

*Ridgewood Trails  
Community Development District*

*November 6, 2024*

# *AGENDA*

# Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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October 30, 2024

Board of Supervisors  
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, November 6, 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. Consideration of Resolution 2025-01, Classifying Surplus Property and Disposition (sale of treadmills)
- IV. Acceptance of Fiscal Year 2023 Audit Report
- V. Ratification of Agreement with Coastal Sheds, LLC
- VI. Discussion of Suspension Letter
- VII. Discussion of Parking & Towing Policy
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operation Manager

- E. Amenity Manager
  - 1. Report
  - 2. Landscape Inspection Report

IX. Supervisor's Requests and Public Comments

X. Approval of Consent Agenda

- A. Approval of the Minutes of the September 4, 2024 Meeting
- B. Balance Sheet & Income Statement
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Meeting Scheduled for: January 8, 2025 @ 6:00 p.m. at the Azalea Ridge Amenity Center

XI. Adjournment

**Board Oversight**

*Supervisor Edson – Landscape*

*Supervisor Genska – Security & Technology*

*Supervisor Shroyer – Maintenance*

*Supervisor Miller – Athletics*

*Supervisor Wetherbee - Aquatics*

*THIRD ORDER OF BUSINESS*

## RESOLUTION 2025-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

**WHEREAS**, the District has purchased and owns certain equipment, furniture, and/or other personal property as listed in more detail in the attached **Exhibit A** (“Surplus Property”); and

**WHEREAS**, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

**WHEREAS**, the District has considered the best interests of the District, and the value and condition of the Property, and

**WHEREAS**, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

**WHEREAS**, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

**WHEREAS**, the District has estimated the value of the Property to be less than Five Thousand Dollars (\$5,000), or without commercial value; and

**WHEREAS**, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

**SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

**PASSED AND ADOPTED** this 6th day of November 2024.

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A  
Surplus Property**

[Treadmills]

Reason for disposal: the equipment is obsolete and will be replaced with a  
new model

f[District Staff to add estimated value of surplus property]



*FOURTH ORDER OF BUSINESS*

**Ridgewood Trails  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**Ridgewood Trails Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Ridgewood Trails Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Ridgewood Trails Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

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

#### *Responsibilities of Management for the Financial Statements*

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

To the Board of Supervisors  
Ridgewood Trails Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

To the Board of Supervisors  
Ridgewood Trails Community Development District

### ***Required Supplementary Information***

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated October 10, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



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

October 10, 2024

**Ridgewood Trails Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2023**

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

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

**Ridgewood Trails Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

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

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

**Financial Highlights**

The following are the highlights of the financial activity for the year ended September 30, 2023.

- ◆ The District's total assets exceeded total liabilities by \$2,558,560 (net position). Unrestricted net position for Governmental Activities was \$373,716. Restricted net position was \$2,952. Net investment in capital assets was \$2,181,892.
- ◆ Governmental activities revenues totaled \$588,517 while governmental activities expenses totaled \$654,689.



**Ridgewood Trails Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

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

**Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Current assets	\$ 390,719	\$ 353,165
Restricted assets	16,051	14,557
Capital assets	2,315,050	2,429,879
Total Assets	2,721,820	2,797,601
Current liabilities	28,876	29,690
Non-current liabilities	134,384	143,179
Total Liabilities	163,260	172,869
Net position - net investment in capital assets	2,181,892	2,287,523
Net position - restricted	2,952	1,730
Net position - unrestricted	373,716	335,479
Total Net Position	\$ 2,558,560	\$ 2,624,732

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

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

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

**Ridgewood Trails Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

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

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b><u>2023</u></b>	<b><u>2022</u></b>
Program Revenues		
Charges for services	\$ 568,922	\$ 434,497
General Revenues		
Miscellaneous revenues	8,650	8,314
Investment earnings	10,945	1,501
Total Revenues	<u>588,517</u>	<u>444,312</u>
Expenses		
General government	96,814	89,927
Physical environment	304,853	272,568
Culture/recreation	244,747	221,501
Interest and other charges	8,275	8,403
Total Expenses	<u>654,689</u>	<u>592,399</u>
Change in Net Position	(66,172)	(148,087)
Net Position - Beginning of Year	<u>2,624,732</u>	<u>2,772,819</u>
Net Position - End of Year	<u>\$ 2,558,560</u>	<u>\$ 2,624,732</u>

The increase in charges for services is related to the increase in special assessments in the current year.

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

The increase in culture/recreation is related to the increase in pool chemicals expense in the current year.

**Ridgewood Trails Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022:

<u>Description</u>	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Buildings and improvements	\$ 571,641	\$ 571,641
Infrastructure	2,690,994	2,690,994
Equipment	124,011	124,011
Accumulated depreciation	(1,071,596)	(956,767)
Capital assets, net	<u>\$ 2,315,050</u>	<u>\$ 2,429,879</u>

Depreciation was \$114,829 in the current year.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to lower security system, and special events expenditures than were anticipated.

The September 30, 2023 budget was amended for repairs and maintenance and landscape expenditures that were more than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- In June 2007, the District issued \$8,305,000 Series 2007A Capital Improvement Revenue Bonds. These bonds were issued to fund certain infrastructure facilities for the benefit of the District. As of September 30, 2023, the balance outstanding was \$130,000.
- In December 2021, the District entered into a financed purchase agreement of \$19,419, for security equipment. The balance outstanding at September 30, 2023 was \$13,459.

**Economic Factors and Next Year's Budget**

Ridgewood Trails Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

**Ridgewood Trails Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

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

**Ridgewood Trails Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets:	
Cash and cash equivalents	\$ 193,168
Investments	165,890
Due from others	4,933
Prepaid expenses	23,925
Deposits	2,803
Total Current Assets	390,719
Non-current Assets:	
Restricted assets:	
Investments	16,051
Capital assets being depreciated	
Buildings and improvements	571,641
Infrastructure	2,690,994
Equipment	124,011
Accumulated depreciation	(1,071,596)
Total Non-current Assets	2,331,101
Total Assets	2,721,820
 <b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable	17,003
Accrued interest payable	3,060
Financed purchase payable	3,813
Bonds payable	5,000
Total Current Liabilities	28,876
Non-current Liabilities:	
Financed purchase payable	9,646
Bonds payable, net	124,738
Total Non-current liabilities	134,384
Total Liabilities	163,260
 <b>NET POSITION</b>	
Net investment in capital assets	2,181,892
Restricted-debt service	1,803
Restricted-capital projects	1,149
Unrestricted	373,716
Total Net Position	\$ 2,558,560

*See accompanying notes to financial statements.*

**Ridgewood Trails Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
<b>Primary government</b>			
Governmental Activities			
General government	\$ (96,814)	\$ 101,175	\$ 4,361
Physical environment	(304,853)	225,072	(79,781)
Culture/recreation	(244,747)	229,286	(15,461)
Interest and other charges	(8,275)	13,389	5,114
<b>Total Governmental Activities</b>	<b>\$ (654,689)</b>	<b>\$ 568,922</b>	<b>(85,767)</b>

**General revenues:**

Miscellaneous revenues	8,650
Investment earnings	10,945
<b>Total General Revenues</b>	<b>19,595</b>

Change in Net Position (66,172)

Net Position - October 1, 2022	2,624,732
Net Position - September 30, 2023	<b>\$ 2,558,560</b>

*See accompanying notes to financial statements.*

**Ridgewood Trails Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	\$ 193,168	\$ -	\$ -	\$ 193,168
Investments	165,890	-	-	165,890
Due from others	4,933	-	-	4,933
Prepaid expenses	23,925	-	-	23,925
Deposits	2,803	-	-	2,803
Restricted assets:				
Investments	-	14,902	1,149	16,051
Total Assets	\$ 390,719	\$ 14,902	\$ 1,149	\$ 406,770
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 17,003	\$ -	\$ -	\$ 17,003
<b>FUND BALANCES</b>				
Nonspendable-prepays/deposits	26,728	-	-	26,728
Restricted for:				
Debt service	-	14,902	-	14,902
Capital projects	-	-	1,149	1,149
Assigned for capital reserves	180,411	-	-	180,411
Unassigned	166,577	-	-	166,577
Total Fund Balances	373,716	14,902	1,149	389,767
Total Liabilities and Fund Balances	\$ 390,719	\$ 14,902	\$ 1,149	\$ 406,770

*See accompanying notes to financial statements.*

**Ridgewood Trails Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2023**

Total Governmental Fund Balances	\$	389,767
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, infrastructure, \$2,690,994, buildings and improvements, \$571,641, and equipment, \$124,011, net of accumulated depreciation, \$(1,071,596), used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.		2,315,050
Long-term liabilities, including bonds payable, \$(130,000), net of net bond discount, net, \$262, and financed purchase payable, \$(13,459), are not due and payable in the current period; therefore, are not reported at the fund level.		(143,197)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		<u>(3,060)</u>
Net Position of Governmental Activities	\$	<u><u>2,558,560</u></u>

*See accompanying notes to financial statements.*



**Ridgewood Trails Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 555,533	\$ 13,389	\$ -	\$ 568,922
Miscellaneous revenues	8,650	-	-	8,650
Investment earnings	10,212	697	36	10,945
Total Revenues	<u>574,395</u>	<u>14,086</u>	<u>36</u>	<u>588,517</u>
Expenditures				
Current				
General government	96,814	-	-	96,814
Physical environment	215,369	-	-	215,369
Culture/recreation	219,402	-	-	219,402
Debt service				
Principal	3,633	5,000	-	8,633
Interest	747	7,628	-	8,375
Total Expenditures	<u>535,965</u>	<u>12,628</u>	<u>-</u>	<u>548,593</u>
Excess of revenues over/(under) expenditures	38,430	1,458	36	39,924
Other Financing Sources/(Uses)				
Transfers in	-	-	1,113	1,113
Transfers out	-	(1,113)	-	(1,113)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(1,113)</u>	<u>1,113</u>	<u>-</u>
Net Change in Fund Balances	38,430	345	1,149	39,924
Fund Balances - October 1, 2022	<u>335,286</u>	<u>14,557</u>	<u>-</u>	<u>349,843</u>
Fund Balances - September 30, 2023	<u>\$ 373,716</u>	<u>\$ 14,902</u>	<u>\$ 1,149</u>	<u>\$ 389,767</u>

See accompanying notes to financial statements.

**Ridgewood Trails Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$	39,924
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.		(114,829)
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Payment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce long-term liabilities in the Statement of Net Position.		8,633
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Amortization expense of bond discounts does not require the use of current resources and therefore, is not reported at the governmental funds level. This is the amount of amortization in the current period.		(18)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		118
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Change in Net Position of Governmental Activities	\$	(66,172)
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*See accompanying notes to financial statements.*

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

**For the Year Ended September 30, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 554,270	\$ 555,533	\$ 555,533	\$ -
Miscellaneous revenues	500	3,600	8,650	5,050
Interest earnings	450	12,833	10,212	(2,621)
Total Revenues	<u>555,220</u>	<u>571,966</u>	<u>574,395</u>	<u>2,429</u>
Expenditures				
Current				
General government	102,674	102,777	96,814	5,963
Physical environment	203,852	218,382	215,369	3,013
Culture/recreation	223,519	218,357	219,402	(1,045)
Capital outlay	64,500	64,500	-	64,500
Debt Service				
Principal	-	-	3,633	(3,633)
Interest	-	-	747	(747)
Total Expenditures	<u>594,545</u>	<u>604,016</u>	<u>535,965</u>	<u>68,051</u>
Net Change in Fund Balances	(39,325)	(32,050)	38,430	70,480
Fund Balances - October 1, 2022	<u>180,647</u>	<u>336,357</u>	<u>335,286</u>	<u>(1,071)</u>
Fund Balances - September 30, 2023	<u>\$ 141,322</u>	<u>\$ 304,307</u>	<u>\$ 373,716</u>	<u>\$ 69,409</u>

*See accompanying notes to financial statements.*

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**1. Reporting Entity**

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

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

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

**2. Measurement Focus and Basis of Accounting**

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

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

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

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

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

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

**b. Fund Financial Statements**

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

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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

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

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

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

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

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

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

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

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

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

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

**b. Restricted Assets**

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



**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

**c. Capital Assets**

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

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

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

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

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

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

**d. Bond Discounts**

Bond discounts are amortized over the life of the bonds.

**e. Budgets**

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

**f. Net Position**

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

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

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

“Total fund balances” of the District’s governmental funds, \$389,767, differs from “net position” of governmental activities, \$2,558,560, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

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

Buildings and improvements	\$	571,641
Infrastructure		2,690,994
Equipment		124,011
Accumulated depreciation		<u>(1,071,596)</u>
Net Capital Assets		<u>\$ 2,315,050</u>

**Long-term debt transactions**

Long-term liabilities and the deferred amount on refunding applicable to the District’s governmental activities are not current uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$	(130,000)
Bond discount, net		262
Financed purchase payable		<u>(13,459)</u>
Total		<u>\$ (143,197)</u>

**Accrued interest**

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

Accrued interest	\$	<u>(3,060)</u>
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**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

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

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

The “net change in fund balances” for government funds, \$39,924, differs from the “change in net position” for governmental activities, \$(66,172), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

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

Depreciation	\$ <u>(114,829)</u>
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**Long-term debt transactions**

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

Debt principal payments	\$ <u>8,633</u>
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Amortization of the bond discount does not require the use of current resources and therefore, is not reported at the fund level.

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

Change in accrued interest payable	\$ <u>118</u>
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**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS**

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2023, the District's bank balance was \$222,767 and the carrying value was \$193,168.

Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME	35 Days*	\$ 40,819
First American Treasury Obligation Fund	15 Days*	16,051
U.S. Bank Money Market	N/A	125,071
Total		<u>\$ 181,941</u>

\* Weighted Average Maturity

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

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

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Treasury Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's. The District's investment in U.S. Bank Money Market is not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in U.S. Bank Money Market represent 69%, the investments in First American Treasury Obligation Fund represents 9% and the investments in Florida PRIME represents 22% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

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

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

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 2,690,994	\$ -	\$ -	\$ 2,690,994
Buildings and improvements	571,641	-	-	571,641
Equipment	124,011	-	-	124,011
Total Capital assets Depreciated	<u>3,386,646</u>	<u>-</u>	<u>-</u>	<u>3,386,646</u>
Less accumulated depreciation for:				
Infrastructure	(796,687)	(89,484)	-	(886,171)
Buildings and improvements	(120,927)	(14,658)	-	(135,585)
Equipment	(39,153)	(10,687)	-	(49,840)
Total Accumulated Depreciation	<u>(956,767)</u>	<u>(114,829)</u>	<u>-</u>	<u>(1,071,596)</u>
Total Capital Assets Depreciated, Net	<u>\$ 2,429,879</u>	<u>\$ (114,829)</u>	<u>\$ -</u>	<u>\$ 2,315,050</u>

Depreciation of \$89,484 was charged to physical environment and \$25,345 was charged to culture/recreation.

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE F – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$	135,000
Principal payments		<u>(5,000)</u>
Long-term debt at September 30, 2023	\$	130,000
Less: bond discount, net		<u>(262)</u>
Bonds Payable, Net at September 30, 2023	\$	<u><u>129,738</u></u>

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

Capital Improvement Revenue Bonds

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

\$ 130,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 5,000	\$ 7,345	\$ 12,345
2025	5,000	7,063	12,063
2026	5,000	6,780	11,780
2027	5,000	6,498	11,498
2028	5,000	6,215	11,215
2029-2033	50,000	24,013	74,013
2034-2038	<u>55,000</u>	<u>9,886</u>	<u>64,886</u>
Totals	<u><u>\$ 130,000</u></u>	<u><u>\$ 67,800</u></u>	<u><u>\$ 197,800</u></u>

**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants

**Capital Improvement Revenue Bonds**

Significant Bond Provisions

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

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2023:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2007A	\$ 10,039	\$ 15,000



**Ridgewood Trails Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE G – FINANCED PURCHASE**

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

The annual requirements to amortize principal and interest of the financed purchase as of September 30, 2023, were as follows:

<b>Year Ending September 30,</b>	<b>Amount</b>
2024	\$ 4,380
2025	4,380
2026	4,380
2027	1,460
Total minimum lease payments	14,600
Less: amount representing interest	(1,141)
Present value of minimum lease payments	\$ 13,459

**NOTE H – RISK MANAGEMENT**

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



# Berger, Toombs, Elam, Gaines & Frank

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Ridgewood Trails Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 10, 2024.

### **Report on Internal Control Over Financial Reporting**

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

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

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

To the Board of Supervisors  
Ridgewood Trails Community Development District

### **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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



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

October 10, 2024



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of the Ridgewood Trails Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated October 10, 2024.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 10, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Financial Condition and Management

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

To the Board of Supervisors  
Ridgewood Trails Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Ridgewood Trails Community Development District. It is management's responsibility to monitor the Ridgewood Trails Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

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

### **Specific Information**

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

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

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,802
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$541,572
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The District did not have any construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$799.32 - \$968.19, and Debt Service Fund, \$761.14 - \$920.15.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$568,922.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2007A Bonds, \$130,000, maturing May 2038.

To the Board of Supervisors  
Ridgewood Trails Community Development District

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 554,270	\$ 555,533	\$ 1,263
Investment earnings	450	10,212	9,762
Miscellaneous revenues	500	8,650	8,150
Total Revenues	<u>555,220</u>	<u>574,395</u>	<u>19,175</u>
<b>Expenditures</b>			
<b>Current</b>			
General government	102,674	96,814	5,860
Physical environment	203,852	215,369	(11,517)
Culture and recreation	223,519	219,402	4,117
Capital outlay	64,500	-	64,500
<b>Debt Service</b>			
Principal	-	3,633	(3,633)
Interest	-	747	(747)
Total Expenditures	<u>594,545</u>	<u>535,965</u>	<u>58,580</u>
Excess of revenues over/(under) expenditures	(39,325)	38,430	77,755
Fund Balances - October 1, 2022	<u>180,647</u>	<u>335,286</u>	<u>154,639</u>
Fund Balances - September 30, 2023	<u>\$ 141,322</u>	<u>\$ 373,716</u>	<u>\$ 232,394</u>

**Additional Matters**

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

To the Board of Supervisors  
Ridgewood Trails Community Development District

**Purpose of this Letter**

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

*Berger Toombs Elam  
Gaines + Frank*

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

October 10, 2024



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

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

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

We have examined Ridgewood Trails Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Ridgewood Trails Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Ridgewood Trails Community Development District's compliance based on our examination.

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

In our opinion, Ridgewood Trails Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam  
Gaines + Frank*

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

October 10, 2024



*FIFTH ORDER OF BUSINESS*

**AGREEMENT BETWEEN RIDGEWOOD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT AND COASTAL SHEDS LLC  
FOR STORAGE UNIT DELIVERY AND INSTALLATION**

THIS AGREEMENT (“Agreement”) is made and entered into this 20th day of September, 2024, by and between:

**Ridgewood Trails Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

**Coastal Sheds LLC**, a Florida limited liability company with a mailing address of 11818 SE 21<sup>st</sup> Avenue, Starke, Florida 32091 (“Contractor”, together with District, “Parties”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to furnish, deliver, and install a prefabricated storage unit (“Storage Unit”) to the District; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide all labor, materials, equipment, and transportation services needed to deliver and install the Storage Unit on the District’s property and provide to the District those services identified in this Agreement and **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

**A.** Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A**

reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Contractor shall deliver and install the Storage Unit at the location designated by the District. Installation of the Storage Unit shall be completed within thirty (30) calendar days of the date of delivery, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Contractor's use of the District Property under this Agreement. Contractor shall repair any damage resulting from its use, operation, or management of any equipment used in relation to the Services within twenty-four (24) hours of the event causing such damage. Any such repairs shall be at Contractor's sole expense unless otherwise agreed in writing by the District. The provisions of this paragraph shall survive the termination or expiration of this Agreement. Contractor shall make no further alterations to the Premises without the District's prior written consent.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus

materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

**SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A. The District shall pay Contractor **Sixteen Thousand Two Hundred Eleven Dollars and 00/100 Cents (\$16,211.00)** for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. District shall pay Contractor 50% of the contract price after execution of this Agreement and 50% of the contract price upon completion of the Services. Such amounts include all materials and labor provided for in **Exhibit A** and all materials, labor, equipment, tools, and transportation services to deliver and install the Storage Unit and provide the District the maximum benefits of the Services.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or

not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 6. INDEMNIFICATION.**

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
  
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Ridgewood Trails Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager



**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Coastal Sheds LLC  
11818 SE 21<sup>st</sup> Avenue  
Starke, Florida 32091  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public

Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT MGILES@GMSNF.COM, (904) 940-5850, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

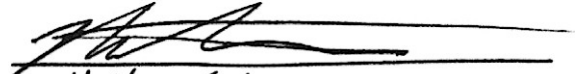
Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**RIDGEWOOD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**COASTAL SHEDS LLC**

  
\_\_\_\_\_  
By: Nathan Grice  
Its: General Manager

**Exhibit A: Scope of Services**

**Exhibit A**  
Scope of Services



11818 SE 21<sup>st</sup> Ave  
Starke, FL 32091  
904-964-4002

**Quotation For:**

Jay Soriano  
Community Development District

14x24 Deluxe Lofted Barn Cabin

Standard Options: three 2'x3' non-insulated windows, 4' wrap around porch, interior lofts, and a 36" 9-lite entry door.

Colors: Charcoal shingles, almond painted siding, taupe painted trim, and teak stained porch.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
14x24 Deluxe Lofted Barn Cabin	1	\$6,869.00	\$15,399.00
Shingle Roof	1	\$247.00	\$308.00
Radiant Barrier Roof	1	\$432.00	\$504.00
		<b>Total Price</b>	<b>\$16,211.00</b>

Quote by: Derek DeJarnatt  
August 29, 2024

*SEVENTH ORDER OF BUSINESS*

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

---

In accordance with Chapter 190, *Florida Statutes*, and on November 1, 2017 at a duly noticed public meeting, the Board of Supervisors of the Ridgewood Trails Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas (hereinafter defined) and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in designated areas, which areas are identified in **Exhibit B** attached hereto.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto ("**Overnight Parking Areas**") and with a pre-approved permit as set forth in this Policy.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

**SECTION 5. EXCEPTIONS.**

**A. OVERNIGHT PARKING PERMITS.** Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile's license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
  - (1) The name, address and contact information of the owner of the vehicle to which the permit will be granted;
  - (2) The make/model and license plate of the vehicle to which the permit will apply;
  - (3) The reason and special terms (if any) for the Overnight Parking Permit; and
  - (4) The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.



3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

**B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

**A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

**B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**EXHIBIT A – *Tow Away Zone***

**EXHIBIT B - *Map of Overnight Parking Areas***

Effective date: November 1, 2017

**EXHIBIT A – *Tow Away Zone***

TRACTS CO-2, CO-3, CO-4, P-1, R-2, R-3, AND ST-9, AZALEA RIDGE UNIT 1, AS RECORDED IN PLAT BOOK 53, PAGE 57, OF THE OFFICIAL RECORDS OF CLAY COUNTY, FLORIDA.

# AZALEA RIDGE UNIT I

A portion of Section 36, Township 4 South, Range 24 East  
and a portion of Section 1, Township 5 South, Range 24 East, Clay County, Florida  
**LOT, TRACT AND FLOOD ZONE DETAIL SHEET**

PLAT BOOK 53 PAGE 59

SHEET 4 OF 13  
SECTION 36 TWP. 4 S., RANGE 24 E.  
SECTION 1 TWP. 5 S., RANGE 24 E.

THIS PLAT IS A TYPE-I SUBDIVISION



GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
3718 NORTH MICROWAY ROAD, SUITE 3  
MELBOURNE, FLORIDA 32935-2538  
PHONE (321) 751-4444 FAX (321) 751-4445

THIS AREA OF THE PROPERTY IS LOCATED  
IN FEDERAL FLOOD ZONE X. AREAS  
DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAN

THIS AREA OF THE PROPERTY IS LOCATED  
IN FEDERAL FLOOD ZONE X. AREAS  
DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAN

THIS AREA OF THE PROPERTY IS LOCATED  
IN FEDERAL FLOOD ZONE X. AREAS  
DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAN

THIS AREA OF THE PROPERTY IS  
LOCATED IN FEDERAL FLOOD ZONE AE  
BASE FLOOD ELEVATION 57-22 FEET  
SEE LINE FOR ELEVATION  
FLOODWAY AREA (SHADED)

THIS AREA OF THE PROPERTY IS LOCATED  
IN FEDERAL FLOOD ZONE X. AREAS  
DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAN

THIS AREA OF THE PROPERTY IS LOCATED  
IN FEDERAL FLOOD ZONE X. AREAS  
DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAN

THIS AREA OF THE PROPERTY IS  
LOCATED IN FEDERAL FLOOD ZONE A  
NO BASE FLOOD ELEVATION DETERMINED

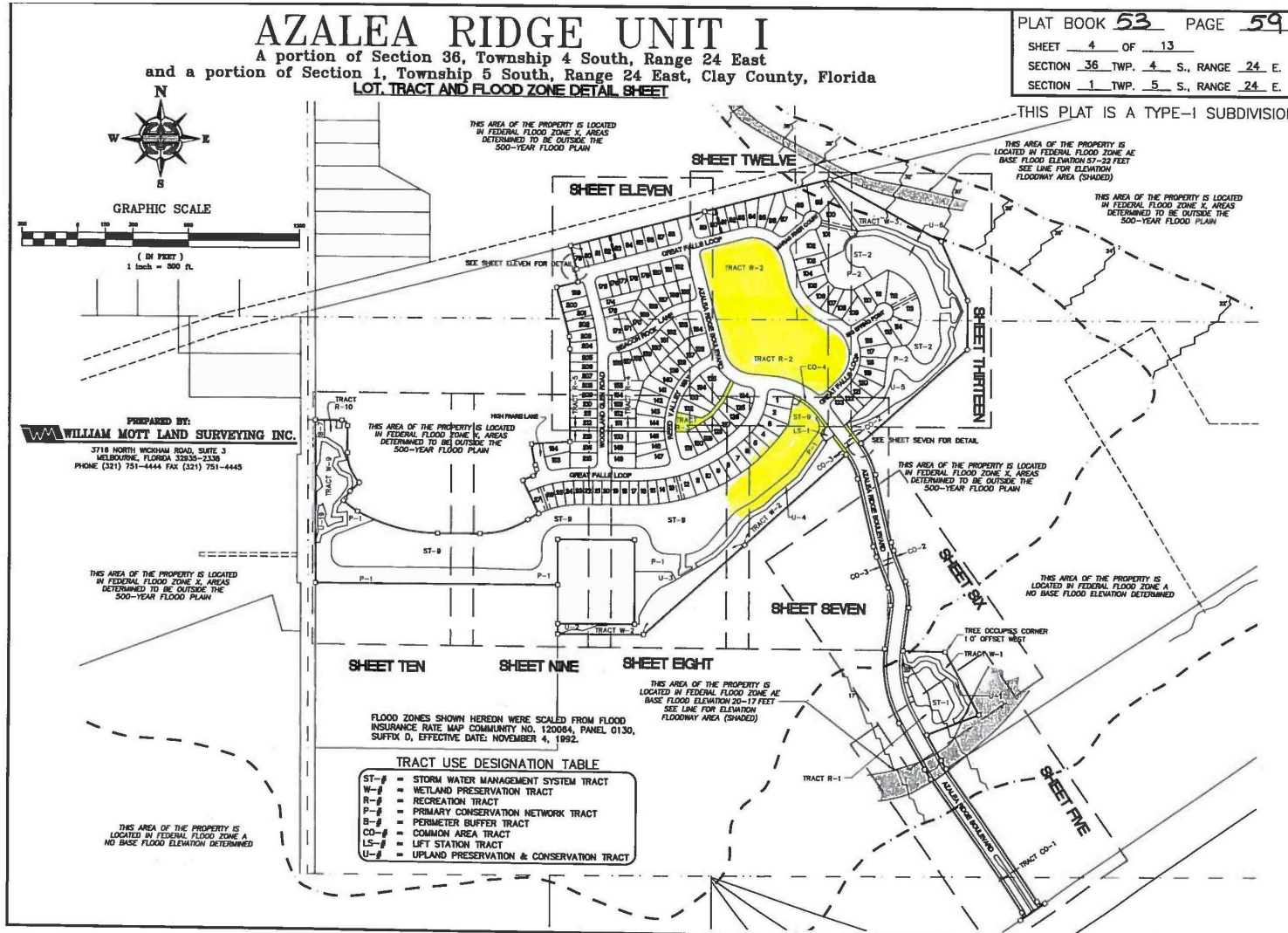
THIS AREA OF THE PROPERTY IS  
LOCATED IN FEDERAL FLOOD ZONE AE  
BASE FLOOD ELEVATION 20-17 FEET  
SEE LINE FOR ELEVATION  
FLOODWAY AREA (SHADED)

THIS AREA OF THE PROPERTY IS  
LOCATED IN FEDERAL FLOOD ZONE A  
NO BASE FLOOD ELEVATION DETERMINED

FLOOD ZONES SHOWN HEREON WERE SCALED FROM FLOOD  
INSURANCE RATE MAP COMMUNITY NO. 120084, PANEL 0130,  
SUFFIX D, EFFECTIVE DATE: NOVEMBER 4, 1992.

