

*Ridgewood Trails
Community Development District*

September 4, 2024

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsccd.com

August 28, 2024

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, September 4, 2024 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. Discussion of Pond Bank Erosion
- IV. Consideration of Proposals for Treadmills
- V. Discussion of CDD Goals & Objectives
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 - E. Amenity Manager
 1. Report
 2. Landscape Inspection Report

- VII. Supervisor's Requests and Public Comments
- VIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 10, 2024 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- IX. Next Meeting Scheduled for: November 6, 2024 @ 6:00 p.m. at the Azalea Ridge Amenity Center
- X. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Genska – Security & Technology

Supervisor Shroyer – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

FOURTH ORDER OF BUSINESS

Treadmills > FreeMotion Treadmills >

Freemotion Reflex i11.9 Incline Trainer (Remanufactured)



Like 0 Share



Price: USD \$4,299.00

Condition: Remanufactured [\(What Does this Mean?\)](#)

Grade: Commercial [\(More Info\)](#)

Warranty: 1 Year Parts & On-Site Labor w/Ext. Warranty Options [\(More Info\)](#)

Ships: Mostly Assembled, Arms Removed (Assembly Options Available)

Processing Time: Ships from our Warehouse in 3-5 Weeks [\(More Info\)](#)

Stock Status: **Available to Order**

[affirm](#) [klarna](#)

As low as \$150 / month or interest-free [?](#)

Product Code: FMRINCLINE119

Choose your options:

[Click ? for more](#)

Processing Time:

Leaves our Warehouse in 3-5 Weeks

Warranty: [?](#)

5 Years Parts & Labor (Commercial) [Add \$2,149.00]

Full Assembly & Installation: [?](#)

No Thanks, Curbside Delivery Only

Mat: [?](#)

No Thanks

Paint Color: [?](#)

Standard Colors (As seen in Primary Picture)

Voltage: [?](#)

Standard 115V (Nema 5-20P, Dedicated 20A)

Accessories / Add Ons

TV:

No Thanks

Qty: 1 \$6,448.00 (Total Price w/ Selected Options)

ADD TO CART

SHIPPING AND TAX: To Calculate, add to cart, then go to cart and enter code for options

[Calculate Delivery Date to \(Orange Park FL, 32073\)](#)

Estimated 09/16/24 to 10/03/24

Burn MORE calories and lose MORE weight! with the FreeMotion i11.9 Incline Trainer and enhance the quality and enjoyment of your workout with different movement patterns to experience a superior workout with the ultimate in fitness innovation. The FreeMotion i11.9 Incline Trainer brings iFit Live Technology to life on the beautiful, full-color touch screen! Watch your progress in real time as you stroll through Central Park, jog in Paris or run the Boston Marathon. Plus, the incline and decline automatically adjust so you burn more calories, sculpt different muscles and enjoy more balanced workouts. Also featuring a Direct Rear Velocity System, built-in workouts, an extra-long, cushioned deck and quick workout controls, this incline trainer delivers everything you need for incredible training!

The FreeMotion i11.9 Incline Trainer is driven by a one-of-a-kind, rear-drive motor system that delivers quality performance with the softest deck cushioning. Also featuring the DRVS motor system, the high-performance FreeMotion Treadmill provides users a comfortable running surface that is easy to use, while owners get a low-maintenance, reliable machine. With up to 30% incline, you'll recruit more muscle on the FreeMotion i11.9 Incline Trainer Treadmill, targeting your quads and glutes. And, to perfect cadence and strengthen your legs for the downhill segments of the next marathon or 10K, the 3% decline adds variety and realistic training to any program. The lift motor, specifically designed for the Incline Trainer, delivers 1500 lbs. of lift force for consistent deck movement and stabilization.

The FreeMotion i11.9 Incline Trainer is a premium, specialized cardio machine, that performs as an incline trainer or treadmill. Treadmills incline anywhere from 10% to 15% and the FreeMotion i11.9 inclines up to a gut-busting 30% tilt. Ordinary treadmills, even health club quality treadmills, do not have a decline option, for you to run down-hill. This machine declines to -3%, replicating running down hills. One of the "X Factors" of this heavy-duty, top-of-the-line cardiovascular trainer, is that it has a 5.0 continuous duty horse power motor. Typical home treadmills have 2.0 horsepower motors, maybe 2.5 or 3.0 if it's a phenomenal home treadmill. The 5.0 commercial grade motor on the i11.9 Incline Trainer provides smooth and safe running for the user, without belt skips, with a speed that ranges up to 12 MPH. Featuring a commercial, double-layered, double-sided deck, the i11.9 Incline Trainer is built to last. Stretch out your stride with the 22" x 60" 2-ply, maintenance-free treadbelt and feel the incredible joint protection with built-in isolator cushioning.

FEATURES

- 10" Full-Color Touch Screen with Browser Powered by Android
- iFit Live Technology Built-In
- Incline and Decline Training
- Direct Rear Velocity System

- 9 Built-in Workouts, including iFit Enabled Technology / 3 HD Video, 2 Map, 2 Competition,
- 2 Weight Loss Workouts / Manual / Set-A-Goal Workout Center
- Extra-Long, Cushioned Deck
- Quick Workout Controls
- Built-in Wireless Controls
- Entertainment Charging System
- 0 - 12 MPH 1-Step Speed Control
- 0 - 30% 1-Step Incline Control
- -3 - 0% 1-Step Decline Control
- Set-a-Goal Workout Center
- (2) 4" AutoBreeze Workout Fans
- 3.5" Crowned, Spin-Balanced Rollers
- Dual-Grip Heart Rate Monitor

TECH SPECS

- Max User Weight: 400 lbs (181 kgs)
- Product Weight: 620 lbs (281 kgs)
- Dimensions: 79.5"L x 37.25"W x 72.25"H

WARRANTY & COMPLIANCE

- 1 Year Parts & Labor Warranty Standard
- Extended Warranty Options up to 5 Years Parts & Labor Available: See Product Warranty Options for Pricing
- California Residents see Prop 65 WARNING



Like 0

Share



Choose your options:

[Click ? for more details](#)

Processing Time:

Leaves our Warehouse in 3-5 Weeks

Warranty: ?

3 Years Parts & Labor (Commercial) [Add \$1,074.00]

1 Year Parts & Labor Warranty

2 Years Parts & Labor (Residential) [Add \$424.00]

3 Years Parts & Labor (Residential) [Add \$824.00]

4 Years Parts & Labor (Residential) [Add \$1,224.00]

5 Years Parts & Labor (Residential) [Add \$1,649.00]

2 Years Parts & Labor (Commercial) [Add \$524.00]

3 Years Parts & Labor (Commercial) [Add \$1,074.00]

4 Years Parts & Labor (Commercial) [Add \$1,699.00]

5 Years Parts & Labor (Commercial) [Add \$2,149.00]

Standard 115V (Nema 5-20P, Dedicated 20A)

Snipping Tool

French Fitness CT80 Manual Curve Treadmill w/Resistance (New)



Price: USD \$2,799.00

Condition: New in Box

Grade: Commercial [\(More Info\)](#)

Warranty: 10 Years Parts + 1 Year On-Site Labor [\(More Info\)](#)

Ships: New in Boxes (Assembly Options Available)

Processing Time: Ships from our Warehouse in 1-2 Weeks [\(More Info\)](#)

Stock Status: **Available to Order**

[affirm](#) [Klarna](#) [afterpay](#)

As low as \$98 / month or interest-free ⓘ

Product Code: FF-CT80

Choose your options:

[Click ? for more details](#)

Processing Time:

Ships from our Warehouse in 1-2 Weeks ▾

Warranty: ?

10 Years Parts, 1 Year Labor (Commercial) ▾

Full Assembly & Installation: ?

No Thanks, Curbside Delivery Only ▾

Mat: ?

No Thanks ▾

[Like 0](#) [Share](#)



Qty: \$2,799.00 (Total Price w/ Selected Options)

ADD TO CART

SHIPPING AND TAX: To Calculate, add to cart, then go to cart and enter zip code for options

✓ On Display at our Northern California Warehouse Showroom

[📍](#) Calculate Delivery Date to (Orange Park FL, 32073)

French Fitness CT80 Manual Curve Treadmill w/Resistance

The French Fitness CT80 Curve Treadmill is non-motorized and uses gravity to start. User can control the speed freely and accelerate or decelerate anytime. The CT80 uses an elastic rubber arc running deck and gravity to start, accelerate and decelerate the speed freely, which prevents impact to the knee due to failure to keep up with the running belt. The curved running surface, crawler elastic rubber running belt and active running design reduce the impact during the workout and safely protects your knees, while the bearing drive system effectively lowers the maintenance costs.

[French Fitness CT80 Manual Curve Treadmill w/Resistance Photos and Video](#)
[French Fitness CT80 Manual Curve Treadmill w/Resistance Assembly Manual](#)

IMPORTANT: Ceiling height required: 14-16" ABOVE user height

FEATURES

- Frame Material: Steel
- Transport Wheels in front & Handles in rear for easy transportation
- Non-motorized Zero-energy consumption
- Pure green energy treadmill
- Creative crawler belt without running board design ensures that the running belt has no sideways deviation and waxing.
- Fully shock-absorbing, safe and comfortable
- Creative precision bearing transmission system, smooth, zero drag and stick
- Lower noise, power consumption, failure rate and maintenance cost
- Eliminates the slippage of traditional running belts
- Accurate speed, no block or cover of running area, wider field of vision, easier for gait analysis.

