

*Ridgewood Trails
Community Development District*

May 7, 2025

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsbdd.com

April 30, 2025

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, May 7, 2025 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. Public Hearing to Consideration Adopting Parking & Towing Policies, Resolution 2025-03
- IV. Consideration of Proposal from Riverside Management Services for Fiscal Year 2026 Services
- V. Consideration of Lake Doctor's Water Management Agreement
- VI. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt
- VII. Staff Reports
 - A. Attorney
 - B. Engineer – Public Facilities Report
 - C. Manager – Report on the Number of Registered Voters (1,291)
 - D. Operation Manager

- E. Amenity Manager
 - 1. Report
 - 2. Brightview QSA

VIII. Supervisor's Requests and Public Comments

IX. Approval of Consent Agenda

- A. Approval of the Minutes of the March 5, 2025 Meeting
- B. Balance Sheet & Income Statement
- C. Assessment Receipt Schedule
- D. Approval of Check Register

X. Next Meeting Scheduled for: July 9, 2025 @ 6:00 p.m. at the Azalea Ridge Amenity Center

XI. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

THIRD ORDER OF BUSINESS

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ridgewood Trails Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of the District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of public facilities, which authorization includes contracting with a towing operator provided that the district follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rule”), pursuant to the provisions of Section 190.012, *Florida Statutes*; and

WHEREAS, the Board scheduled the date of the public hearing for May 7, 2025, at 6:00 p.m., at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Clay County, Florida, consistent with the requirements of Chapters 190, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

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

PASSED AND ADOPTED THIS 7th DAY OF MAY 2025.

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Parking Enforcement Rule

Exhibit A

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

In accordance with Chapter 190, *Florida Statutes*, at a duly noticed public meeting on May 7, 2025, 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 vehicles or vessels (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 with a means to remove vehicles and vessels from District designated tow away zones consistent with this Policy and as indicated on **Exhibit A** and **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A vehicle or vessel left unattended by its owner or user.
- D.** *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.
- E.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any vehicle or vessel is prohibited 24 hours a day, 7 days a week, in the areas within the District’s boundaries depicted in **Exhibit A**, attached hereto and incorporated herein by reference. Vehicles may not be parked at the District’s Amenity Center between the hours of 10:00 p.m. and 6:00 a.m. in the areas depicted in **Exhibit B**, attached hereto and incorporated herein by reference, without an approved overnight parking permit as set forth in Section 5.A.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. The areas set forth in **Exhibit A** and **Exhibit B** are declared tow away zones.

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 District’s

Amenity Center parking areas after operating hours and overnight. Overnight parking permit requests will be granted in accordance with the following:

1. Overnight parking permits may not be issued for a term to 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 vehicle, as identified by the vehicle'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 and shall provide the following information:
 - (1) The name, address, and contact information of the owner of the vehicle to which the overnight parking permit will be granted;
 - (2) The make/model and license plate of the vehicle to which the overnight parking 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 overnight parking authority will be issued or 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 permit.

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 vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove the unauthorized vehicle or vessel at the owner's expense. The unauthorized vehicle or vessel 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 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 and vessels 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 or vessels.

EXHIBIT A – No Parking 24/7 – Tow Away Zone

EXHIBIT B - No Overnight Parking – Tow Away Zone

Effective date: May 7, 2025

Exhibit A

No Parking 24/7 – Tow Away Zone **Includes all roadside right-of-way, common areas, and grass areas**



Exhibit B

No Overnight Parking – Tow Away Zone



FOURTH ORDER OF BUSINESS

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

April 23, 2025

Marilee Giles
Ridgewood Trails Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2026 Facility Manager, Field Operations Management, Pool Service, Janitorial,
Facility Assistant and Lifeguards.

Dear Marilee:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Ridgewood Trails Community Development District:

<u>Services</u>	<u>FY2025 Budget</u>	<u>FY2025 Fees</u>	<u>FY2026 Proposed Fees</u>
Facility Manager (24hrs/wk)	\$42,876	\$42,876	\$45,020
Field Operations Manager	\$25,785	\$25,785	\$27,074
Pool Maintenance (Pools-2)	\$18,950	\$18,950	\$20,845
Janitorial Service (Facilities - 2)	\$11,891	\$11,891	\$12,486
Lifeguard Services (952 hrs)	\$19,488	\$19,488	\$20,462
Facility Assistant	\$7,500	\$7,500	\$7,500
Maintenance		\$40/hour	\$45/hour

The proposed fees for Facility Manager, Operations Manager, Pool Service and Janitorial Service reflect a cost-of-living increase. The amount for Lifeguard Services reflects a \$1.00 per hour increase to offset the impact of the mandated minimum wage increase of \$1.00, taxes, insurance and cost of living increase. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to continue to provide these services to your community.

