	Conference with Clay County attorney
06/08/23	K. Buchanan	0.40	122.00	Review suspension letter and confer with district manager
06/12/23	K. Buchanan	0.80	244.00	Compile records for Clay County attorney
06/28/23	K. Buchanan	1.20	366.00	Review proposed budget; review appropriations resolution and assessment resolution

TOTAL HOURS 2.70

TOTAL FOR SERVICES RENDERED \$823.50

TOTAL CURRENT AMOUNT DUE \$823.50

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Pond Management Services
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

RIDGEWOOD TRAILS CDD
Taylor Tennison
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
718416	8/1/2023	\$672.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000662130010000001147020000006720009

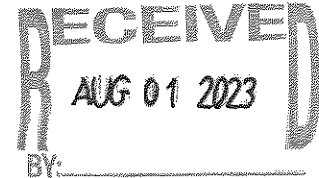
Please Return this portion with your payment

Invoice Due Date 8/11/2023 Invoice 114702B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2023	3813 Great Falls Loop Middleburg, FL 32068 Water Management - Monthly		\$672.00	\$0.00	\$672.00

Please remit payment for this month's invoice

Approved
Ridgewood Trails CDD
Lake Maintenance
1.330.53800.46400
Tara R. Lee
8.1.23



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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$672.00

This Invoice Total:

\$672.00

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

Customer #: 718416
Portal Registration #: 98B142AF

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

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

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 8/1/2023

Invoice # 131295616368

Terms	Net 20
Due Date	8/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,244.16

RECEIVED
JUL 17 2023
BY: _____

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

Remittance Slip

Customer
13AZA025
Invoice #
131295616368

Amount Due \$1,244.16
Amount Paid _____
Make Checks Payable To
 Poolsure
 PO Box 55372
 Houston, TX 77255-5372



131295616368

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

Invoice

Invoice #: 343
Invoice Date: 7/31/2023
Due Date: 7/31/2023
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 Assistant through July 2023 1.320.57200.45200	33	25.00	825.00

RECEIVED
AUG 07 2023
BY: _____

Jerry Lambert
8-7-23

Total	\$825.00
Payments/Credits	\$0.00
Balance Due	\$825.00

RIDGEWOOD TRAILS CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
33	Facility Assistant	\$ 25.00	\$ 825.00

Covers Period: July 2023

GL # 1.320.57200.45200

TOTAL DUE: \$ 825.00

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF JULY 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/19/23	3	S.R.	Completed daily checklist, returned calls and emails
7/21/23	7.5	S.R.	Completed daily checklist, returned calls and emails
7/24/23	7.75	S.R.	Completed daily checklist, returned calls and emails
7/25/23	7.5	S.R.	Completed daily checklist, returned calls and emails
7/31/23	7.25	S.R.	Completed daily checklist, returned calls and emails
	<u>33</u>		

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

Invoice

Invoice #: 344
Invoice Date: 7/31/2023
Due Date: 7/31/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 2023 320.572,4510	213.61	18.50	3,951.79