### TRACT USE DESIGNATION TABLE

ST-#	=	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	=	WETLAND PRESERVATION TRACT
R-#	=	RECREATION TRACT
P-#	=	PRIMARY CONSERVATION NETWORK TRACT
B-#	=	PERIMETER BUFFER TRACT
CO-#	=	COMMON AREA TRACT
LS-#	=	LIFT STATION TRACT
U-#	=	UPLAND PRESERVATION & CONSERVATION TRACT





**EXHIBIT B - Map of Overnight Parking Areas**



*EIGHTH ORDER OF BUSINESS*

*E.*

*1.*



11/6/2024

# *Azalea Ridge at Ridgewood Trails*

Community Development District  
Amenity Management Report



**Rob Alba**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Ridgewood Trails  
Community Development District

*Amenity Management Report*

November 6th, 2024

To: Board of Supervisors

From: 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 power line track fence and gate on Long Bay
- Completion of all pool furniture re-strapped
- Vent fans in pool bathrooms repaired

### **UPCOMING MAINTENANCE PROJECTS**

- Playground and permit process
- Auxiliary structure (storage shed)
  - Currently being painted and roofed
- Pergola next to slide needs repair or replacement

### **EVENTS**

- Azalea Ridge annual meeting
  - Nov. 7<sup>th</sup> 6pm
- Winter Festival upcoming on December 14<sup>th</sup>
  - Combined HOA/CDD
  - 11am – 3pm
  - Food Trucks

### **AUDIT UPDATE**

- 28 Residents with expired credentials filled out access card forms since September
- 15% of residents have missing paperwork and expired credentials (down from 19%)
- 14% of residents have not registered and have no access cards

### **ROOM RENTALS**

- Total number of rentals for September and October (3).
- No rentals tentatively scheduled for November and December

## Conclusion

For any questions or comments regarding the above information please contact Rob Alba, Amenity Manager, at [Ridgewoodtrailsmgr@rmsnf.com](mailto:Ridgewoodtrailsmgr@rmsnf.com).

Respectfully,

*Rob Alba*



2.



# Quality Site Assessment

Prepared for: Ridgewood Trails CDD

## General Information

- DATE:** Thursday, Oct 24, 2024
- NEXT QSA DATE:** Friday, Jan 24, 2025
- CLIENT ATTENDEES:** Karen Fisher
- BRIGHTVIEW ATTENDEES:** Karen Fisher

## Customer Focus Areas

Entrances, Pool area

## Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

# QUALITY SITE ASSESSMENT

## Ridgewood Trails CDD

### Maintenance Items



- 1** Newly installed annuals are looking healthy and showing good color.
- 2** The tip of the entry island off of Blanding looks like it was run over by a vehicle. Will provide a proposal to replace damaged plants and annuals.
- 3** Azaleas are in bloom for the season and beds are weed free.
- 4** Hard edging and base maintenance is in rotation.

# QUALITY SITE ASSESSMENT

## Ridgewood Trails CDD

### Maintenance Items



**5** Bed edging is in rotation and well defined.

**6** Pond maintenance is in rotation.

**7** Amenity Center beds are weed and trash free.

**8** Missed mulch areas were completed.



# QUALITY SITE ASSESSMENT

## Ridgewood Trails CDD

### Maintenance Items



**9** Missed mulch areas were completed (Warm Springs Way Park).

**10** Documenting cars frequently parked on the devil strip of the Warm Springs Way park.

**11** The crew is making sure to edge out all drains, valve boxes and utility boxes throughout as part of their normal maintenance.

**12** Low visibility areas are well maintained.

### Maintenance Items



13

**13** Amenity Center beds are looking sharp.

*TENTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
RIDGEWOOD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, September 4, 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 by telephone
Marty Genska	Supervisor by telephone
Michael Wetherbee	Supervisor
Scott Edson	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Tara Lee	RMS
Rob Alba	RMS
Karen Fisher	Brightview by telephone

The following is a summary of the actions taken at the September 4, 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 and the question is shouldn't the goals and objectives be addressed when the new board is in place.

Ms. Giles stated when we get to item 5 district counsel is going to explain that. It is new legislation.

**THIRD ORDER OF BUSINESS**

**Discussion of Pond Bank Erosion**

Mr. Soriano stated I mentioned at the last meeting and Brightview gave us a quote that I thought was high, but it is labor intensive. The engineer and I felt it was not a major concern. It is eroding but it is a slow erosion. The issue is we have to make sure we can always cut the bank, and they have done a good job of cutting that back. We can keep it on a list and check it every so often to see if it is getting worse, but it is nothing to worry about this next year.

**FOURTH ORDER OF BUSINESS**                      **Consideration of Proposals for Treadmills**

Mr. Alba gave an overview of the three proposals received for treadmills and Mr. Soriano reviewed the warranty for each.

After discussion of the cost, maintenance history, warranties, and the number to purchase, the board took the following action.

On MOTION by Mr. Shroyer seconded by Mr. Wetherbee with all in favor staff was authorized to purchase two Life Fitness treadmills in an amount not to exceed \$12,000 with a five-year warranty, and to keep one of the old ones for people who just want to walk on it.
--

**FIFTH ORDER OF BUSINESS**                      **Discussion of CDD Goals & Objectives**

Ms. Buchanan stated during the last session the legislature adopted a new law that requires special districts to adopt performance measures and standards. This is for all special districts and it is likely related to some concerns that were raised in connection with the Reedy Creek Improvement District that operated independently without oversight. The district has independence, you are still required to comply with the obligation of establishing goals and objectives and those are going to be put into play by October 1<sup>st</sup>. They are something the district can modify every year. What you adopt this year you will continue to tweak as the years go on and you have a better handle on what the district wants to accomplish and what the reporting process is going to be.

We adopt these goals and objectives by October 1, and then by December 1, 2025 we are required to compile and post on our website an annual report on how well the district has actually complied with these goals and objectives. At this time it is unclear what then will happen to that information. I don't know if there is any other entity that is going to look at it and provide comment to the district but at a minimum, we want to make sure that we adopt goals and objectives this year

that we are able to meet. What we don't want to do is overshoot and then have to put in this report that we didn't manage to achieve or accomplish the goals and objectives that we set for ourselves. All the districts that I represent and Marilee represents are adopting performance measures that are things we strive to do no matter what so we can get through this first cycle and better understand how it works and what the ramifications are.

In your agenda package are some goals and objectives and performance measures that GMS put together for your review and conversation. These are very typical of ones we see at many districts we represent. You are not tied to all of these if there is a tweak that you want to make or if you want to remove one or two, however you want to modify it you can. Our only caveat is that we do have to have this in place by October 1<sup>st</sup>. Understand this is going to be a continuing process and will be amended next year.

Ms. Giles stated I can put this on the agenda in the spring and we can start discussing if we want to make changes for the next year. It is a yearly requirement due every October 1<sup>st</sup>.

Mr. Shroyer stated that would be a good idea that way the new board can have some input.

On MOTION by Mr. Shroyer seconded by Mr. Edson with all in favor the goals and objectives were approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated if you haven't already, don't forget your ethics training requirements that you have to complete by the end of the fiscal year.

**B. Engineer**

Ms. Giles stated Jay has been corresponding with the district engineer and unless there is anything for him, we try to handle it and Jay and I will reach out to him if necessary.

**C. Manager**

There being none, the next item followed.

**D. Operation Manager's Report**

Mr. Soriano gave an overview of the operations report that was included as part of the agenda package.

**E. Amenity Manager**

**1. Report**

Mr. Alba reviewed the amenity report, and distributed a picture of a logo that he will use if there was no objection.

**2. Landscape Inspection Report**

Mr. Soriano stated we will be cutting under the powerlines. A couple years ago we said we would do it maybe once a year. We own the property but there is an easement that we are not allowed to do anything with. I can work with Brightview and if you want to you can assign a supervisor to work with me on that between meetings that way we can just get it taken care of.

Mr. Edson was authorized to work with Mr. Soriano and Brightview to cut the area under the powerlines in an amount not to exceed \$5,000.

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

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Public Comments**

Ms. Miller stated we need a light pole in the back.

Mr. Soriano stated I can bring proposals and it will be about \$12,000 for the capital project. The light poles are not expensive, it is the labor to do the trenching, and I estimated three poles at \$12,000. That is what we put in the budget and I suggest we talk to the county first.

**EIGHTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the July 10, 2024 Meeting**

On MOTION by Mr. Shroyer seconded by Mr. Wetherbee with all in favor the minutes of the July 10, 2024 meeting were approved as presented.

**B. Balance Sheet & Income Statement**



- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Mr. Shroyer seconded by Mr. Genska with all in favor the balance of the consent agenda items was approved.

**NINTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Wednesday, November 6, 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida**

Ms. Giles stated the next meeting is scheduled for November 6, 2024 a 6:00 p.m. in the same location.

On MOTION by Mr. Shroyer seconded by Mr. Edson with all in favor the meeting adjourned at 7:08 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***September 30, 2024***



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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**  
**September 30, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 42,075	\$ 19,009	\$ -	\$ -	\$ 61,084
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	181,040	170,617	-	-	351,658
US Bank - Custody Account	10,342	-	-	-	10,342
<b>Series 2007</b>					
Reserve A	-	-	10,546	-	10,546
Interest A	-	-	-	-	-
Revenue A	-	-	6,331	-	6,331
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,207	1,207
Prepaid Expenses	25,262	-	-	-	25,262
Deposits	2,803	-	-	-	2,803
<b>Total Assets</b>	<b>\$ 261,522</b>	<b>\$ 189,627</b>	<b>\$ 16,877</b>	<b>\$ 1,207</b>	<b>\$ 469,232</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,302	\$ -	\$ -	\$ -	\$ 2,302
Accrued Expenses	8,368	-	-	-	8,368
Due to Other	550	-	-	-	550
<b>Total Liabilities</b>	<b>\$ 11,220</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,220</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 25,262	\$ -	\$ -	\$ -	\$ 25,262
Deposits	2,803	-	-	-	2,803
Restricted for:					
Debt Service	-	-	16,877	-	16,877
Capital Project	-	-	-	1,207	1,207
Assigned for:					
Capital Reserve Fund	-	189,627	-	-	189,627
Capital Reserves	-	-	-	-	-
Unassigned	222,237	-	-	-	222,237
<b>Total Fund Balances</b>	<b>\$ 250,302</b>	<b>\$ 189,627</b>	<b>\$ 16,877</b>	<b>\$ 1,207</b>	<b>\$ 458,013</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 261,522</b>	<b>\$ 189,627</b>	<b>\$ 16,877</b>	<b>\$ 1,207</b>	<b>\$ 469,232</b>

**Ridgewood Trails**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 613,656	\$ 1,179
Interest Earned/Misc. Income	2,000	2,000	18,778	16,778
Rental Revenue	2,200	2,200	3,800	1,600
<b>Total Revenues</b>	<b>\$ 616,677</b>	<b>\$ 616,677</b>	<b>\$ 636,234</b>	<b>\$ 19,557</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 8,000	\$ 8,000	\$ 5,600	\$ 2,400
PR-FICA	612	612	428	184
Engineering	3,000	3,000	395	2,605
Attorney	20,000	20,000	12,945	7,055
Annual Audit	3,270	3,270	3,270	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,060	1,060	1,060	-
Trustee Fees	5,650	5,650	4,517	1,133
Management Fees	48,416	48,416	48,416	-
Information Technology	1,908	1,908	1,908	-
Website Maintenance	1,272	1,272	1,272	-
Telephone	350	350	398	(48)
Postage & Delivery	800	800	522	278
Insurance General Liability	8,094	8,094	7,726	368
Printing & Binding	1,500	1,500	558	942
Legal Advertising	1,800	1,800	820	980
Other Current Charges	907	907	8	899
Office Supplies	100	100	5	95
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 113,090</b>	<b>\$ 113,090</b>	<b>\$ 96,201</b>	<b>\$ 16,889</b>