TECH SPECS

- 8 Resistance Levels
- Run at no resistance

- Jog at low resistance
- Walk / Light Push at medium resistance
- Medium Sled Push at high resistance (Note that the CT80 doesn't have heavy sled push capabilities)
- Non-motorized
- Power: Cordless (Self Generated); Display uses batteries
- Speed: Resistance adjustment by a rotary knob
- Console Readouts: Time, Distance, Calories, and Speed
- Running belt size™67"L x 18"W (L:1700 mm, W:440 mm)
- Max User Weight: 400 lbs
- Weight: 346 lbs (157 KG)
- Dimensions 78"L x 34"W 59.5"H (L:1981mm, W:864mm, H:1511mm)

WARRANTY & COMPLIANCE

- 10 Years Parts, 1 Year Labor (Commercial)
- California Residents see Prop 65 WARNING

Life Fitness 95Ti Treadmill (Remanufactured)

★★★★★ 2 Reviews



Like 1 Share



Price: USD \$3,599.00

Condition: Remanufactured [\(What Does this Mean?\)](#)
Grade: Commercial [\(More Info\)](#)
Warranty: 1 Year Parts & On-Site Labor w/Ext. Warranty Options [\(More Info\)](#)
Ships: Mostly Assembled, Arms Removed (Assembly Options Available)
Processing Time: Ships from our Warehouse in 3-5 Weeks [\(More Info\)](#)

Stock Status: Available to Order

[affirm](#) [klarna](#) [afterpay](#)

As low as \$125 / month or interest-free [Ⓢ]

Product Code: 95TI

Choose your options: [Click ? for more details](#)

Processing Time:

Leaves our Warehouse in 3-5 Weeks

Warranty: ?

5 Years Parts & Labor (Commercial) [Add \$1,749.00]

Full Assembly & Installation: ?

No Thanks, Curbside Delivery Only

Mat: ?

No Thanks

Paint Color: ?

Standard Colors (As seen in Primary Picture)

Voltage: ?

Standard 115V (Nema 5-20P, Dedicated 20A)

Accessories / Add Ons


TV:

No Thanks

Qty: 1 \$5,348.00 (Total Price w/ Selected Options)

ADD TO CART

SHIPPING AND TAX: To Calculate, add to cart, then go to cart and enter zip code for options

 Calculate Delivery Date to [\(Orange Park FL, 32073\)](#)

Estimated 09/16/24 to 10/03/24 No Thanks, Curbside Delivery Only

LifeFitness 95Ti Treadmill, aka "The Silver Bullet", so named because of its shiny, alluring appearance, is the most popular, best-selling commercial treadmill by LifeFitness. A common piece of equipment in most commercial gyms makes this an ideal purchase. The 95Ti Treadmill features the exclusive patented FlexDeck shock absorption system. It reduces impact to the body by nearly 30% more than other treadmills. The 95 Ti also features a powerful 4-HP Direct-Drive AC Motor (the most durable on the market) and patented Lifepulse and Polar telemetry digital heart rate monitoring systems. Plus, maintenance is faster and easier with its patented Auto Alert diagnostics, which informs you of service needs and permanently records and date-stamps maintenance performed.

Check out our easy to read [Life Fitness Treadmill Comparison Chart!](#)

FEATURES

- Exercise Programs: Manual, Quick Start, Zone Training Heart Rate Workouts, Heart Rate Hill, Heart Rate Interval, Extreme Heart Rate, Cardio, Fat Burn, Interval Workouts, Random, Hill, 5k, 10k, Speed Interval Training, Goal Workouts, Calories, Distance, Time in Zone, Custom Workouts (6), Fitness Test Protocols: Gerkin Protocol, Navy PRT, Army PFT, Marine PFT, Air Force PRT, Physical Efficiency Battery (PEB), Fit Test, and Customized Cool Down.
- Display Readouts: Elapsed Time, Speed, Distance, Incline, Calories, Heart Rate, Distance Climbed, Watts, METs, and Custom Messaging
- Languages: 9
- Speed: 0.5 -12 mph
- Incline: 0 -15%
- Heart Rate Monitoring: Contact; Wireless Compatible
- Belt Dimensions: 20" x 60"
- Integrated Reading Rack and Water Bottle Holder
- Electrical receptacle & plug: NEMA 5-20R 120v
- Electrical requirements: 20 amps, dedicated circuit required, non-looped grounded

TECH SPECS

- Max User Weight: 400 lbs (181.5 kg)
- Weight: 431 lbs (195.5 kg)
- Dimensions: 83" L x 37" W x 64" H / (211 x 94 x 162.5 cm)

WARRANTY & COMPLIANCE

- 1 Year Parts & Labor Warranty Standard
- Extended Warranty Options up to 5 Years Parts & Labor Available: See Product Warranty Options for Pricing
- California Residents see Prop 65 WARNING



Like 1

Share



Processing Time:

Leaves our Warehouse in 3-5 Weeks

Warranty: ?

5 Years Parts & Labor (Commercial) [Add \$1,749.00]

1 Year Parts & Labor Warranty

2 Years Parts & Labor (Residential) [Add \$299.00]

3 Years Parts & Labor (Residential) [Add \$624.00]

4 Years Parts & Labor (Residential) [Add \$924.00]

5 Years Parts & Labor (Residential) [Add \$1,249.00]

2 Years Parts & Labor (Commercial) [Add \$424.00]

3 Years Parts & Labor (Commercial) [Add \$874.00]

4 Years Parts & Labor (Commercial) [Add \$1,299.00]

5 Years Parts & Labor (Commercial) [Add \$1,749.00]

Standard 115V (Nema 5-20P, Dedicated 20A)

FIFTH ORDER OF BUSINESS



Memorandum

To: Board of Supervisors

From: District Management

Date: July 17th, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

DRAFT

Ridgewood Trails Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

SIXTH ORDER OF BUSINESS

E.

1.

9/4/2024

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

September 4, 2024

To: Board of Supervisors

From: Tara Lee and Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – September 4, 2024

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



Community Updates

MAINTENANCE

- Repaired playground gate on Azalea Ridge BLVD.

UPCOMING MAINTENANCE PROJECTS

- The new playground equipment shipped on August 12th and 23rd.
- The Amenity Center lights have been delivered. Staff is working on scheduling install.
- The auxiliary storage unit is going through the new permit process online.

EVENTS

- Freedom HOA
 - Meets 3rd Monday of every month at 12pm.
- HOA Book Club
 - Tuesday, July 30th from 6pm - 7pm.
- Community Fall Yard Sale
 - Tentatively looking at having it on Saturday and Sunday. October 19th and 20th from 8am to 2pm.
 - Yard sale feather banners signs have shipped.
 - Plan on having a food truck scheduled during the community yard sale. Details will be sent out to the residents.
- Fall Festival
 - Combined HOA/CDD.
 - Saturday, October 12th from 11am - 3pm.
 - Plan on having food trucks scheduled during the event. Details will be sent out to the residents on what trucks will be onsite.

AUDIT UPDATES

- Started with 249 of 691 lots missing access card forms 7.10.2024
- **Paperwork Audit Total Completion Percentages (as of 8.21.24)**
 - 68% of lots registered with access card forms (471/691).
 - 32% of lots have no paperwork forms (220/691).
- **Of the 32% Lots Missing Paperwork:**
 - 13% of lots have no access cards and no paperwork (91/691).
 - 19% of lots no paperwork and cards with expired credentials (129/691).
- **Of the 68% Lots with Paperwork:**
 - 50% of 471 lots have incomplete paperwork (233/471).

ROOM RENTALS

- Total number of rentals for July and August (4).
- Total number of rentals tentatively scheduled for September and October (2).

Conclusion

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

Respectfully,

Tara Lee and Rob Alba



2.



Quality Site Assessment

Prepared for: Ridgewood Trails CDD

General Information

- DATE:** Tuesday, Aug 13, 2024
- NEXT QSA DATE:** Wednesday, Nov 13, 2024
- CLIENT ATTENDEES:** Karen Fisher
- 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

Ridgewood Trails CDD

Maintenance Items



1 Mulch is scheduled for install on September 3rd, this was delayed due to the weather.

2 Pond maintenance is in rotation.

3 Clubhouse parking lot islands are well maintained.

4 Beds around the Clubhouse parking lot are weed and trash free.

Maintenance Items



5 Will prune and fertilize this Sago Palm during our next service visit.

6 Pool area detail is in sequence.

7 Pool beds are weed free and deck is blown off.

8 Defined edging throughout.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 9** Low visibility areas are well maintained.
- 10** The crew is making sure to edge out value boxes throughout.
- 11** Soccer field mowing is in rotation.
- 12** Documenting fence panels set on the turf behind the pool incase they leave behind any damage.

Maintenance Items



- 13** Clubhouse pavers and parking area are crack weed free.

EIGHTH 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, July 10, 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel by telephone
David Landing	District Engineer
Jay Soriano	GMS
Tara Lee	RMS
Terry Glynn	RMS
Rob Alba	RMS
Several Residents	

The following is a summary of the actions taken at the July 10, 2024 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 I have a comment card from Mr. Miller who is requesting that both treadmills be replaced. Staff was directed to bring back proposals for replacement.

THIRD ORDER OF BUSINESS

Discussion of Suspension Letter

Ms. Giles stated the first incident is the dog on the pool deck and then in the pool. We sent an interim suspension letter but have had no response.

After discussion it was the consensus of the board to end the suspension at the end of three months, which is August 2, 2024.