RECEIVED
AUG 07 2023
BY: _____

Jerry Lambert
8-7-23

Total	\$3,951.79
Payments/Credits	\$0.00
Balance Due	\$3,951.79

**RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
213.61	Lifeguarding Services for Ridgewood Trails Covering July 2023	\$ 18.50	\$3,951.79
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$3,951.79</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS JULY 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/23	5.25	R.A.	Lifeguarding
7/1/23	5.45	M.K.	Lifeguarding
7/1/23	5.65	M.M.	Lifeguarding
7/2/23	5.8	R.A.	Lifeguarding
7/2/23	4.37	M.K.	Lifeguarding
7/4/23	5.98	R.A.	Lifeguarding
7/4/23	5.88	M.M.	Lifeguarding
7/4/23	5.73	E.H.	Lifeguarding
7/7/23	5.58	M.K.	Lifeguarding
7/7/23	5.85	G.R.	Lifeguarding
7/8/23	5.35	R.A.	Lifeguarding
7/8/23	5.6	M.K.	Lifeguarding
7/9/23	5.35	R.A.	Lifeguarding
7/9/23	5.4	M.K.	Lifeguarding
7/14/23	5.17	M.K.	Lifeguarding
7/14/23	4.98	E.H.	Lifeguarding
7/14/23	2.98	J.M.	Lifeguarding
7/15/23	5.43	R.A.	Lifeguarding
7/15/23	5.75	M.K.	Lifeguarding
7/15/23	5.58	E.H.	Lifeguarding
7/16/23	5.85	R.A.	Lifeguarding
7/16/23	5.67	M.K.	Lifeguarding
7/16/23	5.65	E.H.	Lifeguarding
7/21/23	5.75	M.K.	Lifeguarding
7/21/23	5.75	E.H.	Lifeguarding
7/21/23	5.75	J.M.	Lifeguarding
7/22/23	5.7	R.A.	Lifeguarding
7/22/23	5.58	M.K.	Lifeguarding
7/22/23	5.78	E.H.	Lifeguarding
7/23/23	3.85	R.A.	Lifeguarding
7/23/23	3.85	M.K.	Lifeguarding
7/23/23	3.85	E.H.	Lifeguarding
7/28/23	5.2	M.K.	Lifeguarding
7/28/23	6.07	E.H.	Lifeguarding
7/28/23	5.72	G.R.	Lifeguarding
7/29/23	4.9	R.A.	Lifeguarding
7/29/23	5.52	M.K.	Lifeguarding
7/29/23	4.17	E.H.	Lifeguarding
7/30/23	5.95	R.A.	Lifeguarding
7/30/23	5.92	E.H.	Lifeguarding
TOTAL	213.61		

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

Invoice

Invoice #: 342
 Invoice Date: 8/1/2023
 Due Date: 8/1/2023
 Case:
 P.O. Number:

Bill 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 - August 2023		881.92	881.92
1.320.57200.46500 - Pool Maintenance Services - August 2023		1,405.42	1,405.42
1.330.53800.34000 - Contract Administration - August 2023		1,912.33	1,912.33
1.320.57200.46200 - Facility Management - Ridgewood Trails - August 2023		5,300.00	5,300.00

RECEIVED
 AUG 03 2023
 BY: _____

Jerry Lambert
 8-3-23

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6306 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE: 617621067
DATE: 8/3/2023
ORDER: 617621067

Bill To: [761826]
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Location: [761826] 904-214-3346
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
8/3/2023	09:37 AM			09:37 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/3/2023		10:18 AM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$90.00

SUBTOTAL	\$90.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$90.00

Approved
Ridgewood Trails CDD
Amenity Center ~ Pest Control
001.320.57200.43200
Tara R. Lee
8.3.23

AMOUNT DUE \$90.00

CL

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
 AUG 03 2023
 BY: _____

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

2023/08/03 10:18 AM 3813 GREATFALL LOOP MIDDLEBURG FL 32068



9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 72484346
 Invoice Date: 07/22/2023
 Branch: 72
 Account Number: 6433093
 Due Date: 08/21/2023

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 08/01/2023 To: 08/31/2023 RECURRING SERVICES			142.95	0.00	142.95

Approved
 Ridgewood Trails CDD
 Security Cameras
 1.320.57200.34510
 Tara R. Lee
 8.8.23

RECEIVED
 AUG 08 2023
 BY: _____

RECEIVED
 JUL 31 2023

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$142.95	\$0.00	\$142.95	\$0.00	\$142.95



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 Phillips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

7686014879 PRESORT PBPS034



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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
 Invoice Number: 72484346
 Invoice Date: 07/22/2023
 Account Number: 6433093
 Due Date: 08/21/2023
 Amount Due: \$142.95
 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



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

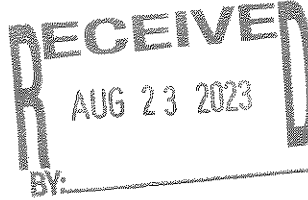
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Riverside Management Services, Inc
 9655 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Invoice #: 345
 Invoice Date: 8/21/2023
 Due Date: 8/21/2023
 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 July 1 - July 31, 2023		1,308.95	1,308.95
Maintenance Supplies		1,910.44	1,910.44
Gen. Fac. Main. \$833 ⁰⁰ 1.320.57200.46100			
Repairs/Replace Field \$1,216 ⁰⁰ 1.330.53800.46000			
Repairs/Replace Amen. \$626 ⁵¹ 1.320.57200.46000			
Janitorial Supplies \$25 ⁸⁸ 1.320.57200.52200			
Office Supplies \$102 ²⁶ 1.310.51300.51000			
Special Events \$415 ⁷⁴ 1.320.57200.49500			
<i>Jerry Lambert</i> 8-23-23			