**Ridgewood Trails**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
Insurance	\$ 29,198	\$ 29,198	\$ 15,070	\$ 14,128
Amenity Manager	67,416	67,416	67,416	-
Facility Assistant	5,000	5,000	5,802	(802)
General Facility Maintenance	12,190	12,190	12,259	(69)
Repairs & Replacements	25,000	25,000	27,792	(2,792)
Lifeguards	18,385	18,385	15,943	2,442
Pool Maintenance	17,876	17,876	17,876	-
Pool Chemicals	17,798	17,798	12,389	5,409
Water & Sewer	15,525	15,525	9,066	6,459
Electric	16,100	16,100	11,340	4,760
Internet/Cable	6,451	6,451	6,617	(166)
Janitorial	11,218	11,218	11,218	-
Janitorial Supplies	2,500	2,500	2,412	88
Security System	8,797	8,797	8,667	130
Refuse Service	2,709	2,709	2,985	(276)
Special Events	5,000	5,000	3,178	1,822
Pool Permit	475	475	475	-
Pest Control	1,000	1,000	1,080	(80)
Access Cards	1,000	1,000	-	1,000
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 263,638</b>	<b>\$ 263,638</b>	<b>\$ 231,584</b>	<b>\$ 32,054</b>
<b>Grounds Maintenance Expenditures</b>				
Operations Management	\$ 24,325	\$ 24,325	\$ 24,325	\$ -
Electric	5,000	5,000	2,259	2,741
Water	8,300	8,300	6,481	1,819
Repairs & Maintenance	18,200	18,200	9,866	8,334
Landscape Maintenance	128,444	128,444	132,193	(3,749)
Lake Maintenance	12,000	12,000	8,304	3,696
Irrigation Repairs	5,000	5,000	1,234	3,766
<b>Subtotal Grounds Maintenance Expenditures</b>	<b>\$ 201,269</b>	<b>\$ 201,269</b>	<b>\$ 184,662</b>	<b>\$ 16,607</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 464,907</b>	<b>\$ 464,907</b>	<b>\$ 416,247</b>	<b>\$ 48,661</b>
<b>Total Expenditures</b>	<b>\$ 577,997</b>	<b>\$ 577,997</b>	<b>\$ 512,447</b>	<b>\$ 65,550</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 38,680</b>	<b>\$ 38,680</b>	<b>\$ 123,787</b>	<b>\$ 85,107</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (38,680)	\$ (38,680)	(38,680)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (38,680)</b>	<b>\$ (38,680)</b>	<b>\$ (38,680)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ 85,107</b>	<b>\$ 85,107</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 165,196</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 250,302</b>	

**Ridgewood Trails**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 38,680	\$ 38,680	\$ 38,680	\$ -
Interest	1,300	1,300	5,476	4,176
<b>Total Revenues</b>	<b>\$ 39,980</b>	<b>\$ 39,980</b>	<b>\$ 44,156</b>	<b>\$ 4,176</b>
<b>Expenditures:</b>				
Capital Reserves	\$ 60,000	\$ 60,000	\$ 28,256	\$ 31,744
Amenity Improvement Project	-	-	-	-
Other Current Charges	600	600	-	600
Repair & Replacement	10,000	10,000	4,896	5,104
Pool Fence Project	-	-	29,898	(29,898)
<b>Total Expenditures</b>	<b>\$ 70,600</b>	<b>\$ 70,600</b>	<b>\$ 63,050</b>	<b>\$ 7,550</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (30,620)</b>		<b>\$ (18,894)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (30,620)</b>		<b>\$ (18,894)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 180,691</b>		<b>\$ 208,521</b>	
<b>Fund Balance - Ending</b>	<b>\$ 150,071</b>		<b>\$ 189,627</b>	



**Ridgewood Trails**  
**Community Development District**  
**Debt Service Fund Series - 2007A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	\$ 13,384	\$ 25
Interest Income	250	250	935	685
<b>Total Revenues</b>	<b>\$ 13,609</b>	<b>\$ 13,609</b>	<b>\$ 14,319</b>	<b>\$ 710</b>
<b>Expenditures:</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 12,345</b>	<b>\$ 12,345</b>	<b>\$ 12,345</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,264</b>	<b>\$ 1,264</b>	<b>\$ 1,974</b>	<b>\$ 710</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,264</b>	<b>\$ 1,264</b>	<b>\$ 1,974</b>	<b>\$ 710</b>
<b>Fund Balance - Beginning</b>	<b>\$ 5,052</b>		<b>\$ 14,903</b>	
<b>Fund Balance - Ending</b>	<b>\$ 6,316</b>		<b>\$ 16,877</b>	

**Ridgewood Trails**  
**Community Development District**  
**Capital Projects Fund Series - 2007A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 58	\$ 58
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58</b>	<b>\$ 58</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58</b>	<b>\$ 58</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,207</b>	

**Ridgewood Trails**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
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	1,334	1,032	18,778
Rental Revenue	1,000	250	-	150	-	150	300	150	-	1,000	250	550	3,800
<b>Total Revenues</b>	<b>\$ 1,553</b>	<b>\$ 68,669</b>	<b>\$ 525,822</b>	<b>\$ 4,966</b>	<b>\$ 7,061</b>	<b>\$ 6,055</b>	<b>\$ 9,894</b>	<b>\$ 3,343</b>	<b>\$ 3,159</b>	<b>\$ 2,546</b>	<b>\$ 1,584</b>	<b>\$ 1,582</b>	<b>\$ 636,234</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 5,600
PR-FICA	-	77	-	46	-	77	-	77	-	77	-	77	428
Engineering	-	-	-	-	-	-	-	-	-	395	-	-	395
Attorney	5,481	854	106	1,056	464	1,168	823	1,214	102	1,678	-	-	12,945
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	3,270	3,270
Assessment Administration	5,576	-	-	-	-	-	-	-	-	-	-	-	5,576
Arbitrage Rebate	-	-	-	-	-	-	-	-	600	-	-	-	600
Dissemination Agent	88	88	88	88	88	88	88	88	88	88	88	88	1,060
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	4,035	4,035	48,416
Information Technology	159	159	159	159	159	159	159	159	159	159	159	159	1,908
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Telephone	-	29	-	31	-	36	-	35	-	27	194	45	398
Postage & Delivery	72	6	95	14	54	28	18	14	141	43	9	28	522
Insurance General Liability	7,726	-	-	-	-	-	-	-	-	-	-	-	7,726
Printing & Binding	78	53	45	8	62	19	48	55	71	20	85	14	558
Legal Advertising	46	-	46	100	-	-	-	46	143	-	439	-	820
Other Current Charges	-	-	-	-	-	-	8	-	-	-	-	-	8
Office Supplies	1	0	0	1	1	0	0	0	1	0	0	0	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 24,673</b>	<b>\$ 6,408</b>	<b>\$ 4,681</b>	<b>\$ 9,632</b>	<b>\$ 4,968</b>	<b>\$ 6,716</b>	<b>\$ 5,284</b>	<b>\$ 6,830</b>	<b>\$ 5,445</b>	<b>\$ 7,627</b>	<b>\$ 5,116</b>	<b>\$ 8,821</b>	<b>\$ 96,201</b>

**Ridgewood Trails**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Amenity Center Expenditures</b>													
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	5,618	5,618	67,416
Facility Assistant	594	80	595	-	-	530	-	1,394	1,340	682	588	-	5,802
General Facility Maintenance	1,064	1,214	1,322	841	961	1,228	760	1,093	1,679	1,263	-	834	12,259
Repairs & Replacements	1,775	2,681	1,786	5,171	3,125	2,469	2,310	4,720	402	1,477	948	928	27,792
Lifeguards	-	-	-	-	-	1,023	-	2,538	4,807	3,686	3,889	-	15,943
Pool Maintenance	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	17,876
Pool Chemicals	1,244	1,326	1,518	1,393	1,380	1,393	818	1,314	357	1,168	221	257	12,389
Water & Sewer	827	877	789	679	754	729	195	805	907	867	862	773	9,066
Electric	858	840	821	852	895	895	895	938	1,045	1,129	1,065	1,107	11,340
Internet/Cable	508	529	529	547	563	563	563	563	563	563	563	563	6,617
Janitorial	935	935	935	935	935	935	935	935	935	935	935	935	11,218
Janitorial Supplies	68	209	305	171	69	373	-	581	124	206	134	171	2,412
Security System	558	2,671	415	558	558	558	558	558	558	558	558	558	8,667
Refuse Service	227	251	247	246	247	250	248	248	245	256	261	260	2,985
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	90	90	1,080
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 30,925</b>	<b>\$ 20,075</b>	<b>\$ 17,072</b>	<b>\$ 18,591</b>	<b>\$ 16,684</b>	<b>\$ 18,144</b>	<b>\$ 14,480</b>	<b>\$ 22,885</b>	<b>\$ 21,933</b>	<b>\$ 19,989</b>	<b>\$ 17,223</b>	<b>\$ 13,584</b>	<b>\$ 231,584</b>
<b>Grounds Maintenance Expenditures</b>													
Operations Management	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 2,027	\$ 24,325
Electric	189	190	192	194	194	194	151	191	191	191	191	191	2,259
Water	660	787	612	476	683	456	95	553	566	536	610	447	6,481
Repairs & Maintenance	1,059	412	311	1,248	135	2,605	1,732	-	-	-	1,244	1,121	9,866
Landscape Maintenance	13,737	10,704	10,704	10,704	10,704	11,419	10,704	10,704	10,704	10,704	10,704	10,704	132,193
Lake Maintenance	692	692	692	692	692	692	692	692	692	692	692	692	8,304
Irrigation Repairs	-	-	-	-	-	-	299	-	-	-	-	935	1,234
<b>Subtotal Grounds Maintenance Expenditures</b>	<b>\$ 18,365</b>	<b>\$ 14,812</b>	<b>\$ 14,538</b>	<b>\$ 15,341</b>	<b>\$ 14,435</b>	<b>\$ 17,392</b>	<b>\$ 15,699</b>	<b>\$ 14,167</b>	<b>\$ 14,180</b>	<b>\$ 14,150</b>	<b>\$ 15,467</b>	<b>\$ 16,117</b>	<b>\$ 184,662</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 49,290</b>	<b>\$ 34,887</b>	<b>\$ 31,610</b>	<b>\$ 33,931</b>	<b>\$ 31,119</b>	<b>\$ 35,536</b>	<b>\$ 30,179</b>	<b>\$ 37,052</b>	<b>\$ 36,113</b>	<b>\$ 34,139</b>	<b>\$ 32,690</b>	<b>\$ 29,701</b>	<b>\$ 416,247</b>
<b>Total Expenditures</b>	<b>\$ 73,963</b>	<b>\$ 41,294</b>	<b>\$ 36,291</b>	<b>\$ 43,563</b>	<b>\$ 36,087</b>	<b>\$ 42,251</b>	<b>\$ 35,463</b>	<b>\$ 43,881</b>	<b>\$ 41,558</b>	<b>\$ 41,766</b>	<b>\$ 37,806</b>	<b>\$ 38,522</b>	<b>\$ 512,447</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (72,411)</b>	<b>\$ 27,375</b>	<b>\$ 489,531</b>	<b>\$ (38,597)</b>	<b>\$ (29,027)</b>	<b>\$ (36,196)</b>	<b>\$ (25,569)</b>	<b>\$ (40,538)</b>	<b>\$ (38,398)</b>	<b>\$ (39,220)</b>	<b>\$ (36,222)</b>	<b>\$ (36,940)</b>	<b>\$ 123,787</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,680)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,680)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (38,680)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (38,680)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (72,411)</b>	<b>\$ 27,375</b>	<b>\$ 489,531</b>	<b>\$ (38,597)</b>	<b>\$ (29,027)</b>	<b>\$ (36,196)</b>	<b>\$ (64,249)</b>	<b>\$ (40,538)</b>	<b>\$ (38,398)</b>	<b>\$ (39,220)</b>	<b>\$ (36,222)</b>	<b>\$ (36,940)</b>	<b>\$ 85,107</b>

**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	\$10,546
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)
<b>Current Bonds Outstanding</b>	<b>\$125,000</b>

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**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2024 Assessments Receipts Summary**

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

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
			-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>627,040.37</b>	<b>13,384.25</b>	<b>613,656.12</b>