Ms. Giles stated the next one is Angelo, on May 5th a group of unsupervised kids were running down the pool slide, using profanity, and when confronted they cursed at the lifeguard and approached staff in an aggressive manner, an older male diffused the situation. There was a second incident where the older male came back upset and had to be asked to leave. Ms. Angelo stated it was my grandson and he was wrong, we don't tolerate that type of behavior. I received an email and a letter stating those individuals could not use the amenities, but I could and my other grandchildren could use them, but the card has been cut so I can't use it. I want to see if we can get past this, it won't happen again.

After discussion the decision was a six month suspension with an end date of November 13, 2024 for the three individuals, the card will be reactivated so that the rest of the family can use the amenities. Staff will send a reminder to the residents of the rules and to start the process of purging the list of cardholders.

Ms. Giles stated Mrs. Soileau loaned her card to a neighbor and her neighbor came and allowed her kids to run up the slide when it was closed and they also had a cooler full of beer and was drinking alcohol in the pool. She did not engage in those activities but she loaned her card to the neighbor. It was the consensus of the board to stay with the time served.

Ms. Giles stated the last one is resident Minchew who is the other half of the story, they were drinking alcohol on the pool deck and in the pool and the kids with them ran up and down the slide around 7 p.m. Mr. Minchew stated we were drinking at the pool but we stopped the kids from going up the slide. It won't happen again. My card doesn't work which is why we asked the neighbor for her card. It was the consensus of the board to suspend Mr. Minchew, not the family for six months with an expiration date of December 20, 2024.

FOURTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2025

Ms. Giles stated the board approved the proposed budget at the May 1st meeting, there are small changes in some of the line items, but the assessments remain the same.

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the public hearing was opened.

There being no comments,

On MOTION by Ms. Miller seconded by Mr. Wetherbee with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-04 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025)

Mr. Haber stated you approved he proposed budget, that budget was provided to the county, a notice went in the paper and you have had an opportunity to make any revisions you may have wanted to make. Today you closed the public hearing and are considering this resolution. This resolution serves as the formal adoption of your budget for the next fiscal year. Upon approval of the resolution your budget will be final and that is what your assessments for the next fiscal year will be based on.

Mr. Shroyer stated on the repair and maintenance line went from \$18,200 to \$46,000. Why?

Ms. Giles stated that is where we took it from a full time amenity manager.

Ms. Shroyer stated that was supposed to go to capital improvements or reserve. That wasn't to go into where it is going now.

Ms. Giles stated that is my fault, my notes said repair and replacement, I can move that to your capital reserves.

The following line items were discussed, insurance, access cards, contribution to capital reserves.

On MOTION by Mr. Genska seconded by Mr. Edson with all in favor Resolution 2024-04 was approved as amended and staff was directed to move \$28,585 from grounds maintenance to the capital reserve fund.

B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Haber stated this resolution allocates the assessments based on the methodology that was adopted that results in each home paying a portion of that total budget and the way the

assessments get collected is an assessment roll is certified to the county and the assessments will appear on your tax bill in November.

On MOTION by Mr. Shroyer seconded by Mr. Wetherbee with all in favor Resolution 2024-05 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Giles stated the engineer left, he just stopped by to introduce himself to the board. He will not attend the meetings unless there is an agenda item specifically for the engineer. He will have two reports throughout his tenure with us, the public facilities report and an engineer’s report that is due every seven years. The stormwater analysis that was done a couple years ago is due every five years.

C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule

On MOTION by Ms. Miller seconded by Mr. Genska with all in favor the board will meet on the following dates in fiscal year 2025: November 5, 2024, January 8, 2025, March 5, 2025, May 7, 2025, July 9, 2025 and September 3, 2025.

D. Operation Manager’s Report –Report

Mr. Soriano updated the board on the arrival of the playground equipment, powerline cut, and stated there is some erosion on the large pond and the engineer to look at it, we would like to send an email to the residents to update their information and if we don’t hear anything and the card is unused, we will turn off the card. We could take pictures of the families it won’t go on the card, but we will have the photo in our database.

Mr. Shroyer stated also send them a copy of the rules and if they don’t respond within a short timeframe, turn them off.

Mr. Soriano stated I will give them 30 days and report to you at the next board meeting on the response. We have talked in the past about a storage building and now that we have fencing we have a couple quotes for a storage building, a 12 X 24 is \$13,044 and 14X 24 is \$16,211. Both would fit in that area we created. When we talked about this before the HOA was going to pay for it but they are paying for most of the playground. We do have funds in our capital reserves.

Mr. Shroyer asked what would be stored in it and who would own it? If the HOA stores things in there we are responsible for it.

Mr. Soriano stated the district will own it and it is for our equipment. This is a barn style building with a front porch on it. In the summer when we have to shut down the pool due to lightning, the lifeguards have nowhere to go, you don't have a break room or anything like that and they can't sit in here if there is a party. For the summer it has that added benefit so they have a place to sit or they can have their lunch there.

Mr. Edson stated we should go ahead and get a quote on electrical at least for lighting.

Mr. Soriano stated I can do that as a separate project.

On MOTION by Mr. Shroyer seconded by Ms. Miller with two in favor and Mr. Edson opposed the purchase of a storage building in an amount not to exceed \$17,000 was approved.

E. Amenity Manager

1. Report

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

2. Landscape Inspection Report

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

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

A resident had a comment card on the cleanliness of the gym equipment including baseboards.

Ms. Miller stated we haven't been turning on the fountain. Would it be advantageous to turn it on for a month because it is so hot?

Mr. Soriano stated we talked about that and we talked about turning it off. You will see a savings but not a huge amount. We can turn it on and it will help with the algae growth.

Mr. Shroyer stated it was bad when it was running.

Mr. Soriano stated the algae hasn't been bad.

Mr. Shroyer stated why run them for eight houses. If you are going to put fountains in, put them in all the ponds.

Mr. Genska stated it was more for algae control.

Ms. Miller asked is there a rule that says I could not get the lily pads and put them in the pond?

Mr. Soriano stated there are certain lily pads if you put them in the pond, St. Johns River Water Management District will say they are invasive plants and I have seen residents do that before. There are certain plants and we generally tell everyone not to put plants in the ponds. The district could be fined if a resident puts an invasive plant in the pond. It is not a written policy but most HOAs will have that in the covenants.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 1, 2024 Meeting

On MOTION by Mr. Shroyer seconded by Ms. Miller with all in favor the minutes of the May 1, 2024 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 balance of the consent agenda items was approved.

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, September 4, 2024 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 September 4, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Shroyer seconded by Ms. Miller with all in favor the meeting adjourned at 7:55 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Capital Reserve</u>
5	<hr/>	<u>Debt Service Fund Series 2007A</u>
6	<hr/>	<u>Capital Project Fund Series 2007A</u>
7-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Long Term Debt Report</u>
10	<hr/>	<u>Assessment Receipt Schedule</u>
11	<hr/>	<u>Check Register</u>

Ridgewood Trails
Community Development District
Combined Balance Sheet
July 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 64,229	\$ 48,886	\$ -	\$ -	\$ 113,115
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	179,415	169,086	-	-	348,501
US Bank - Custody Account	89,726	-	-	-	89,726
Series 2007					
Reserve A	-	-	10,459	-	10,459
Interest A	-	-	-	-	-
Revenue A	-	-	6,279	-	6,279
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,197	1,197
Prepaid Expenses	1,129	-	-	-	1,129
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 337,302	\$ 217,972	\$ 16,738	\$ 1,197	\$ 573,209
Liabilities:					
Accounts Payable	\$ 10,755	\$ 1,621	\$ -	\$ -	\$ 12,376
Accrued Expenses	465	-	-	-	465
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 11,220	\$ 1,621	\$ -	\$ -	\$ 12,841
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,129	\$ -	\$ -	\$ -	\$ 1,129
Deposits	2,803	-	-	-	2,803
Restricted for:					
Debt Service	-	-	16,738	-	16,738
Capital Project	-	-	-	1,197	1,197
Assigned for:					
Capital Reserve Fund	-	216,351	-	-	216,351
Capital Reserves	-	-	-	-	-
Unassigned	322,151	-	-	-	322,151
Total Fund Balances	\$ 326,083	\$ 216,351	\$ 16,738	\$ 1,197	\$ 560,368
Total Liabilities & Fund Balance	\$ 337,302	\$ 217,972	\$ 16,738	\$ 1,197	\$ 573,209

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 613,656	\$ 1,179
Interest Earned/Misc. Income	2,000	1,667	16,412	14,745
Rental Revenue	2,200	1,833	3,000	1,167
Total Revenues	\$ 616,677	\$ 615,977	\$ 633,068	\$ 17,091
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 8,000	\$ 6,667	\$ 4,600	\$ 2,067
PR-FICA	612	510	352	158
Engineering	3,000	2,500	-	2,500
Attorney	20,000	16,667	9,475	7,192
Annual Audit	3,270	-	-	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,060	883	883	-
Trustee Fees	5,650	5,650	4,517	1,133
Management Fees	48,416	40,347	40,347	-
Information Technology	1,908	1,590	1,590	-
Website Maintenance	1,272	1,060	1,060	-
Telephone	350	292	159	133
Postage & Delivery	800	667	485	181
Insurance General Liability	8,094	8,094	7,726	368
Printing & Binding	1,500	1,250	459	791
Legal Advertising	1,800	1,500	381	1,119
Other Current Charges	907	756	8	748
Office Supplies	100	83	4	79
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 113,090	\$ 94,866	\$ 78,398	\$ 16,468