Total	\$3,219.39
Payments/Credits	\$0.00
Balance Due	\$3,219.39

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JULY 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/5/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
7/7/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/10/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
7/12/23	1	R.M.	Women's pool side restroom handicap stall not flushing replaced flush valve kit
7/13/23	3.5	M.B.	Installed insert protector in umbrellas, replaced weight machine pin, repair weather stripping at women's restroom by pool
7/14/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/14/23	0.5	M.B.	Repair gym equipment, replace wire back on pulley
7/17/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
7/19/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/21/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
7/24/23	0.5	M.B.	Repair uneven treadmill
7/24/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/26/23	1	M.B.	Assemble and dry fit new umbrella
7/26/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
7/28/23	3	C.Z.	Worked on umbrella footer install
7/28/23	4	M.B.	Install concrete canons at big pool for new umbrellas
7/28/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
7/31/23	0.5	M.B.	Reattached pool rules sign to big pool gate

TOTAL 36

MILES 110

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	7/9/23	12lb Max Tabs	102.35	J.S.
	7/10/23	Toilet Paper 18 rolls (2)	45.95	F.S.
	7/10/23	Lysol (2)	13.29	F.S.
	7/10/23	Softsoap Refill (2)	14.90	F.S.
	7/10/23	Odoban Citrus	6.29	F.S.
	7/10/23	Odoban Eucalyptus	6.29	F.S.
	7/10/23	13 Gallon Trash Bags 140ct	22.97	F.S.
	7/10/23	33 Gallon Trash Bags 50ct	19.52	F.S.
	7/10/23	Weight Pin	34.62	T.L.
	7/10/23	Taylor Replacement Reagent Refill Kits	28.69	T.L.
	7/10/23	Airwick Plug In Refill 10 ct	27.19	T.L.
	7/10/23	Large Print Bingo Cards 25 pack (Event)	44.49	T.L.
	7/10/23	Small Room Fan	52.53	T.L.
	7/10/23	Bingo Set (Event)	63.28	T.L.
	7/10/23	Bingo Visor (Event)	12.98	T.L.
	7/10/23	Notepads 3pk	16.05	T.L.
	7/10/23	Ink Cartridge 4 Pack - Black, Cyan, Magenta, Yellow	37.57	T.L.
	7/11/23	2"x10' PVC (2)	40.80	J.S.
	7/13/23	Zum Aqua Flush Valve Rebuild Kit (2)	60.08	T.L.
	7/13/23	Door Weather Stripping	7.44	M.B.
	7/19/23	LCX Disinfect Bathroom Spray (2)	13.75	F.S.
	7/19/23	Keys (4)	18.26	F.S.
	7/24/23	Concrete Chisel	20.67	M.B.
	7/25/23	Pool Tabs	102.35	M.B.
	7/25/23	Algicide	28.73	M.B.
	7/25/23	Degreaser (2)	25.25	M.B.
	7/25/23	Pool Shock	34.48	M.B.
	7/25/23	Pool Net	34.48	M.B.
	7/28/23	60 Sakrete Concrete (2)	9.59	C.Z.
	7/30/23	6' Folding Table (2)	122.36	T.L.
	8/2/23	Leaf Rake for Pools	34.48	M.B.
	8/2/23	Scrub Brush	9.17	M.B.
	8/2/23	Degreaser (2)	32.17	M.B.
	8/2/23	2 Gallon Pump Sprayer	20.67	M.B.
	8/1/23	Kids Bingo Prizes	189.75	T.L.
	8/1/23	Snacks & Candy - Kids Bingo	27.17	T.L.
	8/1/23	Gift Bags and Tissue Paper - Kids Bingo	29.36	T.L.
	8/3/23	Kool-Aid Jammers (30pk) - Kids Bingo	8.03	T.L.
	8/3/23	Zephyrhills (35pk) 16.9 fl oz Water - Kids Bingo	7.22	T.L.
	8/3/23	Nabisco Cookies - Kids Bingo	10.14	T.L.
	8/3/23	Annie Anns Snacks - Kids Bingo	12.08	T.L.
	8/4/23	20ct Goldfish - Kids Bingo	11.22	T.L.
	8/4/23	Dog Waste Bags 10 Rolls (2)	122.44	T.L.
	8/4/23	Paper Towel Jumbo Rolls (2)	157.40	T.L.
	8/4/23	Ink Cartridge 4 Pack - Black, Cyan, Magenta, Yellow	48.63	T.L.
	8/4/23	Feminine Liner Bags Case of 500	82.50	T.L.
	8/4/23	Weight Pin (2)	40.80	T.L.
		TOTAL	<u>\$1,910.44</u>	