PERCENT COLLECTED	TOTAL	DEBT	O&M
<b>TOTAL PERCENT COLLECTED</b>	100.19%	100.19%	100.19%

*D.*



**Ridgewood Trails**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024

**Check Register**

Fund	Date	Check Numbers	Amount	
<b>General Fund</b>				
	8/1/2024 - 8/31/24	2679-2696	\$37,822.88	
	9/1/24 - 9/30/24	2697-2713	59,537.97	
				\$97,360.85
<b>Autopayments</b>				
	8/6/24	Comcast	\$240.75	
	8/6/24	Waste Pro	261.42	
	8/12/24	Comcast	322.61	
	8/26/24	Newlane Finance	395.12	
	8/30/24	Clay Electric	1,256.19	
	9/3/24	CCUA	922.55	
	9/5/24	Waste Pro	259.60	
	9/6/24	Comcast	240.74	
	9/12/24	Comcast	322.61	
	9/25/24	Newlane Finance	395.12	
	9/27/24	EFTPS	153.00	
				\$4,769.71
<b>TOTAL</b>				<b>\$102,130.56</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00119	8/01/24	8998186	202408	330	53800	46200		AUG LANDSCAPE MAINTENANCE	*	10,703.68		
									BRIGHTVIEW LANDSCAPE SERVICES, INC			10,703.68	002679
8/01/24	00039	7/17/24	391	202406	320	57200	46000		AMENITY REPAIRS & RPLMTS	*	401.71		
		7/17/24	391	202406	320	57200	46100		GENERAL FACILITY MAINT.	*	1,678.50		
		7/17/24	391	202406	320	57200	52200		JANITORIAL SUPPLIES	*	123.90		
									RIVERSIDE MANAGEMENT SERVICES, INC.			2,204.11	002680
8/01/24	00139	7/17/24	1020	202407	320	57200	46000		RE STRAPPING POOL CHAIRS	*	1,080.00		
									THE POOL AND PATIO SHOP LLC			1,080.00	002681
8/01/24	00130	7/18/24	61932421	202407	320	57200	43200		JULY RODENT CONTROL	*	90.00		
									TURNER PEST CONTROL LLC			90.00	002682
8/07/24	00125	8/01/24	08012024	202406	320	57200	49500		SUMMER EVENT - JUNE 2024	*	800.00		
									AZALEA RIDGE HOMEOWNERS ASSOC INC			800.00	002683
8/07/24	00126	8/01/24	408815	202408	320	57200	34510		ACCESS CONTROL - AUGUST	*	20.00		
									HI-TECH SYSTEM ASSOCIATES			20.00	002684
8/07/24	00117	7/31/24	3426310	202406	310	51300	31500		JUNE GENERAL COUNSEL	*	102.00		
									KUTAK ROCK LLP			102.00	002685
8/07/24	00042	8/01/24	201650B	202408	330	53800	46400		AUGUST LAKE MAINTENANCE	*	692.00		
									THE LAKE DOCTORS, INC.			692.00	002686
8/07/24	00118	7/22/24	74441712	202408	320	57200	34510		AUG SECURITY SERVICES	*	142.95		
									VECTOR SECURITY INC			142.95	002687
8/26/24	00055	8/07/24	14963	202408	330	53800	46000		BACKFLOW TEST/CERTIFIED	*	45.00		
									BOB'S BACKFLOW & PLUMBING SERVICES			45.00	002688
8/26/24	00003	8/01/24	259	202408	310	51300	34000		AUG MANAGEMENT FEES	*	4,034.67		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		259		202408	310-51300-35200		AUG WEBSITE ADMIN.	*	106.00		
8/01/24		259		202408	310-51300-35100		AUG INFORMATION TECH.	*	159.00		
8/01/24		259		202408	310-51300-31300		AUG DISSEMINATION SVCS	*	88.33		
8/01/24		259		202408	310-51300-51000		OFFICE SUPPLIES	*	.42		
8/01/24		259		202408	310-51300-42000		POSTAGE	*	9.01		
8/01/24		259		202408	310-51300-42500		COPIES	*	85.35		
8/01/24		259		202408	310-51300-41000		TELEPHONE	*	194.11		
GOVERNMENTAL MANAGEMENT SERVICES										4,676.89	002689
8/26/24	00039	7/11/24	388	202407	320-57200-52100		POOL CHEMICALS - TRICHLOR	*	218.63		
		7/11/24	388	202407	320-57200-52100		POOL CHEMICALS-LIQ BLEACH	*	25.58		
		7/11/24	388	202407	320-57200-46000		STENNER TUBE REPLACEMENT	*	152.90		
RIVERSIDE MANAGEMENT SERVICES, INC.										397.11	002690
8/26/24	00039	7/31/24	392	202407	320-57200-45200		JUL FACILITY ASSISTANT	*	682.38		
RIVERSIDE MANAGEMENT SERVICES, INC.										682.38	002691
8/26/24	00039	7/31/24	393	202407	320-57200-45100		JULY LIFEGUARDS	*	3,685.89		
RIVERSIDE MANAGEMENT SERVICES, INC.										3,685.89	002692
8/26/24	00039	8/16/24	395	202407	320-57200-46000		AMENITY REPAIRS & RPLMENT	*	244.32		
		8/16/24	395	202407	320-57200-46100		GENERAL FACILITY MAINT.	*	1,262.80		
		8/16/24	395	202407	320-57200-52200		JANITORIAL SUPPLIES	*	206.17		
RIVERSIDE MANAGEMENT SERVICES, INC.										1,713.29	002693
8/26/24	00039	8/01/24	390	202408	320-57200-34200		AUG JANITORIAL SERVICES	*	934.83		
		8/01/24	390	202408	320-57200-46500		AUG POOL MAINTENANCE SVCS	*	1,489.67		
		8/01/24	390	202408	330-53800-34000		AUG FIELD MGMT/ADMIN.	*	2,027.08		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	390	202408	320-57200-46200						AUG FACILITY MGMT RIVERSIDE MANAGEMENT SERVICES, INC.	*	5,618.00	10,069.58	002694
8/26/24	00039	8/08/24	394	202408	320-57200-52100				POOL CHEMICALS - TRICHLOR	*	157.41		
		8/08/24	394	202408	320-57200-52100				POOL CHEMS. - LIQ BLEACH	*	63.94		
		8/08/24	394	202408	320-57200-46000				POOL REPR - STENNER TUBE	*	48.38		
		8/08/24	394	202408	320-57200-46000				POOL REPR - FLOW METER	*	289.52		
		8/08/24	394	202408	320-57200-46000				INSTALLATION	*	68.75		
									RIVERSIDE MANAGEMENT SERVICES, INC.			628.00	002695
8/26/24	00130	8/15/24	61943545	202408	320-57200-43200				AUG RODENT CONTROL TURNER PEST CONTROL LLC	*	90.00	90.00	002696
9/05/24	00119	9/01/24	9037617	202409	330-53800-46200				SEP LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES, INC	*	10,703.68	10,703.68	002697
9/05/24	00029	8/27/24	24840	202409	300-15500-10000				FY25 POLICY RENEWAL EGIS INSURANCE ADVISORS, LLC	*	24,133.00	24,133.00	002698
9/05/24	00126	9/01/24	410415	202409	320-57200-34510				ACCESS CONTROL - SEPT HI-TECH SYSTEM ASSOCIATES	*	20.00	20.00	002699
9/05/24	00117	8/30/24	3440006	202407	310-51300-31500				JULY GENERAL COUNSEL KUTAK ROCK LLP	*	1,677.50	1,677.50	002700
9/05/24	00042	9/02/24	209414B	202409	330-53800-46400				SEP LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	692.00	692.00	002701
9/05/24	00118	8/22/24	74604385	202409	320-57200-34510				SEP SECURITY SERVICES VECTOR SECURITY INC	*	142.95	142.95	002702
9/12/24	00003	9/30/24	261	202408	320-57200-46000				COMMUNITY BUILD A SIGN GOVERNMENTAL MANAGEMENT SERVICES	*	541.14	541.14	002703

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/12/24	00003	9/01/24	260	202409	310-51300-34000		SEP MANAGEMENT FEES	*	4,034.67		
9/01/24		260		202409	310-51300-35200		SEP WEBSITE ADMIN.	*	106.00		
9/01/24		260		202409	310-51300-35100		SEP INFORMATION TECH.	*	159.00		
9/01/24		260		202409	310-51300-31300		SEP DISSEMINATION SVCS	*	88.33		
9/01/24		260		202409	310-51300-51000		OFFICE SUPPLIES	*	.30		
9/01/24		260		202409	310-51300-42000		POSTAGE	*	27.76		
9/01/24		260		202409	310-51300-42500		COPIES	*	13.65		
9/01/24		260		202409	310-51300-41000		TELEPHONE	*	44.77		
GOVERNMENTAL MANAGEMENT SERVICES										4,474.48	002704
9/12/24	00039	8/31/24	396	202408	320-57200-45100		AUG/SEP LIFEGUARDS	*	3,889.08		
RIVERSIDE MANAGEMENT SERVICES, INC.										3,889.08	002705
9/12/24	00039	8/31/24	397	202408	320-57200-45200		AUG FACILITY ASSISTANT	*	587.77		
RIVERSIDE MANAGEMENT SERVICES, INC.										587.77	002706
9/12/24	00039	9/01/24	533	202409	320-57200-34200		SEP JANITORIAL SERVICES	*	934.83		
9/01/24		533		202409	320-57200-46500		SEP POOL MAINTENANCE SVCS	*	1,489.67		
9/01/24		533		202409	330-53800-34000		SEP FIELD MGMT/ADMIN	*	2,027.08		
9/01/24		533		202409	320-57200-46200		SEP FACILITY MGMT	*	5,618.00		
RIVERSIDE MANAGEMENT SERVICES, INC.										10,069.58	002707
9/18/24	00144	9/13/24	6642682	202408	310-51300-48000		NOTICE OF FY25 MEETINGS	*	439.20		
GANNETT MEDIA CORP										439.20	002708
9/18/24	00146	9/17/24	09172024	202409	300-20700-10100		CCUA JUNE PAYMENT	*	506.83		
9/17/24		09172024		202409	300-20700-10100		CCUA JULY PAYMENT	*	478.55		
PINE RIDGE PLANTATION CDD										985.38	002709

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/18/24	00145	9/13/24 2024199	202409 320-57200-46000	COMMUNITY YARD SALE SIGNS SIGNSHOP JAX LLC	*	225.00	225.00 002710
9/18/24	00130	9/13/24 61956223	202409 320-57200-43200	SEP PEST CONTROL TURNER PEST CONTROL LLC	*	90.00	90.00 002711
9/24/24	00119	9/19/24 9071543	202409 330-53800-46301	MAINLINE REPAIR BRIGHTVIEW LANDSCAPE SERVICES, INC	*	610.00	610.00 002712
9/24/24	00039	9/20/24 398	202409 320-57200-52100	POOL CHEMICALS-TRICHLOR	*	87.45	
		9/20/24 398	202409 320-57200-52100	POOL CHEMICALS-LIQ BLEACH	*	51.15	
		9/20/24 398	202409 320-57200-52100	POOL CHEMICALS-DE POWDER	*	81.95	
		9/20/24 398	202409 320-57200-52100	POOL CHEMICALS-TILE SOAP	*	36.66	
							257.21 002713
						TOTAL FOR BANK A	97,360.85
						TOTAL FOR REGISTER	97,360.85



**INVOICE**

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

**Customer #:** 24319930  
**Invoice #:** 8998186  
**Invoice Date:** 8/1/2024  
**Cust PO #:**

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For August  Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara R. Lee</i> 7.29.24	10,703.68
<b>Total invoice amount</b>		<b>10,703.68</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>10,703.68</b>

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](mailto: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 #: 8998186  
Invoice Date: 8/1/2024

<b>Amount Due:</b>	<b>\$10,703.68</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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

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

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

# Invoice

**Invoice #:** 391  
**Invoice Date:** 7/17/2024  
**Due Date:** 7/17/2024  
**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 June 1 - June 30, 2024		2,043.60	2,043.60
Maintenance Supplies		160.51	160.51
<p style="text-align: center;">Approved            Ridgewood Trails CDD  <i>Tara R. Lee</i>            July 16, 2024</p>			
<p>Amenity - Repairs &amp; Replacements            001.320.57200.46000            \$401.71</p>			
<p>General Facility Maintenance            001.320.57200.46100            \$1,678.50</p>			
<p>Janitorial Supplies            001.320.57200.52200            \$123.90</p>			
<b>Total</b>			<b>\$2,204.11</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,204.11</b>



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/4/24	2.5	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 post in position, allowed to dry and returned pavers to position
6/5/24	1.5	R.A.	Emptied and restocked dog waste receptacles, removed debris around roadways and entry ways
6/5/24	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
6/7/24	4.85	R.A.	Picked up supplies, set up umbrellas, straightened and organized pool deck furniture, set up for lifeguards, worked on small pool gate not locking, adjusted magnetic latches for better contact, fixed playground gate near amenity center
6/11/24	2.5	R.A.	Painted conduit for gate electrical, measured and cut block off plates for fence and gates, painted and installed, closed pool and put up furniture and umbrellas for rain storm
6/11/24	5.1	J.S.	Assisted with painting block off plates for pool gates and installed, 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
6/12/24	4.51	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
6/14/24	2.83	R.A.	Assisted lifeguards in getting the pool slide up and running, needed to prime slide pump due to trapped air, bled pump and primed slide, updated message boards
6/18/24	3.38	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
6/19/24	1.9	R.A.	Removed debris around amenity center, playground, pool area and parking lot, emptied and changed all dog waste receptacles, checked and changed all trash receptacles
6/19/24	3.5	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
6/21/24	4.9	R.A.	Set up umbrellas after rainstorm from previous night, straightened and organized all pool deck furniture, removed debris around pond on fishing creek, the two ponds at the Azalea Ridge Boulevard curve, corner of packer meadow, and around pond at the powerline track on Azalea Ridge Boulevard
6/25/24	2.15	R.A.	Inspected gym treadmill due to incline and decline not working, verified incline/decline motor malfunctioning, picked up supplies
6/25/24	2.87	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
6/26/24	1	J.S.	Removed debris around amenity center, playground, pool area and parking lot, straightened and organized pool deck furniture
6/28/24	4.3	R.A.	Replaced broken wire loop on large pool umbrella, setup pool umbrellas, straightened and organized pool deck furniture, emptied and restocked dog waste receptacles, removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles, setup slide for lifeguards
<b>TOTAL</b>	<u><u>51.09</u></u>		
<b>MILES</b>	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



The Pool and Patio Shop  
 1408 Griffet Rd  
 Jacksonville, FL 32211  
 904-424-3593

# Invoice

Number 1020

Date 7/17/2024

**Bill To**  
 Tara Lee  
 Ridgewood Trails

**Ship To**

PO Number	Terms	Project
	Due upon completion	Ridgewood Trails

Date	Description	Hours	Rate	Tax1	Amount
	replace straps on chaise lounge	8	\$80.00		\$640.00
	replace straps on dining chair	8	\$55.00		\$440.00

Approved  
 Ridgewood Trails CDD  
 Amenity Center - Reparis and Replacements  
 1.320.57200.46000  
*Tara R. Lee*  
 7.29.24

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$1,080.00	Shipping Cost	\$0.00
		Sub Total	\$1,080.00
		Sales Tax 7.50% on \$0.00	\$0.00
		<b>Total</b>	<b>\$1,080.00</b>

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,080.00	\$0.00	\$1,080.00	\$700.00	\$2,860.00



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1489 • 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:** 619324215  
**DATE:** 07/18/2024  
**ORDER:** 619324215

**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
07/18/2024	01:36 PM			01:36 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/18/2024		02:02 PM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$90.00
		<b>SUBTOTAL</b> \$90.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$90.00
Approved Ridgewood Trails CDD Pest Control 1.320.57200.43200 <i>Tara R. Lee</i> 7.29.24		<b>AMOUNT DUE</b> \$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**

2024/07/18/2024 01:36 PM 02:02 PM 07/18/2024 01:36 PM 02:02 PM

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

**INVOICE NO.** **DATE**

**BILL TO** JUNE 29, 2024

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

DESCRIPTION	UNIT PRICE	TOTAL
Freedom Fest - CDD/HOA shared event	\$800.00	\$800.00

Approved  
Ridgewood Trails CDD  
Special Events - 1.320.57200.49500  
Tara R. Lee  
8.1.24

**RECEIVED**  
AUG 01 2024  
BY: \_\_\_\_\_

**TOTAL DUE BY DATE** **\$800.00**



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 408815  
 Invoice Date: 08/01/2024  
 Completed: 08/01/2024  
 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
2-11885-AC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL			
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> 8.1.24			

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.	<b>Total</b>	\$20.00
	<b>Payments</b>	\$0.00
	<b>Balance Due</b>	\$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

July 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. 3426310  
17623-1

Re: General

For Professional Legal Services Rendered

06/24/24	K. Haber	0.40	102.00	Prepare assessment and budget appropriation resolutions; correspond with Giles and Sweeting regarding same
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TOTAL HOURS 0.40

TOTAL FOR SERVICES RENDERED \$102.00

TOTAL CURRENT AMOUNT DUE \$102.00







9456 Phillips Highway, Suite 1  
Jacksonville, FL 32256

### Account Information

Invoice Number: 74441712  
Invoice Date: 07/22/2024  
Branch: 72  
Account Number: 6433093  
Due Date: 08/21/2024

### Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 08/01/2024 To: 08/31/2024 RECURRING SERVICES			142.95	0.00	142.95
Approved Ridgewood Trails CDD Security 1.320.57200.34510 <i>Tara R. Lee</i> 8.2.24					

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](http://www.vectorsecurity.com/sales-scam)

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

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

MS9GW7J



9456 Phillips 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: 74441712  
Invoice Date: 07/22/2024  
Account Number: 6433093  
Due Date: 08/21/2024  
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.