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 29,198	\$ 29,198	\$ 15,070	\$ 14,128
Amenity Manager	67,416	56,180	56,180	-
Facility Assistant	5,000	4,167	5,215	(1,048)
General Facility Maintenance	12,190	10,158	11,424	(1,266)
Repairs & Replacements	25,000	20,833	25,916	(5,083)
Lifeguards	18,385	15,321	12,054	3,267
Pool Maintenance	17,876	14,897	14,897	-
Pool Chemicals	17,798	14,832	11,910	2,921
Water & Sewer	15,525	12,938	7,384	5,554
Electric	16,100	13,417	9,126	4,291
Internet/Cable	6,451	5,376	5,490	(114)
Janitorial	11,218	9,348	9,348	-
Janitorial Supplies	2,500	2,083	2,106	(23)
Security System	8,797	7,331	7,551	(220)
Refuse Service	2,709	2,258	2,464	(207)
Special Events	5,000	4,167	3,178	989
Pool Permit	475	475	475	-
Pest Control	1,000	833	900	(67)
Access Cards	1,000	833	-	833
Subtotal Amenity Center Expenditures	\$ 263,638	\$ 224,644	\$ 200,688	\$ 23,956
Grounds Maintenance Expenditures				
Operations Management	\$ 24,325	\$ 20,271	\$ 20,271	\$ -
Electric	5,000	4,167	1,876	2,290
Water	8,300	6,917	4,993	1,924
Repairs & Maintenance	18,200	15,167	7,502	7,665
Landscape Maintenance	128,444	107,037	110,786	(3,749)
Lake Maintenance	12,000	10,000	6,920	3,080
Irrigation Repairs	5,000	4,167	299	3,867
Subtotal Grounds Maintenance Expenditures	\$ 201,269	\$ 167,724	\$ 152,647	\$ 15,077
Total Operations & Maintenance	\$ 464,907	\$ 392,368	\$ 353,335	\$ 39,033
Total Expenditures	\$ 577,997	\$ 487,234	\$ 431,733	\$ 55,501
Excess (Deficiency) of Revenues over Expenditures	\$ 38,680	\$ 128,743	\$ 201,335	\$ 72,592
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (38,680)	\$ -	(38,680)	\$ (38,680)
Total Other Financing Sources/(Uses)	\$ (38,680)	\$ -	\$ (38,680)	\$ (38,680)
Net Change in Fund Balance	\$ -	\$ 128,743	\$ 162,655	\$ 33,912
Fund Balance - Beginning	\$ -		\$ 163,428	
Fund Balance - Ending	\$ -		\$ 326,083	

Ridgewood Trails
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 38,680	\$ 38,680	\$ 38,680	\$ -
Interest	1,300	1,083	3,944	2,861
Total Revenues	\$ 39,980	\$ 39,763	\$ 42,624	\$ 2,861
Expenditures:				
Capital Reserves	\$ 60,000	\$ 50,000	-	\$ 50,000
Amenity Improvement Project	-	-	-	-
Other Current Charges	600	500	-	500
Repair & Replacement	10,000	8,333	4,896	3,437
Pool Fence Project	-	-	29,898	(29,898)
Total Expenditures	\$ 70,600	\$ 58,833	\$ 34,794	\$ 24,039
Excess (Deficiency) of Revenues over Expenditures	\$ (30,620)		\$ 7,830	
Net Change in Fund Balance	\$ (30,620)		\$ 7,830	
Fund Balance - Beginning	\$ 180,691		\$ 208,521	
Fund Balance - Ending	\$ 150,071		\$ 216,351	

Ridgewood Trails
Community Development District
Debt Service Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	\$ 13,384	\$ 25
Interest Income	250	208	796	588
Total Revenues	\$ 13,609	\$ 13,567	\$ 14,180	\$ 613
Expenditures:				
Interest - 11/1	\$ 3,673	\$ 3,673	\$ 3,673	\$ -
Interest - 5/1	3,673	3,673	3,673	-
Principal - 5/1	5,000	5,000	5,000	-
Total Expenditures	\$ 12,345	\$ 12,345	\$ 12,345	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,264	\$ 1,222	\$ 1,835	\$ 613
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,264	\$ 1,222	\$ 1,835	\$ 613
Fund Balance - Beginning	\$ 5,052		\$ 14,903	
Fund Balance - Ending	\$ 6,316		\$ 16,738	

Ridgewood Trails
Community Development District
Capital Projects Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 48	\$ 48
Total Revenues	\$ -	\$ -	\$ 48	\$ 48
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 48	\$ 48
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 48	
Fund Balance - Beginning	\$ -		\$ 1,149	
Fund Balance - Ending	\$ -		\$ 1,197	

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 68,143	\$ 525,629	\$ 2,872	\$ 4,767	\$ 3,744	\$ 5,699	\$ 1,057	\$ 1,745	\$ -	\$ -	\$ -	\$ 613,656
Interest Earned/Misc. Income	553	276	193	1,944	2,293	2,161	3,894	2,136	1,414	1,546	-	-	16,412
Rental Revenue	1,000	250	-	150	-	150	300	150	-	1,000	-	-	3,000
Total Revenues	\$ 1,553	\$ 68,669	\$ 525,822	\$ 4,966	\$ 7,061	\$ 6,055	\$ 9,894	\$ 3,343	\$ 3,159	\$ 2,546	\$ -	\$ -	\$ 633,068

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 4,600
PR-FICA	-	77	-	46	-	77	-	77	-	77	-	-	352
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	3,689	854	106	1,056	464	1,168	823	1,214	102	-	-	-	9,475
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,576	-	-	-	-	-	-	-	-	-	-	-	5,576
Arbitrage Rebate	-	-	-	-	-	-	-	-	600	-	-	-	600
Dissemination Agent	88	88	88	88	88	88	88	88	88	88	-	-	883
Trustee Fees	1,129	-	-	3,388	-	-	-	-	-	-	-	-	4,517
Management Fees	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	4,035	-	-	40,347
Information Technology	159	159	159	159	159	159	159	159	159	159	-	-	1,590
Website Maintenance	106	106	106	106	106	106	106	106	106	106	-	-	1,060
Telephone	-	29	-	31	-	36	-	35	-	27	-	-	159
Postage & Delivery	72	6	95	14	54	28	18	14	141	43	-	-	485
Insurance General Liability	7,726	-	-	-	-	-	-	-	-	-	-	-	7,726
Printing & Binding	78	53	45	8	62	19	48	55	71	20	-	-	459
Legal Advertising	46	-	46	100	-	-	-	46	143	-	-	-	381
Other Current Charges	-	-	-	-	-	-	8	-	-	-	-	-	8
Office Supplies	1	0	0	1	1	0	0	0	1	0	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 22,880	\$ 6,408	\$ 4,681	\$ 9,632	\$ 4,968	\$ 6,716	\$ 5,284	\$ 6,830	\$ 5,445	\$ 5,555	\$ -	\$ -	\$ 78,398

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	\$ 15,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,070
Amenity Manager	5,618	5,618	5,618	5,618	5,618	5,618	5,618	5,618	5,618	5,618	-	-	56,180
Facility Assistant	594	80	595	-	-	530	-	1,394	1,340	682	-	-	5,215
General Facility Maintenance	1,064	1,214	1,322	841	961	1,228	760	1,093	1,679	1,263	-	-	11,424
Repairs & Replacements	1,775	2,681	1,786	5,171	3,125	2,469	2,310	4,720	402	1,477	-	-	25,916
Lifeguards	-	-	-	-	-	1,023	-	2,538	4,807	3,686	-	-	12,054
Pool Maintenance	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	-	-	14,897
Pool Chemicals	1,244	1,326	1,518	1,393	1,380	1,393	818	1,314	357	1,168	-	-	11,910
Water & Sewer	827	877	789	679	754	729	195	805	907	820	-	-	7,384
Electric	858	840	821	852	895	853	895	938	1,045	1,129	-	-	9,126
Internet/Cable	508	529	529	547	563	563	563	563	563	563	-	-	5,490
Janitorial	935	935	935	935	935	935	935	935	935	935	-	-	9,348
Janitorial Supplies	68	209	305	171	69	373	-	581	124	206	-	-	2,106
Security System	558	2,671	415	558	558	558	558	558	558	558	-	-	7,551
Refuse Service	227	251	247	246	247	250	248	248	245	256	-	-	2,464
Special Events	-	1,265	613	-	-	-	-	-	1,300	-	-	-	3,178
Pool Permit	-	-	-	-	-	-	-	-	475	-	-	-	475
Pest Control	90	90	90	90	90	90	90	90	90	90	-	-	900
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 30,925	\$ 20,075	\$ 17,072	\$ 18,591	\$ 16,684	\$ 18,102	\$ 14,480	\$ 22,885	\$ 21,933	\$ 19,942	\$ -	\$ -	200,688
Grounds Maintenance Expenditures													
Operations Management	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ -	\$ -	20,271
Electric	189	190	192	194	194	194	151	191	191	191	-	-	1,876
Water	660	787	612	476	683	456	95	553	566	105	-	-	4,993
Repairs & Maintenance	1,059	412	311	1,248	135	2,605	1,732	-	-	-	-	-	7,502
Landscape Maintenance	13,737	10,704	10,704	10,704	10,704	11,419	10,704	10,704	10,704	10,704	-	-	110,786
Lake Maintenance	692	692	692	692	692	692	692	692	692	692	-	-	6,920
Irrigation Repairs	-	-	-	-	-	-	299	-	-	-	-	-	299
Subtotal Grounds Maintenance Expenditures	\$ 18,365	\$ 14,812	\$ 14,538	\$ 15,341	\$ 14,435	\$ 17,392	\$ 15,699	\$ 14,167	\$ 14,180	\$ 13,719	\$ -	\$ -	152,647
Total Operations & Maintenance	\$ 49,290	\$ 34,887	\$ 31,610	\$ 33,931	\$ 31,119	\$ 35,494	\$ 30,179	\$ 37,052	\$ 36,113	\$ 33,660	\$ -	\$ -	353,335
Total Expenditures	\$ 72,170	\$ 41,294	\$ 36,291	\$ 43,563	\$ 36,087	\$ 42,209	\$ 35,463	\$ 43,881	\$ 41,558	\$ 39,215	\$ -	\$ -	431,733
Excess (Deficiency) of Revenues over Expenditures	\$ (70,618)	\$ 27,375	\$ 489,531	\$ (38,597)	\$ (29,027)	\$ (36,154)	\$ (25,569)	\$ (40,538)	\$ (38,398)	\$ (36,669)	\$ -	\$ -	201,335
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,680)	\$ -	\$ -	\$ -	\$ -	\$ -	(38,680)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,680)	\$ -	\$ -	\$ -	\$ -	\$ -	(38,680)
Net Change in Fund Balance	\$ (70,618)	\$ 27,375	\$ 489,531	\$ (38,597)	\$ (29,027)	\$ (36,154)	\$ (64,249)	\$ (40,538)	\$ (38,398)	\$ (36,669)	\$ -	\$ -	162,655