LOCALIQ

FLORIDA

ACCOUNT NAME Governmental Management Services, LLC		ACCOUNT # 923427	PAGE # 1 of 1
INVOICE # 0005817132	BILLING PERIOD Aug 1- Aug 31, 2023	PAYMENT DUE DATE September 20, 2023	
PREPAY (Memo-Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$1,100.18	

BILLING ACCOUNT NAME AND ADDRESS

Governmental Management Services Llc
475 W. Town Pl. Ste. 114
St Augustine, FL 32092-3649



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

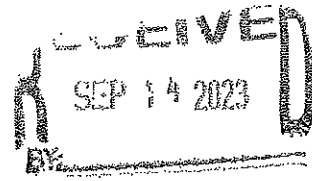
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
8/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/9/23	9133242	Coquina Shores Organizational Meeting		\$36.74
8/24/23	9192946	RFQ for Engineering Services		\$624.24
8/29/23	9204471	Rldgewood Trails CDD-FY24 Meeting Sched		\$439.20



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,100.18
Service Fee 3.99%	\$43.90
*Cash/Check/ACH Discount	-\$43.90
*Payment Amount by Cash/Check/ACH	\$1,100.18
Payment Amount by Credit Card	\$1,144.08

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Governmental Management Services, LLC		ACCOUNT NUMBER 923427		INVOICE NUMBER 0005817132		AMOUNT PAID \$439.20
CURRENT DUE \$1,100.18	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$1,100.18
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		TOTAL CREDIT CARD AMT DUE \$1,144.08

0000923427000000000000058171320011001867179

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Sarah Sweeting
Governmental Management Services, LLC
475 W Town PL # 114
St Augustine FL 32092-3649

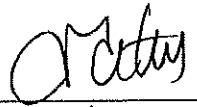
STATE OF WISCONSIN, COUNTY OF BROWN

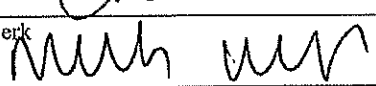
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

08/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/29/2023



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$439.20
Order No: 9204471 # of Copies:
Customer No: 923427 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridgewood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:

November 1, 2023
January 10, 2024 (2nd Wednesday)
March 6, 2024
May 1, 2024
July 10, 2024 (2nd Wednesday)
September 4, 2024

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

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

Marilee Giles
Manager
8/29/2023

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 247**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**Ridgewood Trails CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,806.25	3,806.25
Website Administration - September 2023		100.00	100.00
Information Technology - September 2023		150.00	150.00
Dissemination Agent Services - September 2023		83.33	83.33
Office Supplies		0.30	0.30
Postage		44.01	44.01
Copies		37.50	37.50
Telephone		40.48	40.48

RECEIVED
 SEP 06 2023
 BY: _____

Total \$4,261.87**Payments/Credits** \$0.00**Balance Due** \$4,261.87



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 390805
 Invoice Date: 09/01/2023
 Completed: 09/01/2023
 Terms: Due on Aging Date
 Bid#:

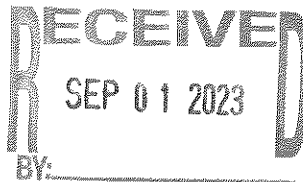
Bill to:
 Ridgewood CDD
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>2-11885-AC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Discount Monitoring Security	1.00	(\$15.00)	(15.00)
Sales Tax			0.00

Approved
 Ridgewood Trails CDD
 Security
 1.320.57200.3410
Tara R. Lee
 9.6.23



Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.	Total	\$20.00
	Payments	\$0.00
	Balance Due	\$20.00