00000000720000000643309390074441712000000000142950

## How to Reach Customer Care

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



## KNOCK, KNOCK.

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

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

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

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

For more information:  
[vectorsecurity.com/sales-scam](http://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: (____) _____ - _____
City: _____ State: _____ Zip: _____	Effective Date: _____
Effective Date: _____	Email Address: _____
	Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at [www.vectorsecurity.com](http://www.vectorsecurity.com).

# Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
Jacksonville, FL 32244

# Invoice

14963

Invoice Date

8/7/2024

<b>Bill To</b>
Ridgewood Trails CDD 1799-2 Azalea Ridge Blvd Middleburg, FL 32068

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

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

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	9/6/2024

Serviced	Description	Quantity	Price Each	Amount
8/6/2024	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL Serial# 3004852 - PASSED  Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob M. Alba</i> 8.7.24	1	45.00	45.00

**Thank you for your business. We appreciate your prompt payment.**  
*Please make checks payable to Bob's Backflow and include your invoice number.*

<b>Total</b>	\$45.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$45.00

**Governmental Management Services, LLC**

1001 Bradford Way  
 Kingston, TN 37763

**Invoice**

**Invoice #:** 259  
**Invoice Date:** 8/1/24  
**Due Date:** 8/1/24  
**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 -August 2024		4,034.67	4,034.67
Website Administration -August 2024		106.00	106.00
Information Technology - August 2024		159.00	159.00
Dissemination Agent Services -August 2024		88.33	88.33
Office Supplies		0.42	0.42
Postage		9.01	9.01
Copies		85.35	85.35
Telephone		194.11	194.11
		<b>Total</b>	<b>\$4,676.89</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,676.89</b>

**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 388**Invoice Date:** 7/11/2024**Due Date:** 7/11/2024**Case:****P.O. Number:** C BUSS 2028**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Trichlor		218.63	218.63
Pool Chemicals - Liquid Bleach		25.58	25.58
Stenner Tubing Replacement 6/9		152.90	152.90
<b>Total</b>			<b>\$397.11</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$397.11</b>

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

# Invoice

Invoice #: 392  
Invoice Date: 7/31/2024  
Due Date: 7/31/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through July 2024 1,320.57200.45200	25.75	26.50	682.38
<i>Jerry Lambert</i> 8-8-24			

<b>Total</b>	<b>\$682.38</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$682.38</b>

**RIDGEWOOD TRAILS CDD**

**FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
25.75	Facility Assistant	\$ 26.50	\$ 682.38

Covers Period: July 2023

GL # 1.320,57200,45200

TOTAL DUE:

\$ 682.38

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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/6/24	3.62	R.A.	Completed daily checklist, returned calls and emails
7/7/24	5.7	R.A.	Completed daily checklist, returned calls and emails
7/20/24	5.5	R.A.	Completed daily checklist, returned calls and emails
7/21/24	5.88	R.A.	Completed daily checklist, returned calls and emails
7/27/24	5.05	R.A.	Completed daily checklist, returned calls and emails
	<u>25.75</u>		



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

# Invoice

Invoice #: 393  
Invoice Date: 7/31/2024  
Due Date: 7/31/2024  
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 July 2024 320.572.4510	189.02	19.50	3,685.89
<i>Jerry Lambert</i> 8-8-24			
<b>Total</b>			<b>\$3,685.89</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,685.89</b>

**RIDGEWOOD TRAILS CDD**  
**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
189.02	Lifeguarding Services for Ridgewood Trails Covering July 2024  LIFEGUARDS # 320-572-4510	\$ 19.50	\$3,685.89
	TOTAL DUE:		<u>\$3,685.89</u>

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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/4/24	4.33	H.B.	Lifeguarding
7/4/24	5.62	L.D.	Lifeguarding
7/4/24	5.65	G.R.	Lifeguarding
7/5/24	3.63	L.D.	Lifeguarding
7/5/24	5.6	E.H.	Lifeguarding
7/5/24	5.75	G.R.	Lifeguarding
7/6/24	5.55	L.D.	Lifeguarding
7/6/24	5.47	E.H.	Lifeguarding
7/6/24	4.02	G.R.	Lifeguarding
7/7/24	3.83	H.B.	Lifeguarding
7/7/24	5.7	L.D.	Lifeguarding
7/7/24	5.63	E.H.	Lifeguarding
7/12/24	3.42	H.B.	Lifeguarding
7/12/24	3.37	L.D.	Lifeguarding
7/12/24	2.75	G.R.	Lifeguarding
7/13/24	5.3	H.B.	Lifeguarding
7/13/24	5.55	G.R.	Lifeguarding
7/13/24	6.53	R.A.	Lifeguarding
7/14/24	3.8	H.B.	Lifeguarding
7/14/24	4.8	R.A.	Lifeguarding
7/14/24	4.87	G.R.	Lifeguarding
7/19/24	4.23	H.B.	Lifeguarding
7/19/24	4.47	M.K.	Lifeguarding
7/19/24	5.15	G.R.	Lifeguarding
7/20/24	5.57	H.B.	Lifeguarding
7/20/24	5.62	L.D.	Lifeguarding
7/20/24	5.43	E.H.	Lifeguarding
7/20/24	3.67	M.K.	Lifeguarding
7/21/24	5.75	L.D.	Lifeguarding
7/21/24	5.6	M.K.	Lifeguarding
7/21/24	4.02	G.R.	Lifeguarding
7/26/24	5.03	H.B.	Lifeguarding
7/26/24	5.18	M.K.	Lifeguarding
7/27/24	4.8	H.B.	Lifeguarding
7/27/24	3.57	L.D.	Lifeguarding
7/27/24	4.92	E.H.	Lifeguarding
7/28/24	3.52	L.D.	Lifeguarding
7/28/24	5.87	R.A.	Lifeguarding
7/28/24	5.45	M.K.	Lifeguarding
<b>TOTAL</b>	<b>189.02</b>		

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

# Invoice

Invoice #: 395  
 Invoice Date: 8/16/2024  
 Due Date: 8/16/2024  
 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 July 1 - July 31, 2024		1,442.80	1,442.80
Maintenance Supplies		270.49	270.49
Approved Ridgewood Trails CDD 8.22.24 <i>Tara Lee</i>			
Amenity Repairs & Replacements 1.320.57200.46000 \$244.32			
General Facility Maintenance 1.320.57200.46100 \$1,262.80			
Janitorial Supplies 1.320.57200.52200 \$206.17			
<i>Jerry Lambert</i> 8-23-24			
		<b>Total</b>	<b>\$1,713.29</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$1,713.29</b>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/24	1	R.A.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, checked and changed trash receptacles
7/3/24	1.8	R.A.	Blew leaves and mulch off pool deck and walkways, straightened and organized pool deck furniture, removed debris around amenity center, pool area and parking lot, checked trash receptacles
7/5/24	1.43	R.A.	Cleaned up pool deck and pool after 4th of July fireworks from community, straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles
7/9/24	1	R.A.	Straightened and organized pool deck furniture, removed debris around amenity center
7/10/24	0.5	R.A.	Pulled out and set up tables and chairs at amenity for CDD meeting
7/12/24	1	R.A.	Straightened and organized pool deck furniture, removed debris around amenity center, playground, pool area and parking lot, checked and changed trash receptacles
7/16/24	2	J.S.	Removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles, straightened and organized pool deck furniture
7/17/24	2	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
7/23/24	6.75	R.A.	Picked up trailer and loaded furniture to be re-strapped, dropped off furniture and picked up completed furniture, unloaded completed furniture, straightened and organized pool deck furniture
7/23/24	6.92	J.S.	Removed debris around amenity center, playground, pool area and parking lot, checked and changed all waste receptacles, assisted with loading pool furniture to be restrapped, unloaded completed furniture, straightened and organized pool deck furniture
7/24/24	2	R.A.	Emptied and restocked all waste receptacles, removed debris around amenity center, picked up supplies
7/24/24	3	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
7/26/24	1.17	R.A.	Straightened and organized pool deck furniture, put up umbrellas, unlocked slide and bathroom closets
7/30/24	2	R.A.	Off loaded pressure washers and tools at amenity center, inspected abandoned truck by pond
7/30/24	2.5	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
7/31/24	1	J.S.	Removed debris around amenity center, playground, pool area and parking lot, checked and changed all trash receptacles, straightened and organized pool deck furniture
<b>TOTAL</b>	<u><u>36.07</u></u>		
<b>MILES</b>	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445




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

# Invoice

**Invoice #:** 390  
**Invoice Date:** 8/1/2024  
**Due Date:** 8/1/2024  
**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 - August 2024		934.83	934.83
1.320.57200.46500 - Pool Maintenance Services - August 2024		1,489.67	1,489.67
1.330.53800.34000 - Contract Administration - August 2024		2,027.08	2,027.08
1.320.57200.46200 - Facility Management - Ridgewood Trails - August 2024		5,618.00	5,618.00
 8-8-24			
		<b>Total</b>	<b>\$10,069.58</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$10,069.58</b>

**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 394**Invoice Date:** 8/8/2024**Due Date:** 8/8/2024**Case:****P.O. Number:** C BUSS 2103**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Trichlor		157.41	157.41
Pool Chemicals - Liquid Bleach		63.94	63.94
Pool Repair - Stenner Tube Replacement		48.38	48.38
Pool Repair - Flow Meter - Install New 4" Flow Meter		289.52	289.52
Installation		68.75	68.75
<p>Approved            Ridgewood Trails CDD            Pool Chemicals            1.320.57200.52100  <i>Tara Lee</i>            8.9.24</p>			
<b>Total</b>			<b>\$628.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$628.00</b>





**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-356-5300 • Fax: 904-363-1499 • Toll Free: 800-226-5306 • turnerpest.com

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

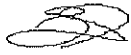
**Service Slip/Invoice**

**INVOICE:** 619435450  
**DATE:** 08/15/2024  
**ORDER:** 619435450

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
08/15/2024	01:33 PM			01:33 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/15/2024		01:58 PM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$90.00
		<b>SUBTOTAL</b> \$90.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$90.00
Approved Ridgewood Trails CDD Pest Control 1.320.57200.43200 <i>Tara Lee</i> 8.19.24		<b>AMOUNT DUE</b> \$90.00
		 _____ <b>TECHNICIAN SIGNATURE</b>
		_____ <b>CUSTOMER SIGNATURE</b>

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.



**INVOICE**

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

**Customer #:** 24319930  
**Invoice #:** 9037617  
**Invoice Date:** 9/1/2024  
**Cust PO #:**

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For September  Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Tara Lee</i> 8.27.24	10,703.68
<b>Total invoice amount</b>		<b>10,703.68</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>10,703.68</b>

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](mailto: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 #: 9037617  
Invoice Date: 9/1/2024

<b>Amount Due:</b>	<b>\$10,703.68</b>
--------------------	--------------------

*Thank you for allowing us to serve you*

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

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

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

# INVOICE



<b>Customer</b>	Ridgewood Trails Community Development District
<b>Acct #</b>	291
<b>Date</b>	08/27/2024
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 24,133.00
<b>Payment Amount</b>	
<b>Payment for</b>	Invoice#24840
100124143	

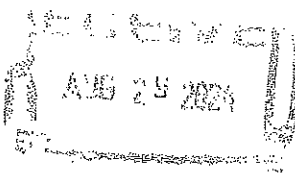
Thank You

Please detach and return with payment



Customer: Ridgewood Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
24840	10/01/2024	Renew policy	Policy #100124143 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/27/2024	24,133.00



<b>Total</b>
\$ 24,133.00

Thank You

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

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	08/27/2024



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 410415  
**Invoice Date:** 09/01/2024  
**Completed:** 09/01/2024  
**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  
*Robert Alba*  
 9.1.24

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

August 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. 3440006  
17623-1

Re: General

For Professional Legal Services Rendered

07/10/24	K. Buchanan	0.30	96.00	Confer with district manager regarding agreement for engineering services
07/10/24	W. Haber	2.20	847.00	Prepare for and participate in Board meeting
07/11/24	K. Buchanan	0.80	256.00	Prepare amenity and operations management agreement; perform meeting follow up
07/11/24	K. Haber	0.70	178.50	Prepare amenities management agreement
07/22/24	K. Buchanan	0.30	96.00	Review proposed revisions to amenities management agreement
07/23/24	K. Haber	0.70	178.50	Review revised version of management services agreement; confer with Nelson regarding same; correspond with Nelson regarding same

**KUTAK ROCK LLP**

Ridgewood Trails CDD  
August 30, 2024  
Client Matter No. 17623-1  
Invoice No. 3440006  
Page 2

07/25/24	K. Haber	0.10	25.50	Confer with Giles regarding district management services agreement
TOTAL HOURS		5.10		
TOTAL FOR SERVICES RENDERED				\$1,677.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,677.50</u>

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



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	9/2/2024	\$692.00

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

00000000662130010000002094140000006920044

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   9/12/2024                      Invoice                      209414B                      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/2/2024	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  
*Tara Lee*  
9.3.24

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

<b>Credits</b>	\$0.00
<b>Adjustment</b>	\$0.00
<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:** \$692.00                      **This Invoice Total:** \$692.00

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

<b>Customer #:</b> 718416	<b>Corporate Address</b> 4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256
<b>Portal Registration #:</b> 98B142AF	
<b>Customer E-mail(s):</b> RIDGEWOODTRAILSMGR@RMSNF.COM	
<b>Customer Portal Link:</b> www.lakedoctors.com/contact-us/	

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



9456 Phillips Highway, Suite 1  
Jacksonville, FL 32256

**Account Information**

Invoice Number: 74604385  
 Invoice Date: 08/22/2024  
 Branch: 72  
 Account Number: 6433093  
 Due Date: 09/21/2024

**Account Activity**

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 09/01/2024 To: 09/30/2024 RECURRING SERVICES			142.95	0.00	142.95
<b>Extended Total</b>			<b>\$142.95</b>		
<b>Tax Total</b>			<b>\$0.00</b>		
<b>Invoice Total</b>			<b>\$142.95</b>		
<b>Prior Balance</b>			<b>\$0.00</b>		
<b>Total Due</b>			<b>\$142.95</b>		

**Important Messages**

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

[www.vectorsecurity.com/sales-scam](http://www.vectorsecurity.com/sales-scam)

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

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

MS9GW7JF



9456 Phillips Highway, Suite 1  
Jacksonville, FL 32256

**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: 74604385  
 Invoice Date: 08/22/2024  
 Account Number: 6433093  
 Due Date: 09/21/2024  
 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.