Ridgewood Trails
Community Development District
Long Term Debt Report

Series 2007A Capital Improvement Revenue Bonds	
Interest Rate:	5.65%
Maturity Date:	5/1/2038
Reserve Fund Definition	6.949% of Outstanding Bonds
Reserve Fund Requirement	\$8,686
Reserve Fund Balance	\$10,459
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)
Less: May 1, 2024 (Mandatory)	(5,000)
Current Bonds Outstanding	\$125,000

C.

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2024 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2007A DEBT ASMT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	691	13,358.77	612,487.98	625,846.75
TOTAL NET ASSESSMENTS	691	13,358.77	612,487.98	625,846.75

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	SERIES 2007A DEBT RECEIPTS	O&M RECEIPTS
1	11/6/23	1,545.88	33.00	1,512.88
2	11/14/23	21,347.74	455.67	20,892.07
3	11/28/23	46,735.45	997.57	45,737.88
4	12/12/23	525,337.73	11,213.39	514,124.34
5	12/22/24	11,755.51	250.92	11,504.59
6	1/10/24	2,934.49	62.64	2,871.85
7	2/7/24	4,871.30	103.98	4,767.32
8	3/15/24	3,825.63	81.66	3,743.97
9	4/11/24	5,823.59	124.31	5,699.28
10	5/8/24	1,079.92	23.05	1,056.87
11	6/14/24	1,783.13	38.06	1,745.07
			-	-
TOTAL TAX ROLL RECEIPTS		627,040.37	13,384.25	613,656.12

PERCENT COLLECTED	TOTAL	DEBT	O&M
TOTAL PERCENT COLLECTED	100.19%	100.19%	100.19%

D.

Ridgewood Trails

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	
General Fund				
	6/1/2024 - 6/30/24	2653-2667	\$35,437.69	
	7/1/24 - 7/31/24	2668-2678	37,851.90	
				\$73,289.59
Autopayments				
	6/4/24	DOE EH Pool Permit	\$475.35	
	6/6/24	CCUA	\$1,358.13	
	6/6/24	Comcast	\$240.74	
	6/6/24	Waste Pro	244.60	
	6/13/24	Comcast	322.15	
	6/25/24	Newlane Finance	395.12	
	7/1/24	CCUA	966.38	
	7/1/24	Clay Electric	1,236.19	
	7/5/24	Waste Pro	256.18	
	7/8/24	Comcast	240.74	
	7/12/24	Comcast	322.15	
	7/25/24	Newlane Finance	395.12	
	7/29/24	EFTPS	153.00	
	7/29/24	CCUA	925.27	
	7/31/24	Clay Electric	1,320.06	
				\$8,851.18
TOTAL				\$82,140.77

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/05/24	00119	6/01/24 8919046	202406 330-53800-46200		JUN LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES, INC	*	10,703.68	10,703.68 002653
6/05/24	00143	5/23/24 6766281	202405 320-57200-52100		POOL CHEMICALS - AZONE	*	855.00	
		5/23/24 6766281	202405 320-57200-52100		FREIGHT - FUEL CHARGE	*	12.00	
		5/23/24 6766281	202405 320-57200-52100		POOL CHEMS- SULFURIC ACID	*	133.08	
		5/23/24 6766281	202405 320-57200-46000		15 GA BLU/BLACK DELDRUM	*	30.00	
		5/23/24 6766281	202405 320-57200-46000		TANK 325 GL VERTICAL SDPE	*	710.00	
					HAWKINS INC			1,740.08 002654
6/05/24	00126	6/01/24 405585	202406 320-57200-34510		ACCESS CONTROL - JUNE	*	20.00	
					HI-TECH SYSTEM ASSOCIATES			20.00 002655
6/05/24	00117	4/30/24 3383095	202403 310-51300-31500		MARCH GENERAL COUNSEL	*	1,168.00	
					KUTAK ROCK LLP			1,168.00 002656
6/05/24	00117	5/31/24 3397034	202404 310-51300-31500		APRIL GENERAL COUNSEL	*	822.50	
					KUTAK ROCK LLP			822.50 002657
6/05/24	00042	6/03/24 186100B	202406 330-53800-46400		JUNE LAKE MAINTENANCE	*	692.00	
					THE LAKE DOCTORS, INC.			692.00 002658
6/13/24	00015	6/06/24 2024-278	202406 310-51300-48000		NTC BUDGET MEETING 7/10	*	142.80	
					OSTEEN MEDIA GROUP-CLAY TODAY			142.80 002659
6/13/24	00003	6/01/24 257	202406 310-51300-34000		JUN MANAGEMENT FEES	*	4,034.67	
		6/01/24 257	202406 310-51300-35200		JUN WEBSITE ADMIN.	*	106.00	
		6/01/24 257	202406 310-51300-35100		JUN INFORMATION TECH.	*	159.00	
		6/01/24 257	202406 310-51300-31300		JUN DISSEMINATION SVCS	*	88.33	
		6/01/24 257	202406 310-51300-51000		OFFICE SUPPLIES	*	.66	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24		257		202406	310	51300	42000			*	140.98		
			POSTAGE										
6/01/24		257		202406	310	51300	42500			*	70.50		
			COPIES										
GOVERNMENTAL MANAGEMENT SERVICES												4,600.14	002660
6/13/24	00039	6/01/24	378	202406	320	57200	34200		JUN JANITORIAL SERVICES	*	934.83		
		6/01/24	378	202406	320	57200	46500		JUN POOL MAINTENANCE SVCS	*	1,489.67		
		6/01/24	378	202406	330	53800	34000		JUN FIELD MGMT/ADMIN.	*	2,027.08		
		6/01/24	378	202406	320	57200	46200		JUN FACILITY MGMT	*	5,618.00		
RIVERSIDE MANAGEMENT SERVICES, INC.												10,069.58	002661
6/18/24	00125	5/20/24	05202024	202406	320	57200	49500		SPRING EVENT 2024	*	500.00		
AZALEA RIDGE HOMEOWNERS ASSOC INC												500.00	002662
6/18/24	00039	5/31/24	381	202405	320	57200	45100		MAY LIFEGUARDS	*	2,537.93		
RIVERSIDE MANAGEMENT SERVICES, INC.												2,537.93	002663
6/18/24	00039	5/31/24	382	202405	320	57200	45200		MAY FACILITY ASSISTANT	*	1,394.43		
RIVERSIDE MANAGEMENT SERVICES, INC.												1,394.43	002664
6/25/24	00018	6/24/24	26046	202406	310	51300	31200		ARB SE2007AB FYE 5/31/24	*	600.00		
GRAU & ASSOCIATES												600.00	002665
6/25/24	00039	6/24/24	384	202406	320	57200	52100		POOL CHEMS. TRICHLOR	*	244.86		
		6/24/24	384	202406	320	57200	52100		POOL CHEMS. LIQUID BLEACH	*	38.37		
		6/24/24	384	202406	320	57200	52100		POOL CHEMS. TILE SOAP	*	73.32		
RIVERSIDE MANAGEMENT SERVICES, INC.												356.55	002666
6/25/24	00130	6/18/24	61919609	202406	320	57200	43200		JUNE RODENT CONTROL	*	90.00		
TURNER PEST CONTROL LLC												90.00	002667
7/03/24	00119	7/01/24	8958942	202407	330	53800	46200		JUL LANDSCAPE MAINTENANCE	*	10,703.68		
BRIGHTVIEW LANDSCAPE SERVICES, INC												10,703.68	002668

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/03/24	00126	7/01/24	407202	202407	320	57200	34510		ACCESS CONTROL - JULY HI-TECH SYSTEM ASSOCIATES	*	20.00	20.00	002669
7/03/24	00117	6/29/24	3411904	202405	310	51300	31500		MAY GENERAL COUNSEL KUTAK ROCK LLP	*	1,214.00	1,214.00	002670
7/03/24	00042	7/01/24	193934B	202407	330	53800	46400		JULY LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	692.00	692.00	002671
7/03/24	00039	6/24/24	383	202405	320	57200	46000		AMENITY REPAIRS & REPLMT GENERAL FACILITY MAINT. JANITORIAL SUPPLIES RIVERSIDE MANAGEMENT SERVICES, INC.	*	1,787.18 1,092.90 580.69	3,460.77	002672
7/09/24	00003	7/01/24	258	202407	310	51300	34000		JUL MANAGEMENT FEES JUL WEBSITE ADMIN. JUL INFORMATION TECH. JUL DISSEMINATION SRVCS OFFICE SUPPLIES POSTAGE COPIES TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	4,034.67 106.00 159.00 88.33 .30 43.18 19.95 26.82	4,478.25	002673
7/09/24	00039	7/01/24	385	202407	320	57200	34200		JUL JANITORIAL SERVICES JUL POOL MAINTENANCE SRVC JUL FIELD MGMT/ADMIN. JUL FACILITY MGMT RIVERSIDE MANAGEMENT SERVICES, INC.	*	934.83 1,489.67 2,027.08 5,618.00	10,069.58	002674