Support@hitechflorida.com
Office: 850-385-7649



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

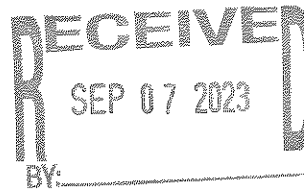
Invoice #: 69941
 Invoice Date: 09/06/2023
 Completed: 09/06/2023
 Terms: Due On Receipt
 Bid#:
 Service Ticket: 69941
 475 West Town Place

Bill to:
 Ridgewood CDD
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
10313 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL			
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	1.00	\$189.95	189.95
Altronix Power Supply Charger, Single Class 2 Outp	1.00	\$199.99	199.99
Wirepath Cat 5e Ethernet Patch Cable - 1 ft Gray	1.00	\$1.80	1.80
Wirepath Cat 5e Ethernet Patch Cable - 3 ft Gray	1.00	\$2.69	2.69
Service Labor	9.00	\$95.00	855.00
Sales Tax			0.00

Approved
 Ridgewood Trails CDD
 Security
 1.320.57200.34510
Tara R. Lee
 9.7.23



Tech Resolution Note:

Replace power supply for the amenity center at Azalea Ridge for the Maglock.

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$1,249.43
Payments	\$0.00
Balance Due	\$1,249.43

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

RIDGEWOOD TRAILS CDD
Taylor Tennison
475 West Town Pl
SUITE 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
718416	9/1/2023	\$672.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000662130010000001213910000006720002

Please Return this portion with your payment

Invoice Due Date 9/11/2023	Invoice 121391B	PO #
-----------------------------------	------------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2023	3813 Great Falls Loop Middleburg, FL 32068 Water Management - Monthly		\$672.00	\$0.00	\$672.00

Please remit payment for this month's invoice.

Approved
Ridgewood Trails CDD
Lake Maintenance
1.330.53800.46400
Tara R. Lee
9.1.23

RECEIVED
SEP 01 2023
BY: _____

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:	\$672.00	This Invoice Total:	\$672.00
--	----------	----------------------------	----------

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

Customer #: 718416	Corporate Address
Portal Registration #: 98B142AF	4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

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

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

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

Invoice

Invoice #: 347
Invoice Date: 8/31/2023
Due Date: 8/31/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through August 2023 320.572.4510	172.65	18.50	3,194.03

RECEIVED
SEP 08 2023
BY: _____

Jerry Lambert
9-8-23

Total \$3,194.03

Payments/Credits \$0.00

Balance Due \$3,194.03

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
172.65	Lifeguarding Services for Ridgewood Trails Covering Augus 2023 - September 4, 2023	\$ 18.50	\$3,194.03
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$3,194.03</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS AUGUST 2023-SEPTEMBER 4, 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/4/23	3.67	R.A.	Lifeguarding
8/4/23	3.43	G.R.	Lifeguarding
8/5/23	5.27	R.A.	Lifeguarding
8/5/23	5.62	M.K.	Lifeguarding
8/6/23	6.23	R.A.	Lifeguarding
8/6/23	5.62	E.H.	Lifeguarding
8/6/23	5.52	M.K.	Lifeguarding
8/12/23	5.65	R.A.	Lifeguarding
8/12/23	5.52	M.K.	Lifeguarding
8/13/23	5.62	R.A.	Lifeguarding
8/13/23	5.4	M.K.	Lifeguarding
8/13/23	5.83	E.H.	Lifeguarding
8/19/23	5.42	R.A.	Lifeguarding
8/19/23	5.38	M.K.	Lifeguarding
8/20/23	5.52	R.A.	Lifeguarding
8/20/23	5.52	M.K.	Lifeguarding
8/20/23	5.57	E.H.	Lifeguarding
8/26/23	5.35	R.A.	Lifeguarding
8/26/23	5.4	M.K.	Lifeguarding
8/26/23	5.27	E.H.	Lifeguarding
8/27/23	5.4	R.A.	Lifeguarding
8/27/23	5.48	M.K.	Lifeguarding
8/27/23	5.1	E.H.	Lifeguarding
9/2/23	5.52	R.A.	Lifeguarding
9/2/23	5.58	M.K.	Lifeguarding
9/2/23	5.63	E.H.	Lifeguarding
9/3/23	5.58	R.A.	Lifeguarding
9/3/23	5.43	M.K.	Lifeguarding
9/3/23	5.52	E.H.	Lifeguarding
9/4/23	5.33	R.A.	Lifeguarding
9/4/23	5.55	M.K.	Lifeguarding
9/4/23	5.72	E.H.	Lifeguarding
TOTAL	172.65		