00000000720000000643309390074604385000000000142959



## How to Reach Customer Care

- For inquiries or online payments: [www.vectorsecurity.com](http://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](mailto:protectme@vectorsecurity.com).
- Do not sign any contracts presented to you.

For more information:  
[vectorsecurity.com/sales-scam](http://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: (____) _____ - _____
City: _____ State: _____ Zip: _____	Effective Date: _____
Effective Date: _____	Email Address: _____
	Signature: _____

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

# Invoice

**Invoice #:** 261  
**Invoice Date:** 9/30/24  
**Due Date:** 9/30/24  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Build-A-Sign (Facility Repair & Replacement)- August 2024 (Statement Date Closing 8/20/24)		541.14	541.14
<b>Total</b>			<b>\$541.14</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$541.14</b>

**From:** Jay Soriano jsoriano@gmsnf.com  
**Subject:** Re: AMEX Purchases - August 2024  
**Date:** September 9, 2024 at 7:06 AM  
**To:** Ava tanner atanner@gmstnn.com, Molly Dryman mdryman@gmstnn.com

Report attached for DB/MV. Thanks

There are 4 receipts attached for Armstrong CDD for totals of \$499.02 to Repair and replacement  
There is also one receipt for RWTCCD for \$541.14 to Facility Repair and Replacements

On Wed, Sep 4, 2024 at 10:23 AM Ava tanner <atanner@gmstnn.com> wrote:  
Jay,

Good Morning! Please see attached the August 2024 AMEX Purchases:

Thank you,

Ava E. Tanner  
Governmental Management Services  
1001 Bradford Way  
Kingston, TN 37763  
Direct: 865-717-7700  
Cell: (865) 407-1677

--

*Jay Soriano - Operations Manager*

*Double Branch & Middle Village CDDs*

*Governmental Management Services*

[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)

Amex_Aug_2024_complete.pdf	Walmart_8.10_Publix_8...ng.pdf
7.1 MB	539 KB

*Greyhawk*  
**GREYHAWK**

Need help? Call us at 1-800-330-9622

HOME SIGNS MAGNETICS BANNERS

Thank you for ordering from BuildASign.com!

FRAMES & ACCESSORIES

## Order Summary

Your Order Number: 600482586

**Billing Information**  
475 west town place  
St. Augustine, FL,  
32092

**Shipping To:**  
475 west town place  
St. Augustine, FL,  
32092

**Order Contact**  
[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)  
9043421441

**Shipping Method**  
Ground

This is your receipt, so please print out a copy for your records.

We'll email you a shipping notification as soon as your order is carefully packaged and on its way. If necessary, we'll send you additional shipping updates about your order.

Questions or concerns?

Contact us at: [service@buildasign.com](mailto:service@buildasign.com) or 1-800-330-9622 This email was sent by:  
BuildASign.com, 11525A Stonehollow Dr., Suite  
100 Austin, TX, 78758 USA

### Order Item Information

Description	Unit Price	Qty	Total
Feather Flag Outdoor Stake 10ft (Full Kit)	\$126.00	2	\$252.00
Custom Sign (ID: 892778433) Premium Feather Flag 10ft x 2.5ft	\$212.74	2	\$425.48

### Payment Information - AMEX

#### Summary of Charges:

Subtotal:	\$677.48
Promotions:	(\$184.36)
Shipping:	\$14.99
Tax:	\$33.03
<b>Total</b>	<b>\$541.14</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
 Kingston, TN 37763

**Invoice**

**Invoice #:** 260

**Invoice Date:** 9/1/24

**Due Date:** 9/1/24

**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 -September 2024		4,034.67	4,034.67
Website Administration -September 2024		106.00	106.00
Information Technology - September 2024		159.00	159.00
Dissemination Agent Services -September 2024		88.33	88.33
Office Supplies		0.30	0.30
Postage		27.76	27.76
Copies		13.65	13.65
Telephone		44.77	44.77
<b>Total</b>			<b>\$4,474.48</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,474.48</b>

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

# Invoice

Invoice #: 396  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 - August 2024 through September 2, 2024 - Season Ended	199.44	19.50	3,889.08
<i>Jerry Lambert</i> 9-6-24			

<b>Total</b>	<b>\$3,889.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,889.08</b>

**RIDGEWOOD TRAILS CDD**  
**LIFEGUARD INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
199.44	Lifeguarding Services for Ridgewood Trails Covering August 2024 to September 2, 2024  LIFEGUARDS # 320-572-4510	\$ 19.50	\$3,889.08
	<b>TOTAL DUE:</b>		<u><u>\$3,889.08</u></u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS AUGUST 2024 to SEPTEMBER 2, 2024**

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/24	4.08	H.B.	Lifeguarding
8/2/24	4.9	G.R.	Lifeguarding
8/3/24	5.8	E.H.	Lifeguarding
8/3/24	5.48	R.A.	Lifeguarding
8/3/24	5.57	M.K.	Lifeguarding
8/4/24	3.62	E.H.	Lifeguarding
8/4/24	4.1	R.A.	Lifeguarding
8/4/24	3.97	M.K.	Lifeguarding
8/9/24	5.53	H.B.	Lifeguarding
8/9/24	5.57	M.K.	Lifeguarding
8/9/24	4.07	G.R.	Lifeguarding
8/10/24	5.58	H.B.	Lifeguarding
8/10/24	5.43	L.D.	Lifeguarding
8/10/24	5.97	R.A.	Lifeguarding
8/11/24	5.45	L.D.	Lifeguarding
8/11/24	5.53	M.K.	Lifeguarding
8/11/24	5.72	R.A.	Lifeguarding
8/17/24	5.62	H.B.	Lifeguarding
8/17/24	5.65	L.D.	Lifeguarding
8/17/24	5.6	M.K.	Lifeguarding
8/18/24	5.52	L.D.	Lifeguarding
8/18/24	5.63	M.K.	Lifeguarding
8/17/24	5.73	R.A.	Lifeguarding
8/24/24	4.75	H.B.	Lifeguarding
8/24/24	4.8	L.D.	Lifeguarding
8/24/24	4.07	E.H.	Lifeguarding
8/25/24	5.6	L.D.	Lifeguarding
8/25/24	5.68	E.H.	Lifeguarding
8/25/24	5.47	M.K.	Lifeguarding
8/31/24	5.63	H.B.	Lifeguarding
8/31/24	5.67	L.D.	Lifeguarding
8/31/24	5.65	M.K.	Lifeguarding
9/1/24	3.82	H.B.	Lifeguarding
9/1/24	5.67	L.D.	Lifeguarding
9/1/24	5.73	E.H.	Lifeguarding
9/1/24	5.43	R.A.	Lifeguarding
9/2/24	5.65	L.D.	Lifeguarding
9/2/24	5.7	G.R.	Lifeguarding
<b>TOTAL</b>	<b>199.44</b>		



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

# Invoice

Invoice #: 397  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 August 2024	22.18	26.50	587.77
<i>Jerry Lambert</i> 9-6-24			
<b>Total</b>			<b>\$587.77</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$587.77</b>

**RIDGEWOOD TRAILS CDD**

**FACILITY ASSISTANT**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
22.18	Facility Assistant	\$ 26.50	\$ 587.77

Covers Period: August 2023

GL # 1.320.57200.45200

TOTAL DUE:

\$ 587.77

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/17/24	6	R.A.	Completed daily checklist, returned calls and emails
8/24/24	5.63	R.A.	Completed daily checklist, returned calls and emails
8/25/24	5.55	R.A.	Completed daily checklist, returned calls and emails
8/31/24	5	R.A.	Completed daily checklist, returned calls and emails
	<u>22.18</u>		

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 533

Invoice Date: 9/1/2024

Due Date: 9/1/2024

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 - September 2024		934.83	934.83
1.320.57200.46500 - Pool Maintenance Services - September 2024		1,489.67	1,489.67
1.330.53800.34000 - Contract Administration - September 2024		2,027.08	2,027.08
1.320.57200.46200 - Facility Management - Ridgewood Trails - September 2024		5,618.00	5,618.00
<i>Jerry Lambert</i> 9-6-24			
<b>Total</b>			<b>\$10,069.58</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$10,069.58</b>



<b>ACCOUNT NAME</b> Ridgewood Trails Cdd		<b>ACCOUNT #</b> 760184	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0006642682	<b>BILLING PERIOD</b> Aug 1- Aug 31, 2024	<b>PAYMENT DUE DATE</b> September 20, 2024	
<b>PREPAY (Memo info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$439.20	

**BILLING ACCOUNT NAME AND ADDRESS**

Ridgewood Trails Cdd  
475 W. Town Pl. Ste. 114  
Saint Augustine, FL 32092-3649



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

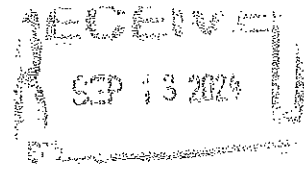
**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

Date	Description	Amount
8/1/24	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/1/24	10409677	JKL Florida Times-Union	NOTICE OF MEETINGS		\$439.20



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

Total Cash Amount Due	\$439.20
Service Fee 3.99%	\$17.52
*Cash/Check/ACH Discount	-\$17.52
*Payment Amount by Cash/Check/ACH	\$439.20
Payment Amount by Credit Card	\$456.72

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Ridgewood Trails Cdd		<b>ACCOUNT NUMBER</b> 760184		<b>INVOICE NUMBER</b> 0006642682		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$439.20	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$439.20
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b> Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b> 1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b> \$456.72
To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>						

00007601840000000000000066426820004392067173

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/01/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/01/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$439.20	
Tax Amount:	\$0.00	
Payment Cost:	\$439.20	
Order No:	10409677	# of Copies:
Customer No:	760184	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETINGS RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridgewood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:

November 6, 2024  
January 8, 2025 (2nd Wednesday)  
March 5, 2025  
May 7, 2025  
July 9, 2025 (2nd Wednesday)  
September 3, 2025

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

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

Marilee Gilles  
Manager  
8/1/2024

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

**General Fund**

**Check Request**

Date	Amount	Authorized By
September 17, 2024	\$985.38	Marilee Giles

Payable to:

Pine Ridge Plantation CDD #146
--------------------------------

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10100
------	-------------------

Intended Use of Funds Requested:

CCUA June Payment	\$	506.83
CCUA July Payment	\$	478.55
	\$	985.38
<i>(Attach supporting documentation for request.)</i>		



999-99-99-99 40386 17 C 001 30 S 66 002  
 PINE RIDGE PLANTATION CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

## Your account statement

For 07/31/2024

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ BUSINESS VALUE 200 CHECKING 1000043468411

#### Account summary

Your previous balance as of 06/28/2024	\$41,235.53
Checks	- 47,265.65
Other withdrawals, debits and service charges	- 12,109.88
Deposits, credits and interest	+ 152,425.00
Your new balance as of 07/31/2024	= \$134,285.00

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
07/03	3402	1,750.00	07/03	3411	3,168.93	07/24	3417	1,914.10
07/02	3403	95.00	07/08	3412	850.00	07/24	3418	6,548.20
07/02	3404	700.00	07/10	3413	5,021.49	07/24	3419	850.00
07/08	3405	500.00	07/22	3414	130.50	07/29	*50399	184.70
07/10	*3408	12,853.00	07/17	3415	1,592.54	07/30	50400	184.70
07/08	*3410	1,200.00	07/10	3416	9,722.49			