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/09/24	00118	6/21/24 74281734	202407 320-57200-34510	JULY SECURITY SERVICES VECTOR SECURITY INC	*	142.95	142.95 002675
7/17/24	00143	7/11/24 6805601	202407 320-57200-52100	JUL POOL CHEMICALS HAWKINS INC	*	924.00	924.00 002676
7/17/24	00039	6/30/24 386	202406 320-57200-45100	JUN LIFEGUARDS RIVERSIDE MANAGEMENT SERVICES, INC.	*	4,806.56	4,806.56 002677
7/17/24	00039	6/30/24 387	202406 320-57200-45200	JUN FACILITY ASSISTANT RIVERSIDE MANAGEMENT SERVICES, INC.	*	1,340.11	1,340.11 002678
TOTAL FOR BANK A						73,289.59	
TOTAL FOR REGISTER						73,289.59	

INVOICE



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

Customer #: 24319930
Invoice #: 8919046
Invoice Date: 6/1/2024
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For June Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara R. Lee</i> 5.30.24	10,703.68
	Total invoice amount	10,703.68
	Tax amount	
	Balance due	10,703.68

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 #: 8919046
Invoice Date: 6/1/2024

Amount Due: \$10,703.68

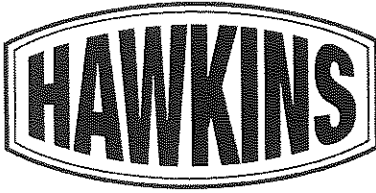
Thank you for allowing us to serve you

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

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$1,740.08**
Invoice Number 6766281
Invoice Date 5/23/24
Sales Order Number/Type 4532895 SL
Branch Plant 74
Shipment Number 5390977

Sold To: 531351
Accounts Payable
RIDGEWOOD TRAILS CDD
475 W Town PI STE 114
St Augustine FL 32092-3649

Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.52100
Tara R. Lee
5.30.24

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
6/22/24	Net 30	PPD Origin	HWTG			385			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	300.0000 300.0000	GA GA	\$2.8500	GA	2,901.0 LB 2,901.0 GW	\$855.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000 2.0000	DD DD	\$66.5400	DD	324.0 LB 344.0 GW	\$133.08
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	2.0000 2.0000	DD RD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00
Related Order #: 04532895									
3.000	43008	Tank 325 GL Vertical SD PE 900325SD 43"D60"H 1.9SG	N	1.0000 1.0000	EA EA	\$710.0000	EA	106.0 LB 106.0 GW	\$710.00
<i>Demurrage charges may be invoiced if not returned timely.</i>									
3.001	43009	Tank, 325 GL Vertical SD ECH - Used	N	1.0000 1.0000	EA RT	\$0.0000	RT	108.0 LB 106.0 GW	\$0.00

Page 1 of 2

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total

Continued on next page

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 617-8581
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

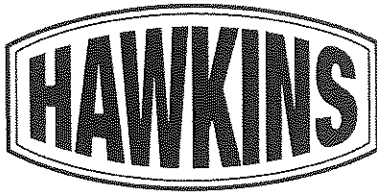
Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44MT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$1,740.08
Invoice Number	6766281
Invoice Date	5/23/24
Sales Order Number/Type	4532895 SL
Branch Plant	74
Shipment Number	5390977

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
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Continued from previous page

Related Order #: 4532895

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 2 of 2

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total

\$1,740.08

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 617-8581
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

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www.hawkinsinc.com

Job# 4556283



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 405585
 Invoice Date: 06/01/2024
 Completed: 06/01/2024
 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
<p>Approved Ridgewood Trails CDD Security 1.320.57200.34510 <i>Tara R. Lee</i> 6.3.24</p>			

Tech Resolution Note:
 Thank you for choosing Hi-Tech!

<p>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.</p> <p>Support@hitechflorida.com Office: 850-385-7649</p>	Total	\$20.00
	Payments	\$0.00
	Balance Due	\$20.00

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2024-278601
Invoice Date: 6/6/2024
Due Date: 7/5/2024

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

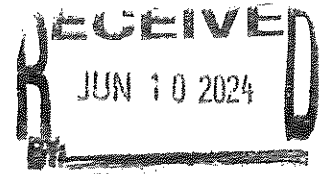
Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 109119	Notice of Public Hearing July 10, 2024 2024/2025 Budget	CT - Clay Today	Jun 6	2024		column inch 2x	Black & White	6.8000	\$142.80
									\$142.80

Total: **\$142.80**

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 Ridgewood Trails CDD Notice of Public Hearing

In the matter of July 10, 2024

LEGAL: 109119

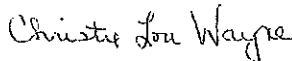
Was published in said newspaper in the issues:

5/30/2024 and 6/6/2024

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 06/06/2024



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 christic@osteenmediagroup.com

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Ridgewood Trails Community Development District ("District") will hold a public hearing on July 10, 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, (904) 940-5950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at ridgewoodtrailscdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 Gilles
District Manager
Legal 109119 Published 5/30/2024 and 6/6/2024 in Clay County's Clay Today newspaper

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 257
Invoice Date: 6/1/24
Due Date: 6/1/24
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 -June 2024		4,034.67	4,034.67
Website Administration -June 2024		106.00	106.00
Information Technology - June 2024		159.00	159.00
Dissemination Agent Services -June 2024		88.33	88.33
Office Supplies		0.66	0.66
Postage		140.98	140.98
Copies		70.50	70.50
Total			\$4,600.14
Payments/Credits			\$0.00
Balance Due			\$4,600.14

Riverside Management Services, Inc
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 378
Invoice Date: 6/1/2024
Due Date: 6/1/2024
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 - June 2024		934.83	934.83
1.320.57200.46500 - Pool Maintenance Services - June 2024		1,489.67	1,489.67
1.330.53800.34000 - Contract Administration - June 2024		2,027.08	2,027.08
1.320.57200.46200 - Facility Management - Ridgewood Trails - June 2024		5,618.00	5,618.00

Jerry Lambert
 6-6-24

Total \$10,069.58

Payments/Credits \$0.00

Balance Due \$10,069.58

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

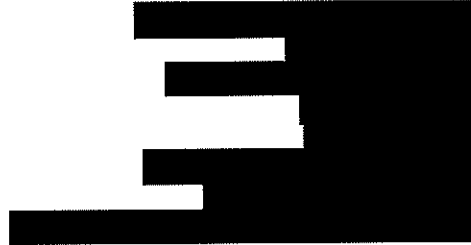
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2024

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157



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

Invoice No. 3383095
17623-1

Re: General

For Professional Legal Services Rendered

03/04/24	K. Buchanan	0.30	96.00	Confer with district manager regarding agenda items
03/06/24	K. Buchanan	2.20	704.00	Prepare for and attend board meeting
03/12/24	K. Buchanan	0.30	96.00	Review outstanding items
03/15/24	K. Buchanan	0.50	160.00	Perform meeting follow up
03/25/24	J. Gillis	0.70	112.00	Draft engineering agreement with Alliant; prepare supervisor notebook for Edson and draft cover letter regarding same; coordinate dissemination of same

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,168.00

TOTAL CURRENT AMOUNT DUE \$1,168.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3397034
17623-1

Re: General

For Professional Legal Services Rendered

04/15/24	K. Buchanan	0.40	128.00	Prepare agreement for professional engineering services
04/24/24	K. Haber	0.30	76.50	Prepare budget approval resolution; correspond with Sweeting regarding same
04/28/24	S. Sandy	0.10	31.50	Prepare FY 2024-2025 budget documents
04/30/24	K. Haber	2.30	586.50	Prepare amenities management agreement; prepare agreement for pool chemicals; correspond with Giles regarding same; prepare playground improvements agreement

TOTAL HOURS 3.10



TOTAL FOR SERVICES RENDERED \$822.50

TOTAL CURRENT AMOUNT DUE \$822.50

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

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

 	
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	6/3/2024	\$692.00

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

00000000662130010000001861000000006920045

Please Return this invoice with your payment and notify us of any changes to your contact information.