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

Invoice

Invoice #: 346
 Invoice Date: 9/1/2023
 Due Date: 9/1/2023
 Case:
 P.O. Number:

Bill 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 - September 2023		881.92	881.92
1.320.57200.46500 - Pool Maintenance Services - September 2023		1,405.42	1,405.42
1.330.53800.34000 - Contract Administration - September 2023		1,912.33	1,912.33
1.320.57200.46200 - Facility Management - Ridgewood Trails - September 2023		5,300.00	5,300.00

RECEIVED
 SEP 06 2023
 BY: _____

Jerry Lambert
 9-6-23

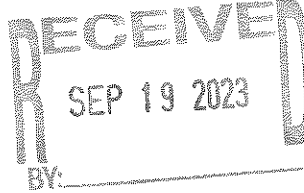
Total	\$9,499.67
Payments/Credits	\$0.00
Balance Due	\$9,499.67

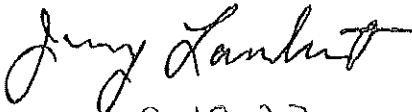
Riverside Management Services, Inc
 9655 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Invoice #: 349
 Invoice Date: 9/14/2023
 Due Date: 9/14/2023
 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 August 1 - August 31, 2023		1,957.15	1,957.15
Maintenance Supplies		1,243.15	1,243.15
Gen. Fac. Maint. \$835 ⁰⁰ 1.320.57200.46100			
Repairs/Replace Field \$1,162 ⁰⁰ 1.330.53800.46000			
Repairs/Replace Amenity \$628 ⁰¹ 1.320.57200.46000			
Janitorial Supplies \$94 ⁶⁸ 1.320.57200.52200			
Pool chemicals \$480 ⁶¹ 1.320.57200.52100			
 9-19-23			

Total \$3,200.30

Payments/Credits \$0.00

Balance Due \$3,200.30

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF AUGUST 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/4/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
8/7/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/9/23	1.75	M.B.	Repair shower at small pool, replace toilet valve at women's handicap stall by small pool
8/9/23	3	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
8/11/23	2	C.Z.	Compiling a maintenance list of work to be completed
8/11/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/14/23	2	C.Z.	Removing broken chairs, replacing women's restroom lightbulbs, light inspection
8/14/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
8/15/23	1	M.B.	Replace weight stack pin in gym, repair smile you're on camera sign at small pool gate
8/16/23	3	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/18/23	2	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
8/21/23	1	M.B.	Repair magnetic lock at men's bathroom at small pool
8/21/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/22/23	2.5	M.B.	Repair magnetic lock mechanism at men's bathroom by small pool, rehung slide rules sign, disassemble light source for bulb type at small pool
8/23/23	3	F.S.	Changed and restocked dog waste receptacles, removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles
8/25/23	4	M.B.	Reinstall do not drink sign at main entrance road, repair soffit vent at small pool building, work on repairing motion lights at small pool building
8/25/23	2	F.S.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
8/28/23	1.55	M.B.	Storm prep - stack and secure tables and chairs
8/29/23	2	C.Z.	Storm prep - stack and secure tables and chairs, lower pool levels
8/29/23	1.25	M.B.	Storm prep - making sure everything around community is secure, lower pool levels
8/31/23	5	C.Z.	Inspected and assess community after storm, removed broken signs, digging, picking up supplies, cutting and painting posts, replacing signs
8/31/23	1.05	M.B.	Repair two broken no motor vehicles signs
8/31/23	4.42	R.A.	Clean up after storm, reposition tables and chairs
TOTAL	<u>54.52</u>		
MILES	<u>110</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT RIDGEWOOD TRAILS				
	8/9/23	Pine Sol (2)	35.37	F.S.
	8/9/23	CLX Disinfecting Lemon (2)	12.83	F.S.
	8/9/23	CLX Germicidal Bleach (3)	32.71	F.S.
	8/9/23	55 Gallon Trash Liners 40 ct	28.72	F.S.
	8/9/23	13 Gallon Trash Bags 140 ct	22.97	F.S.
	8/9/23	Toilet Tissue (2)	45.95	F.S.
	8/9/23	Paper Towels	22.97	F.S.
	8/9/23	Extendable Microfiber Duster	13.77	F.S.
	8/14/23	MaxBlue Chlorine Tablets	102.35	M.B.
	8/16/23	Softsoap Refill Alow (3)	22.36	F.S.
	8/16/23	Electrolyte Tablets 200ct	11.49	T.L.
	8/16/23	2" Galvanized Fitting (4)	102.61	J.S.
	8/18/23	3" CL Tabs	68.98	J.S.
	8/18/23	2gal Muriatic Acid (3)	68.93	J.S.
	8/22/23	Machine Screws M5 (2)	2.88	M.B.
	8/22/23	Powerade Drinks 8pk (2)	13.75	M.B.
	8/22/23	Velcro Ties 50pk	7.21	M.B.
	8/22/23	Machine Screws M6 (2)	2.88	M.B.
	8/22/23	Chlorine Tabs 3" 35lb box	240.35	M.B.
	8/23/23	You Must Be This Tall Sign	59.28	T.L.
	8/25/23	Universal Mount (2)	11.43	M.B.
	8/25/23	Motion Light (2)	114.93	M.B.
	8/25/23	CFL Bulb 18W	8.02	M.B.
	8/25/23	CFL Bulb 18W (3)	24.05	M.B.
	8/25/23	CFL Bulb 18W 6pk (2)	94.85	M.B.
	8/27/23	Combo Lock (2)	19.50	J.S.
	8/31/23	4x4-8' #2 PT GC	13.09	C.Z.
	8/31/23	Rust Gloss Black	9.18	C.Z.
	9/1/23	Powerade Drinks 8pk (3)	20.63	M.B.
	9/1/23	Key Copies (2)	9.13	M.B.
		TOTAL	<u>\$1,243.15</u>	