\* indicates a skip in sequential check numbers above this item

Total checks = \$47,265.65

#### Other withdrawals, debits and service charges

#### Ridgewood CCUA paid Autopay error

DATE	DESCRIPTION	AMOUNT(\$)
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1831772	19.60
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1840956	27.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1844021	27.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1844022	27.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1844023	27.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1845659	27.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1840991	45.40
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1847254	46.45
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1847255	46.45
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1845662	46.98
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1831759	148.64
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1844045	148.64
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1845640	153.97
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1847246	158.01
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1831763	209.91
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1847215	225.62
07/01	TELEPHONE PAYMENT UTILITY CLAY COUNTY 1845646	353.57
07/02	ELECTRIC CLAY ELEC ACT RE 4799 PINE RIDGE PLANTATION	34.00

continued



■ BUSINESS VALUE 200 CHECKING 1000043468411 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/02	ELECTRIC CLAY ELEC ACT RE 4808 PINE RIDGE PLANTATION	34.00
07/02	ELECTRIC CLAY ELEC ACT RE 7872 PINE RIDGE PLANTATION	37.00
07/02	ELECTRIC CLAY ELEC ACT RE 4805 PINE RIDGE PLANTATION	39.00
07/02	ELECTRIC CLAY ELEC ACT RE 8611 PINE RIDGE PLANTATION	1,534.00
07/03	TELEPHONE PAYMENT UTILITY CLAY COUNTY 2926118	554.69
07/03	TELEPHONE PAYMENT UTILITY CLAY COUNTY 2926100	716.24
07/17	ACH CORP DEBIT PURCHASE SAFETOUCHJAX PINE RIDGE PLANTATION CUSTOMER ID PINE RIDGE PLA	87.10
07/19	RECURRING INTERNET PAYMENT INTERNET WASTE MANAGEMENT 043000097894856	1,521.73
07/22	SERVICE CHARGES - PRIOR PERIOD	39.20
07/25	441828708 COMCAST 8495741 5620 PINE *CDD	549.06
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834229	18.58
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834128	19.60
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834154	27.91
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834167	27.91
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834207	27.91
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834261	27.91
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0839132	27.91
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834799	46.45
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834877	46.46
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834231	47.12
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834178	148.64
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834876	148.64
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0839143	148.64
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834845	151.18
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834221	208.30
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834849	227.93
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834224	361.26
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834158	657.97
07/29	TELEPHONE PAYMENT UTILITY CLAY COUNTY 0834799	774.75
07/29	ACH CORP DEBIT USATAXPYMT IRS PINE RIDGE PLANTATION CUSTOMER ID 270461154668765	153.00
07/31	ELECTRIC CLAY ELEC ACT RE 1685 PINE RIDGE PLANTATION	33.00
07/31	ELECTRIC CLAY ELEC ACT RE 4799 PINE RIDGE PLANTATION	34.00
07/31	ELECTRIC CLAY ELEC ACT RE 4808 PINE RIDGE PLANTATION	34.00
07/31	ELECTRIC CLAY ELEC ACT RE 7872 PINE RIDGE PLANTATION	37.00
07/31	ELECTRIC CLAY ELEC ACT RE 4805 PINE RIDGE PLANTATION	39.00
07/31	ELECTRIC CLAY ELEC ACT RE 8611 PINE RIDGE PLANTATION	1,746.00
Total other withdrawals, debits and service charges		= \$12,109.88

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
07/02	INCOMING WIRE TRANSFER WIRE REF# 20240702-00014305	150,000.00
07/31	DEPOSIT	2,425.00
Total deposits, credits and interest		= \$152,425.00

# SignShop Jax LLC

## Invoice

2611 Old Middleburg Rd N Ste #405

Jacksonville, FL 32210

(904) 908-3787

Email: signshopjax@gmail.com

Facebook: www.facebook.com/signshopjax

Date	Invoice #
9/13/2024	2024199

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

P.O. Number	Terms	Rep	Due Date	Via
	COD		9/13/2024	Pick-up

Quantity	Item Code	Description	Price Each	Amount
10	Coro	18" x 24" d/s w/stand AZALEA RIDGE COMMUNITY YARD SALE  Approved Ridgewood Trails CDD Amenity Center - Repairs and Replacement 1.320.57200.46000 <i>Rob Alba</i> 9.16.2024	22.50	225.00

Thank you for your business. It is greatly appreciated!	<b>Total</b>	\$225.00
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\$50 RETURNED CHECK FEE	
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# INVOICE

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

**Customer #:** 24319930  
**Invoice #:** 9071543  
**Invoice Date:** 9/19/2024  
**Sales Order:** 8511231  
**Cust PO #:**

**Project Name:** Ridgewood Trails - Not to Exceed - Proposal to repair irrigation mainline  
**Project Description:** Located at the entrance to Azalea Ridge

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD NTE - Mainline repair	1.000	LS	610.00	610.00
	Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 9.19.24				
	Recorded to: Irrigation Repairs 1.330.53800.46301 9.24.24 <i>Tara R. Lee</i>				
<b>Total Invoice Amount</b>					<b>610.00</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>610.00</b>

**Terms:** Net 15 Days

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

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account #: 24319930  
 Invoice #: 9071543  
 Invoice Date: 9/19/2024

**Amount Due: \$ 610.00**

*Thank you for allowing us to serve you*

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

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

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



### Proposal for Extra Work at Ridgewood Trails CDD

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

Project Name      Ridgewood Trails - Not to Exceed - Proposal to repair irrigation mainline  
Project Description      Located at the entrance to Azalea Ridge

#### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	NTE - Mainline repair	\$610.00	\$610.00

For internal use only

SO#                    8511231  
JOB#                 346100568  
Service Line        150

**Total Price                    \$610.00**

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11630 Davis Creek Court, Jacksonville, FL 32256 ph (904) 292-0716 fax (904) 292-1014

## TERMS & CONDITIONS

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

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

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

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

**Acceptance of this Contract**

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

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

Customer:

	<b>Amenity Manager</b>
Signature	Title
<b>Tara Lou</b>	<b>September 16, 2024</b>
Printed Name	Date

BrightView Landscape Services, Inc "Contractor"

	<b>Branch Manager, Senior</b>
Signature	Title
<b>Rodney Y. Hicks</b>	<b>September 16, 2024</b>
Printed Name	Date

Job #:	<b>346100568</b>		
SO #:	<b>8511231</b>	Proposed Price:	<b>\$610.00</b>

**Indra Dudley**

SO# 8511231

**From:** Karen Fisher  
**Sent:** Friday, September 13, 2024 11:39 AM  
**To:** Rodney Hicks  
**Cc:** Indra Dudley  
**Subject:** FW: Mainline Break

Approved NTE for \$610 Ridgewood Trails/Azalea Ridge

**Karen Fisher**  
Associate Account Manager  
BrightView Landscapes, LLC

11530 Davis Creek Ct  
Jacksonville, FL 32256  
C. 904.510.2605  
[Karen.Fisher@brightview.com](mailto:Karen.Fisher@brightview.com)

**BrightView** 

**From:** Tara Lee <[ridgewoodtrailsmgr@rmsnf.com](mailto:ridgewoodtrailsmgr@rmsnf.com)>  
**Sent:** Friday, September 13, 2024 11:38 AM  
**To:** Karen Fisher <[Karen.Fisher@brightview.com](mailto:Karen.Fisher@brightview.com)>  
**Cc:** Jay Soriano <[jsoriano@gmsnf.com](mailto:jsoriano@gmsnf.com)>; Brad Rotan <[Brad.Rotan@brightview.com](mailto:Brad.Rotan@brightview.com)>  
**Subject:** Re: Mainline Break

**EXTERNAL E-MAIL**

Please go ahead with the repair.

On Fri, Sep 13, 2024 at 11:26 AM Karen Fisher <[Karen.Fisher@brightview.com](mailto:Karen.Fisher@brightview.com)> wrote:

Hi Tara,

There is a mainline break along the front entrance at Azaleas Ridge. Are you able to provide a not to exceed approval for \$610 so we can make this repair? This is an active leak so the sooner the better.

Please let me know if you have any questions.







Thank you,

**Karen Fisher**

Associate Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

[Karen.Fisher@brightview.com](mailto:Karen.Fisher@brightview.com)



--

Thank you,

Tara Lee

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

Email: [ridgewoodtrailsmgr@rmsnf.com](mailto:ridgewoodtrailsmgr@rmsnf.com)

**Riverside Management Services, Inc**

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

**Invoice**

**Invoice #:** 398  
**Invoice Date:** 9/20/2024  
**Due Date:** 9/20/2024  
**Case:**  
**P.O. Number:** C BUSS 2231

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Trichlor		87.45	87.45
Pool Chemicals - Liquid Bleach		51.15	51.15
Pool Chemicals - DE Powder		81.95	81.95
Pool Chemicals - Tile Soap		36.66	36.66
<p>Approved Ridgewood Trails CDD Pool Chemicals 1.320.57200.52100 <i>Rob Alba</i> 9.23.24</p>			
<b>Total</b>			<b>\$257.21</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$257.21</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/24	00035	7/16/24	W0409716 202407 600-53800-60100	PARKING LOT (7)LED LIGHTS	*	1,430.52	
		7/16/24	W0409716 202407 600-53800-60100	SLIPFITTER MOUNT (7)	*	190.68	
							1,621.20 000035
-----							
9/03/24	00036	8/29/24	08292024 202409 600-53800-60000	SHED - 50% DEPOSIT	*	8,105.50	
							8,105.50 000036
-----							
9/03/24	00036	8/29/24	08292024 202409 600-53800-60000	SHED - FINAL PAYMENT	*	8,105.50	
							8,105.50 000037
-----							
9/24/24	00037	9/19/24	39244 202409 600-53800-60000	(2) 95T INSPIRE TREADMILL	*	7,798.00	
		9/19/24	39244 202409 600-53800-60000	5 YEAR WARRANTY	*	3,498.00	
		9/19/24	39244 202409 600-53800-60000	SHIPPING & HANDLING	*	749.00	
							12,045.00 000038
-----							
						TOTAL FOR BANK D	29,877.20
						TOTAL FOR REGISTER	29,877.20



Tel: 800-624-4488 | Fax: 972-543-0538 | 2140 Merritt Dr Garland, TX 75041 | 1000Bulbs.com

**Invoice: W04097163**

**Bill To:**

Ridgewood Trails CDD  
Jay Soriano  
475 W. Town Pl  
St. Augustine, FL 32092  
PO Number: JS 7/15  
Sales Order: S04129751

**Ship To:**

Ridgewood Trails CDD  
Attn: Ridgewood Trails CDD  
1667 Azalea Ridge  
Boulevard  
MIDDLEBURG, FL 32068

<b>Order Date</b>	07/15/2024	<b>Invoice Date</b>	07/16/2024	<b>Due Date</b>	08/15/2024
<b>Customer #</b>	1705529	<b>Terms</b>	Net 30	<b>Web #</b>	14492636
<b>Salesperson</b>	Breanne Coe	<b>Phone</b>	972-535-0924	<b>Email</b>	bcoe@1000bulbs.com

Part #	Description	Ordered	Shipped	Unit Price	Ext Price
PLT-13020	45,000 Lumens - 300 Watt - 4000 Kelvin - LED Parking Lot Fixture 1000 Watt Metal Halide Equal - Type III - Excel Series Mounting Hardware Sold Separately - 120-277 Volt - PLT-13020	7	7	\$204.36	\$1,430.52
PLT-13008	Slipfitter Mount - For 2 3/8 in. Tenon - Bronze For use with PLT Grandview or Excel Series LED Area Light Fixtures	7	7	\$27.24	\$190.68

<b>Ship Via</b>	Fedex
<b>Tracking #</b>	277115403951

<b>Subtotal:</b>	\$1,621.20
<b>Shipping:</b>	\$151.58
<b>Free Shipping:</b>	-\$151.58
<b>Tax:</b>	\$0.00
<b>Total:</b>	\$1,621.20

<b>Your Total Savings:</b>	\$151.58
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**Please mail payment by check to**

Dept. 2112  
P.O. Box 650850  
Dallas, TX 75265-0850  
Phone: (800) 624-4488

**Please send ACH/Wire payments to**

Account Name: 1000Bulbs.com  
Account Number 5501771496  
Routing Number 113024164  
Bank Name: Veritex Community Bank  
Bank Address: 8214 Westchester Drive, Suite 100, Dallas, TX 75225



11818 SE 21<sup>st</sup> Ave  
 Starke, FL 32091  
 904-964-4002

**Quotation For:**

Jay Soriano  
 Community Development District

Approved  
 Ridgewood Trails CDD  
 Capital Outlay  
 32.600.53800.60000  
*Tara Lee*  
 9.3.24

14x24 Deluxe Lofted Barn Cabin

Standard Options: three 2'x3' non-insulated windows, 4' wrap around porch, interior lofts, and a 36" 9-lite entry door.

Colors: Charcoal shingles, almond painted siding, taupe painted trim, and teak stained porch.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
14x24 Deluxe Lofted Barn Cabin	1	\$6,869.00	\$15,399.00
Shingle Roof	1	\$247.00	\$308.00
Radiant Barrier Roof	1	\$432.00	\$504.00
<b>Total Price</b>			<b>\$16,211.00</b>

Quote by: Derek DeJarnatt  
 August 29, 2024



537 Stone Rd. STE F  
 Benicia, CA 94510  
 Office: +1-925-215-2927  
 Email: sales@fitnesssuperstore.com

**INVOICE**

**Date:** 09/19/2024 **Order#:** 39244

**Order Comments:**

\*\*\*UPDATE 9/19/2024: Received Purchase Order #JS091924FSS for the total amount of \$12,045.00. NET30 Terms.

**Bill To:** (Customer ID#32763)

**Ship To:**

Ridgewood Trails CDD  
 Jay Soriano  
 1667 Azalea Ridge Blvd  
 Middleburg, FL 32068  
 United States  
 (904) 342-1441  
 jsoriano@gmsnf.com

Ridgewood Trails CDD  
 ATTN: Jay Soriano  
 1667 Azalea Rdige Blvd  
 Middleburg, FL 32068  
 United States  
 (904) 342-1441

**Payment Method:**

**Shipping Method:**

**Purchase Order # JS091924FSS**

USA Shipping & Handling

Code	Description	Qty	Price	Total
95tinspire	<b>Life Fitness 95T Inspire Treadmill (Remanufactured)</b> [Processing Time:Leaves our Warehouse in 3-5 Weeks] [Full Assembly & Installation:No Thanks, Curbside Delivery Only] [Paint Color:Standard Colors (As seen in Primary Picture)] [Voltage:Standard 115V (Nema 5-20P, Dedicated 20A)]	2	\$3,899.00	\$7,798.00
95tinspire-warranty-08	<b>Life Fitness 95T Inspire Treadmill (Remanufactured) - 5 Years Parts &amp; Labor (Commercial)</b>	2	\$1,749.00	\$3,498.00

Approved  
 Ridgewood Trails CDD  
 Amenity Center  
 Capital Outlay  
 1.320.57200.60000  
*Rob Alba*  
 9.23.24

Subtotal: \$11,296.00  
 Tax: \$0.00  
 Shipping & Handling: \$749.00  
**Grand Total: \$12,045.00**