RIDGEWOOD TRAILS CDD	3813 Great Falls Loop Middleburg, FL 32068
Invoice Due Date 6/13/2024	Invoice 186100B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/3/2024	Water Management - Monthly		\$692.00	\$0.00	\$692.00
Please remit payment for this month's invoice. <div style="text-align: right; margin-top: 10px;"> Approved Ridgewood Trails CDD Lake Maintenance 1.330-53800-46400 <i>Tara R. Lee</i> 6.3.24 </div>					
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:	\$692.00	This Invoice Total:	\$692.00
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Click the "Pay Now" link to submit payment by ACH

Customer #: 718416	Corporate Address
Portal Registration #: 98B142AF	4651 Salisbury Rd, Suite 155
Customer E-mail(s): RIDGEWOODTRAILSMGR@RMSNF.COM	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

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

INVOICE NO. DATE

BILL TO

MAY 20, 2024

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

DESCRIPTION	UNIT PRICE	TOTAL
Spring Fling/Easter Egg Hunt	\$500.00	\$500.00

Approved
Ridgewood Trails
Special Events
01.320.57200.49500
Jana R. Lee
6.13.24

TOTAL DUE BY DATE

\$500.00

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 381
Invoice Date: 5/31/2024
Due Date: 5/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through May 2024 320.512,4510	130.15	19.50	2,537.93
<i>Jerry Lambert</i> 6-12-24			

Total	\$2,537.93
Payments/Credits	\$0.00
Balance Due	\$2,537.93

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
130.15	Lifeguarding Services for Ridgewood Trails Covering May 2024	\$ 19.50	\$2,537.93
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$2,537.93</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MAY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/24	5.88	E.H.	Lifeguarding
5/4/24	5.72	M.K.	Lifeguarding
5/5/24	3.8	E.H.	Lifeguarding
5/5/24	5.8	M.K.	Lifeguarding
5/11/24	5.65	H.B.	Lifeguarding
5/11/24	5.82	M.K.	Lifeguarding
5/12/24	3.75	H.B.	Lifeguarding
5/12/24	5.85	M.K.	Lifeguarding
5/18/24	5.4	H.B.	Lifeguarding
5/18/24	5.58	M.K.	Lifeguarding
5/18/24	5.33	G.R.	Lifeguarding
5/19/24	3.37	H.B.	Lifeguarding
5/19/24	5.45	G.R.	Lifeguarding
5/25/24	5.6	H.B.	Lifeguarding
5/25/24	5.78	E.H.	Lifeguarding
5/25/24	3.98	G.R.	Lifeguarding
5/26/24	3.42	H.B.	Lifeguarding
5/26/24	5.95	E.H.	Lifeguarding
5/26/24	5.6	M.K.	Lifeguarding
5/26/24	3.88	G.R.	Lifeguarding
5/27/24	3.68	H.B.	Lifeguarding
5/27/24	5.5	M.K.	Lifeguarding
5/27/24	4.03	G.R.	Lifeguarding
5/31/24	5.75	H.B.	Lifeguarding
5/31/24	4.03	E.H.	Lifeguarding
5/31/24	5.55	M.K.	Lifeguarding
TOTAL	<u>130.15</u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 382
Invoice Date: 5/31/2024
Due Date: 5/31/2024
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 May 2024 <i>1,320.57200.452.00</i>	52.62	26.50	1,394.43
<i>Jerry Lambert</i> <i>6-12-24</i>			

Total \$1,394.43

Payments/Credits \$0.00

Balance Due \$1,394.43

RIDGEWOOD TRAILS CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
52.62	Facility Assistant	\$ 26.50	\$ 1,394.43

Covers Period: May 2023

GL # 1.320.57200.45200

TOTAL DUE:

\$ 1,394.43

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF MAY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/24	4	R.A.	Completed daily checklist, returned calls and emails
5/5/24	7.1	R.A.	Completed daily checklist, returned calls and emails
5/11/24	5.88	R.A.	Completed daily checklist, returned calls and emails
5/12/24	5.88	R.A.	Completed daily checklist, returned calls and emails
5/18/24	6.23	R.A.	Completed daily checklist, returned calls and emails
5/19/24	5.85	R.A.	Completed daily checklist, returned calls and emails
5/25/24	5.98	R.A.	Completed daily checklist, returned calls and emails
5/26/24	6	R.A.	Completed daily checklist, returned calls and emails
5/27/24	5.7	R.A.	Completed daily checklist, returned calls and emails
	<u>52.62</u>		

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. 26046
Date 06/24/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2007AB FYE 5/31/2024 Arbitrage Services	
	\$ <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.

Riverside Management Services, Inc

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

Invoice

Invoice #: 384
Invoice Date: 6/24/2024
Due Date: 6/24/2024
Case:
P.O. Number: C BUSS 1820

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Trichlor		244.86	244.86
Pool Chemicals - Liquid Bleach		38.37	38.37
Pool Chemicals - Tile Soap		73.32	73.32
<p>Approved Ridgewood Trails CDD Pool Chemicals 1.320.57200.52100 <i>Tara R. Lee</i> 6.25.24</p>			
Total			\$356.55
Payments/Credits			\$0.00
Balance Due			\$356.55



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:	619196090
DATE:	6/18/2024
ORDER:	619196090

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
6/18/2024	10:04 AM			10:04 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/18/2024		10:32 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 Pest Control 1.320.57200.43200 <i>Tara R. Lee</i> 6.20.24		AMOUNT DUE \$90.00
		 _____ 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

INVOICE



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

Customer #: 24319930
Invoice #: 8958942
Invoice Date: 7/1/2024
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For July Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara R. Lee</i> 6.27.24	10,703.68
Total invoice amount		10,703.68
Tax amount		
Balance due		10,703.68

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 #: 8958942
Invoice Date: 7/1/2024

Amount Due:	\$10,703.68
-------------	-------------

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 407202
 Invoice Date: 07/01/2024
 Completed: 07/01/2024
 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 1.320.57200.34510 <i>Tara R. Lee</i> 7.2.24			

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3411904
17623-1

Re: General

For Professional Legal Services Rendered

05/01/24	K. Buchanan	2.00	640.00	Prepare for and attend board meeting
05/01/24	K. Haber	0.90	229.50	Confer with Soriano regarding playground installation; prepare playground installation agreement; correspond with Giles and Soriano regarding same
05/02/24	J. Gillis	0.40	64.00	Coordinate response to auditor letter
05/03/24	K. Haber	0.20	51.00	Prepare budget notice; correspond with Sweeting regarding same
05/06/24	K. Haber	0.90	229.50	Prepare amenities management agreement; correspond with Giles regarding same

TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$1,214.00

TOTAL CURRENT AMOUNT DUE \$1,214.00

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Aquatic 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	7/1/2024	\$692.00

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

000000006621300100000001939340000006920047

Please Return this invoice with your payment and notify us of any changes to your contact information.

RIDGEWOOD TRAILS CDD **3813 Great Falls Loop Middleburg, FL 32068**
Invoice Due Date 7/11/2024 **Invoice 193934B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2024	Water Management - Monthly		\$692.00	\$0.00	\$692.00
Please remit payment for this month's invoice.		Approved Ridgewood Trails CDD Lake Maintenance 1.330-53800-46400 <i>Tara R. Lee</i> 7.2.24			
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: \$692.00 **This Invoice Total:** \$692.00

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

Customer #: 718416 **Corporate Address**
Portal Registration #: 98B142AF 4651 Salisbury Rd, Suite 155
Customer E-mail(s): RIDGEWOODTRAILSMGR@RMSNF.COM 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
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 383
 Invoice Date: 6/24/2024
 Due Date: 6/24/2024
 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 May 1 - May 31, 2024		2,170.80	2,170.80
Maintenance Supplies		1,289.97	1,289.97
Approved Ridgewood Trails CDD <i>Tara R. Loo</i> 6.25.24			
Please code to the following:			
Amenity - Repairs & Replacements 001.320.57200.46000 \$1,787.18			
Amenity - General Facility Maintenance 001.320.57200.46100 \$1,092.90			
Amenity - Janitorial Supplies 001.320.57200.52200 \$580.69			
 6-27-24			

Total	\$3,460.77
Payments/Credits	\$0.00
Balance Due	\$3,460.77

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF MAY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	2.5	R.A.	Gate fence post sinking and causing miss alignment of magnet and latch, removed pavers and several inches of paver base, adjusted post to proper height and filled void at post base with fast drying concrete to help keep post in position, allowed to dry and returned pavers to position
5/1/24	3.65	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground and pool area, assisted to fix latch on pool gate, removed pavers and concrete pole in, put cover on light pole to hide wiring
5/6/24	5.25	R.A.	Picked up supplies, began working on small pool gate, installed gate stops to keep gate from hyper extending inward, drilled out old bolts corroded and frozen in electronic latch magnet, installed solid iron catch on gate, modified magnet latch bracket and installed on gate post, will need conduit and run wiring for latch and card reader
5/6/24	5.62	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, began working on small pool gate, installed gate stops to keep from hyper extending, drilled out old bolts in electronic latch magnet, helped install solid iron catch on gate, installed magnet latch bracket on post, picked up supplies
5/8/24	2.33	J.S.	Put AC box back up in gym, removed debris around pool area and parking lot, assisted put two tables together for pool umbrellas, straightened and organized pool deck furniture
5/13/24	2	R.A.	Emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around amenity center and community
5/13/24	3.5	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, emptied and changed all dog waste receptacles, checked and changed all trash receptacles, picked up supplies
5/15/24	3	J.S.	Removed debris around amenity center, pool deck, field and parking lot, straightened and organized pool deck furniture, checked and changed trash receptacles
5/16/24	2.45	R.A.	Large pool gate latch misaligned, re-alignment and lubricated, packed up pool furniture for re-strapping, delivered furniture and picked up newly re-strapped furniture, unloaded furniture
5/20/24	3	R.A.	Worked on small pool gate, cut electrical conduit and installed to route for electromagnet on new gate, temporarily installed card reader, picked up supplies, cut holes in umbrella tables and installed
5/20/24	4.5	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, assisted with running wire through side gate and hooked up to card reader, checked and changed all trash receptacles
5/21/24	1.5	R.A.	Emptied and restocked dog waste receptacles, removed debris around roadways in community
5/22/24	4.5	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/23/24	2	R.A.	Finished wiring pool gate magnetic latch and card reader, installed lock box for pool chemical company, picked up supplies
5/28/24	1.57	R.A.	Installed large pool stenner pumps, picked up supplies, troubleshoot power loss and security doors
5/29/24	2.9	R.A.	Removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles
5/29/24	4	J.S.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, emptied and changed all dog waste receptacles, checked and changed all trash receptacles