From: Ridgewood Trails ridgewoodtrailsmgr@rmsnf.com
Subject: Re: Money Order for Room Deposit
Date: September 12, 2023 at 7:38 AM
To: Bernadette Peregrino bperegrino@gmsnf.com
Cc: Todd Polvere tpolvere@gmsnf.com, Lisa Pelkey lpelkey@gmsnf.com, Marilee Giles mgiles@gmsnf.com



Good morning,

Please process reimbursement for the amount of \$250 to:
Shawn Hausermann
4280 Great Falls Loop
Middleburg, FL 32068

Thank you,

Tara Lee

Amenity Manager

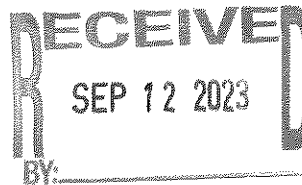
Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: ridgewoodtrailsmgr@rmsnf.com



On Tue, Sep 5, 2023 at 10:46 AM Bernadette Peregrino <bperegrino@gmsnf.com> wrote:
Thanks Tara!

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

On Sep 5, 2023, at 8:42 AM, Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com> wrote:

Good morning all,

Just wanted to let everyone know that I will be giving Marilee a money order in the amount of \$250 (room rental deposit) tomorrow (9.6.23) at the CDD meeting. The rental is to take place on Saturday, September 9th.

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

MONEY ORDER

WesternUnion\WU

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

22-038557043

Walmart *

A 362564 D 082123
T 1632 4518
220385570431 L 003308

\$ 250.00

PAY EXACTLY TWO HUNDRED FIFTY DOLLARS AND NO CENTS

PAY TO THE ORDER OF Ridge Wood Trails CDD

Meeting Room

4280 Great Falls Loop Middleburg, FL 32068

[Signature]
PURCHASER'S SIGNATURE
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE

⑆ 102100400⑆ 4022038557043 ⑆

Refundable Room Deposit

Where the item bears any unauthorized signature, be stolen, improperly completed, or altered, issuer will either stop payment hereon or charge back against any endorsement. For customer service, call 1-844-696-4263. Intended for domestic use only. Western Union Money Order and Design is a service mark of Western Union Holdings, Inc.

Warning - do not cash check without rolling true watermark. Hold up to light to verify presence of watermark.