TOTAL 54.27

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT RIDGEWOOD TRAILS				
	4/23/24	Outdoor Side Tables (5)	623.45	R.A.
	5/5/24	7.1 cu ft Refrigerator	343.85	R.A.
	5/6/24	5/16x3.5" Hex Bolt (2)	5.04	R.A.
	5/6/24	1/4x3.5" Hex Bolt (2)	3.45	R.A.
	5/6/24	Hex Nut 1/4" (2)	0.78	R.A.
	5/6/24	36"x1/2"x1/8" Aluminum L Bracket	24.13	R.A.
	5/7/24	Multi Plug Surge Protector	12.33	T.L.
	5/7/24	Air Wick Plug 10ct	36.96	T.L.
	5/15/24	1/2" LR 90 Degree Electrical Conduit Filling (2)	8.63	R.A.
	5/15/24	90 Degree Elbow 3/4"	4.91	R.A.
	5/15/24	2 Hole 1/2" Clamp/Strap 25pk	5.28	R.A.
	5/15/24	10 Ft 1/2" Dia. Conduit Pipe	7.59	R.A.
	5/22/24	55 Gallon Trash Bags 40ct	57.43	R.A.
	5/22/24	13 Gallon Trash Bags 150ct	22.97	R.A.
	5/23/24	Scotch Entrance Duty Velcro 1"x1" Square	13.72	R.A.
	5/23/24	Portable Lock Box	55.18	R.A.
	5/31/24	Soft Soap Refill (4)	29.81	R.A.
	5/31/24	Paper Towels 12 rolls	34.48	R.A.
		TOTAL	<u>\$1,289.97</u>	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 258

Invoice Date: 7/1/24

Due Date: 7/1/24

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 -July 2024		4,034.67	4,034.67
Website Administration -July 2024		106.00	106.00
Information Technology - July 2024		159.00	159.00
Dissemination Agent Services -July 2024		88.33	88.33
Office Supplies		0.30	0.30
Postage		43.18	43.18
Copies		19.95	19.95
Telephone		26.82	26.82
Total			\$4,478.25
Payments/Credits			\$0.00
Balance Due			\$4,478.25

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 385
Invoice Date: 7/1/2024
Due Date: 7/1/2024
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 - July 2024		934.83	934.83
1.320.57200.46500 · Pool Maintenance Services - July 2024		1,489.67	1,489.67
1.330.53800.34000 · Contract Administration - July 2024		2,027.08	2,027.08
1.320.57200.46200 · Facility Management - Ridgewood Trails - July 2024		5,618.00	5,618.00
 7-3-24			

Total \$10,069.58

Payments/Credits \$0.00

Balance Due \$10,069.58



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 74281734
 Invoice Date: 06/21/2024
 Branch: 72
 Account Number: 6433093
 Due Date: 07/21/2024

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 07/01/2024 To: 07/31/2024 RECURRING SERVICES			142.95	0.00	142.95
Approved Ridgewood Trails CDD Security 1.320.57200.34510 <i>Tara R. Lee</i> 6.24.24					

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 Philips Highway, Suite 1
Jacksonville, FL 32256

VECTOR SECURITY.

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
 Invoice Number: 74281734
 Invoice Date: 06/21/2024
 Account Number: 6433093
 Due Date: 07/21/2024
 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.

0000000072000000064330939007428173400000000142954

How to Reach Customer Care

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



KNOCK, KNOCK.

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

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

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

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

For more information:
vectorsecurity.com/sales-scam

vec-147614

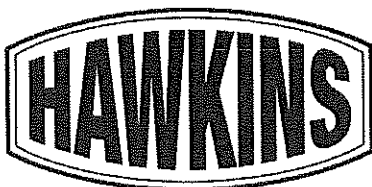
Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____	Old Phone Number: (____) _____ - _____
New Address: _____	New Phone Number: (____) _____ - _____
_____	Effective Date: _____
City: _____ State: _____ Zip: _____	Email Address: _____
Effective Date: _____	Signature: _____

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Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$924.00
Invoice Number	6805601
Invoice Date	7/11/24
Sales Order Number/Type	4571998 SL
Branch Plant	74
Shipment Number	5442475

Sold To: 531351
Accounts Payable
RIDGEWOOD TRAILS CDD
475 W Town PI STE 114
St Augustine FL 32092-3649

Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
8/10/24	Net 30	PPD Origin	HWTG			385			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	320.0000 320.0000	GA GA	\$2.8500	GA	3,094.4 LB 3,094.4 GW	\$912.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@Hawkinsinc.com
or call 612-331-6910 to get it setup on your account.

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.52100
Tara R. Lee
7.15.24

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$924.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 617-8581
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44HMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Invoice

Invoice #: 386
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through June 2024 320,572,4510	246.49	19.50	4,806.56
<i>Jerry Lambert</i> 7-12-24			
Total			\$4,806.56
Payments/Credits			\$0.00
Balance Due			\$4,806.56

**RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL**

Quantity	Description	Rate	Amount
246.49	Lifeguarding Services for Ridgewood Trails Covering June 2024	\$ 19.50	\$4,806.56
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$4,806.56</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS JUNE 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	5.7	H.B.	Lifeguarding
6/1/24	5.87	E.H.	Lifeguarding
6/1/24	5.47	M.K.	Lifeguarding
6/2/24	5.95	E.H.	Lifeguarding
6/2/24	3.53	H.B.	Lifeguarding
6/2/24	5.52	M.K.	Lifeguarding
6/7/24	5.85	E.H.	Lifeguarding
6/7/24	4.22	H.B.	Lifeguarding
6/7/24	5.58	M.K.	Lifeguarding
6/8/24	5.9	E.H.	Lifeguarding
6/8/24	5.63	M.K.	Lifeguarding
6/8/24	5.8	G.R.	Lifeguarding
6/9/24	5.77	E.H.	Lifeguarding
6/9/24	5.67	M.K.	Lifeguarding
6/9/24	5.63	L.D.	Lifeguarding
6/14/24	5.8	E.H.	Lifeguarding
6/14/24	5.78	M.K.	Lifeguarding
6/14/24	5.73	H.B.	Lifeguarding
6/15/24	5.73	M.K.	Lifeguarding
6/15/24	7.92	G.R.	Lifeguarding
6/15/24	7.65	H.B.	Lifeguarding
6/15/24	5.77	L.D.	Lifeguarding
6/15/24	2	R.A.	Lifeguarding
6/16/24	3.65	H.B.	Lifeguarding
6/16/24	5.62	L.D.	Lifeguarding
6/16/24	5.45	M.K.	Lifeguarding
6/21/24	5.78	H.B.	Lifeguarding
6/21/24	5.62	L.D.	Lifeguarding
6/21/24	5.53	M.K.	Lifeguarding
6/22/24	5.67	H.B.	Lifeguarding
6/22/24	3.45	L.D.	Lifeguarding
6/22/24	5.68	M.K.	Lifeguarding
6/22/24	4.27	G.R.	Lifeguarding
6/23/24	3.68	H.B.	Lifeguarding
6/23/24	5.27	E.H.	Lifeguarding
6/23/24	5.12	M.K.	Lifeguarding
6/23/24	3.32	G.R.	Lifeguarding
6/28/24	5.62	H.B.	Lifeguarding
6/28/24	5.62	L.D.	Lifeguarding
6/28/24	4.42	M.K.	Lifeguarding
6/29/24	4.8	H.B.	Lifeguarding
6/29/24	4.78	M.K.	Lifeguarding
6/29/24	4.02	G.R.	Lifeguarding
6/30/24	3.3	H.B.	Lifeguarding
6/30/24	5.75	L.D.	Lifeguarding
6/30/24	5.78	E.H.	Lifeguarding
6/30/24	5.82	M.K.	Lifeguarding
TOTAL	<u><u>246.49</u></u>		

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

Invoice

Invoice #: 387
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Ridgewood Trails CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Assistant through June 2024 1,320.57 200.45 200	50.57	26.50	1,340.11
<i>Jerry Lambert</i> 7-12-24			
Total			\$1,340.11
Payments/Credits			\$0.00
Balance Due			\$1,340.11

RIDGEWOOD TRAILS CDD

FACILITY ASSISTANT

Qty./Hours	Description	Rate	Amount
50.57	Facility Assistant	\$ 26.50	\$ 1,340.11

Covers Period: June 2023

GL # 1.320.57200.45200

TOTAL DUE:

\$ 1,340.11

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF JUNE 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	5.73	R.A.	Completed daily checklist, returned calls and emails
6/8/24	5.9	R.A.	Completed daily checklist, returned calls and emails
6/9/24	5.82	R.A.	Completed daily checklist, returned calls and emails
6/15/24	5.97	R.A.	Completed daily checklist, returned calls and emails
6/16/24	5.37	R.A.	Completed daily checklist, returned calls and emails
6/22/24	5.58	R.A.	Completed daily checklist, returned calls and emails
6/23/24	5.08	R.A.	Completed daily checklist, returned calls and emails
6/29/24	5.6	R.A.	Completed daily checklist, returned calls and emails
6/30/24	5.52	R.A.	Completed daily checklist, returned calls and emails
	<u>50.57</u>		