Amount: \$ 22.00
Date: 03/22/2014

ENDORSE ABOVE THIS LINE

SERVICE CHARGE

If this Money Order is not used or cashed (presented for payment) within 1 year (3 years for CA) of the purchase date, there will be a non-refundable Service Charge applied (where permitted by law). The Service Charge will be deducted from the amount shown on the Money Order. Subject to applicable law, the Service Charge is \$1.50 per month (exceptions - CT & PR: \$0; CA \$0.25; MD \$0.40; MN \$12 annually; NJ \$2; & TX \$1) applied from the purchase date (from 13th month for NJ), not to exceed \$126 or the maximum permitted by law.

AZALEA RIDGE - Ridgewood Trails CDD - MC
8.2023 / Room Deposit ~ Money Orders (reim)

	DATE	CHECK #	RESIDENT	CASH Amount	CHECK Amount
1	8.22.23	22-038557043	Shawn Hausermann		\$250
			4280 Great Falls Loop		
			Middleburg, FL 32068		
				\$ -	\$250.00
			TOTAL TO BE DEPOSITED		\$250.00

Total Deposit

\$250.00

Prepared by: Tara Lee

MONEY ORDER RM DEPOSIT SHEET

(Reimbursement to resident)

DESCRIPTION
Security Deposit for RM rental (9.9.23) ~ Money Order #22-038557043
Will need to reimburse resident the \$250 after rental reservation has been completed; pending no damage.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE:	617725322
DATE:	9/1/2023
ORDER:	617725322

Bill To: [761826]
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Location: [761826] 904-214-3346
 Ridgewood Trails CDD
 3813 Greatfall Loop
 Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
9/1/2023	12:07 PM			12:07 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/1/2023		12:44 PM

Service	Description	Price
---------	-------------	-------

CPCSMART SMART Rodent Control Program \$90.00

SUBTOTAL	\$90.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$90.00

Approved
 Ridgewood Trails CDD
 Pest Control
 1.320.57200,43200
Tara R. Lee
 9.20.23

AMOUNT DUE \$90.00

RECEIVED
 SEP 20 2023
 BY: _____

CS

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

10/20/2023 10:54:14 AM - 10/20/2023 10:54:14 AM - 10/20/2023 10:54:14 AM



9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

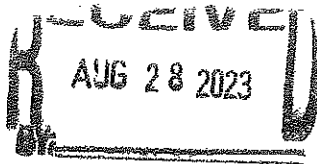
Invoice Number: 72648863
 Invoice Date: 08/22/2023
 Branch: 72
 Account Number: 6433093
 Due Date: 09/21/2023

Your account is past due. Please remit payment.

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 08/22/2023. PLEASE DISREGARD IF PAID.					142.95
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 09/01/2023 To: 09/30/2023 RECURRING SERVICES			142.95	0.00	142.95

Approved
 Ridgewood Trails CDD
 Security - Month of Sept.
 1.320.57200.34510
Tara R. Lee
 8.30.23



Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$142.95	\$0.00	\$142.95	\$142.95	\$285.90

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$142.95	\$142.95	\$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 Phillips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

0596013265 PRESORT PBPS030



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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
 Invoice Number: 72648863
 Invoice Date: 08/22/2023
 Account Number: 6433093
 Due Date: 09/21/2023
 Amount Due: \$285.90

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



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

0000000072000000064330939007264886300000000285901



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants FL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

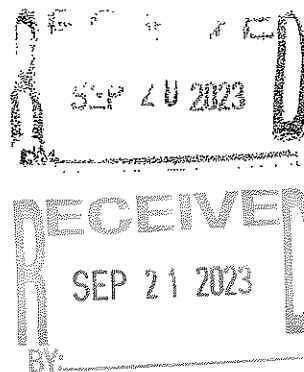
772/461-6120
FAX: 772/468-9278

*RIDGEWOOD TRAILS COMM. DEV. DIST.
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 363953
Date 09/17/2023
Client No. 19692*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,190.00



We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

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Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

INVOICE



Customer	Ridgewood Trails Community Development District
Acct #	291
Date	09/05/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 22,796.00
Payment Amount	
Payment for:	Invoice#19311
	100123143

Thank You

Please detach and return with payment



Customer: Ridgewood Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
19311	10/01/2023	Renew policy	Policy #100123143 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/5/2023	22,796.00

RECEIVED
 SEP 28 2023
 BY: _____

	Total
	\$ 22,796.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/05/2023