Sincerely,

Alison Mossing
Alison Mossing
Vice President

FIFTH ORDER OF BUSINESS



The Lake Doctors, Inc.
11621 Columbia Park Drive W.
Jacksonville, FL 32258
(904) 262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Seven (7) Ponds associated with Ridgewood Trails CDD in Middleburg, Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 710.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Free Callback Service and Additional Treatments, if required	\$ INCLUDED
4.	Water Testing and Analysis, as needed	\$ INCLUDED
5.	Monthly Detailed Service Reports	\$ INCLUDED
	Total of Services Accepted	\$ 710.00 Monthly

\$710.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$710.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 30th, 2025**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ☐ MONTHLY ☐ EVERY OTHER MONTH ☐ QUARTERLY ☐ SEMI-ANNUAL ☐ ANNUAL

INVOICE TIMING: ☐ BEGINNING OF THE MONTH ☐ WITH SERVICE COMPLETION

EMAIL INVOICE: ☐ YES ☐ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ☐ YES ☐ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ☐ YES ☐ NO

THIRD PARTY INVOICING PORTAL**: ☐ YES ☐ NO

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

Jesse E. Mason, Sales Manager

CUSTOMER:

Signed _____ Date _____

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ridgewood Trails Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2025
TIME: 6:00 p.m.
LOCATION: Azalea Ridge Amenity Center
1667 Azalea Ridge Boulevard
Middleburg, Florida 32068

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY 2025.

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Proposed Budget

Ridgewood Trails
Community Development District

Proposed Budget

FY 2026

May 7, 2025



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>Narratives</u>
7-8	<u>Debt Service Fund Series 2007</u>
9	<u>Capital Reserve Fund</u>
10	<u>Assessment Schedule</u>

Ridgewood Trails
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$612,477	\$599,422	\$13,066	\$612,488	\$612,488
Interest/Miscellaneous Income	12,000	9,711	7,800	17,511	12,000
Rental Revenue	3,675	1,700	1,975	3,675	3,675
Carry Forward Surplus	1,420	-	-	-	-

TOTAL REVENUES	\$629,572	\$610,833	\$22,841	\$633,674	\$628,163
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EXPENDITURES:

Administrative:

Supervisor Fees	\$8,000	\$3,000	\$3,000	\$6,000	\$8,000
FICA Taxes	612	230	230	459	612
Engineer	3,200	480	-	480	3,200
Attorney	20,000	1,686	12,314	14,000	20,000
Annual Audit	3,270	-	3,270	3,270	3,380
Assessment Administration	5,576	5,576	-	5,576	5,854
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	1,124	562	562	1,124	1,180
Trustee Fees	4,600	4,517	-	4,517	4,434
District Management Fees	51,320	25,660	25,660	51,320	53,886
Information Technology	1,908	954	954	1,908	2,003
Website Maintenance	1,272	636	636	1,272	1,336
Telephone	350	80	270	350	350
Postage & Delivery	800	285	515	800	800
General Liability and Public Officials Insurance	8,498	8,267	-	8,267	9,301
Printing & Binding	1,500	108	452	560	1,000
Legal Advertising	1,800	138	700	838	1,800
Other Current Charges	907	94	210	304	907
Office Supplies	100	2	25	27	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$115,612	\$52,449	\$49,398	\$101,847	\$118,919
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Ridgewood Trails
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<i>Operations & Maintenance</i>					
<u>Amenity Center</u>					
Property Insurance	\$17,029	\$15,866	\$-	\$15,866	\$17,635
Amenity Manager	42,876	21,438	21,438	42,876	45,020
Facility Assistant	7,500	-	5,800	5,800	7,500
General Facility Maintenance	12,190	1,849	10,341	12,190	12,190
Repair and Replacements	30,000	16,300	11,500	27,800	30,000
Lifeguards	19,488	907	18,581	19,488	20,462
Pool Maintenance	18,950	9,475	9,475	18,950	20,845
Pool Chemicals	17,798	2,569	15,307	17,876	18,647
Water & Sewer	13,000	5,259	6,640	11,900	13,000
Electric	16,100	6,246	6,822	13,068	16,100
Internet/Cable	6,840	3,692	3,956	7,648	7,980
Janitorial	11,891	5,946	5,946	11,891	12,486
Janitorial Supplies	2,500	292	2,208	2,500	2,500
Security System	8,467	5,013	3,438	8,452	8,647
Refuse Service	3,012	1,552	1,590	3,142	3,180
Special Events	5,000	2,346	2,654	5,000	5,000
Pool Permit	475	-	475	475	475
Pest Control	1,200	548	556	1,104	1,200
Access Cards	1,000	-	500	500	750
Total Amenity Center	\$235,316	\$99,299	\$127,228	\$226,526	\$243,617
<u>Grounds Maintenance</u>					
Operations Management	\$25,785	\$12,893	\$12,892	\$25,785	\$27,074
Electric	3,000	1,203	1,230	2,433	3,000
Water	8,300	3,283	3,197	6,480	8,300
Repairs & Maintenance	18,200	15,797	9,000	24,797	20,000
Landscape Maintenance	143,582	66,947	64,222	131,169	143,582
Lake Maintenance	8,802	4,152	4,152	8,304	9,020
Irrigation Repairs	5,000	727	1,500	2,227	3,000
Total Grounds Maintenance	\$212,669	\$105,001	\$96,193	\$201,194	\$213,976
TOTAL EXPENDITURES	\$563,596	\$256,749	\$272,818	\$529,567	\$576,512
<u>Other Sources and (Uses)</u>					
Capital Reserve Transfer Out	\$(65,976)	\$-	\$(65,976)	(65,976)	\$(51,651)
Total Other Sources and (Uses)	\$(65,976)	\$-	\$(65,976)	\$(65,976)	\$(51,651)
EXCESS REVENUES (EXPENDITURES)	\$-	\$354,084	\$(315,953)	\$38,131	\$-

Ridgewood Trails
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest/Miscellaneous Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Rentals Revenues

Income received from residents for rental of clubroom or patio.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings with additional meetings if needed.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees

The District's engineer, Alliant Engineering, Inc., will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2007A/B Special Assessment Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Ridgewood Trails

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Property Insurance

The District's Property Insurance policy is with Egis Insurance & Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Amenity Manager

The District has contracted with Riverside Management Services to staff the amenity center and manage the day to day operations in accordance with their contract.

Facility Assistant

The District has contracted with Riverside Management Services to provide part-time staffing to supplement Amenity Manager.

General Facility Maintenance

Cost of routine repairs and maintenance to the Amenity Center.

Repair and Replacements

Represents any unanticipated cost associated with the operation and maintenance of the District's Amenity Center such as replacing or repairing broken or worn out things around the facility such as broken gates, doors, holes in wall, painting etc.

Lifeguards

The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.

Pool Maintenance

The District has contracted with Riverside Management Services, Inc. to provide pool maintenance services three (3) days a week. Services include vacuuming, skimming tiles, brushing tiles, pool and equipment inspections, cleaning of filters and any necessary emergency calls.

Vendor	Description	Monthly	Annual
RMS	Pool Maintenance	\$1,737	\$20,845

Pool Chemicals

Represents the estimated cost for chemicals utilized for the swimming pool at the Amenity Center for services provided by RMS. Also covers the cost for chemicals for the new pool for services provided by Poolsure.

Vendor	Description	Monthly	Annual
Hawkins	Pool Chemicals	\$1,294	\$15,525
RMS	Pool Chemicals	\$125	\$1,500
Contingency		\$135	\$1,622
Total		\$1,554	\$18,647

Ridgewood Trails

Community Development District

Budget Narrative

Expenditures – Amenity Center (continued)

Water and Sewer

This includes the cost of water and sewer for the Amenity Center provided by Clay County Utility Authority.

Account#	Address	Monthly	Annual
00564735	1667 Azalea Ridge Blvd Amenity Center	\$550	\$6,600
00517174	1667 Azalea Ridge Blvd Amenity Center	\$140	\$1,680
00517175	1667 Azalea Ridge Blvd Irrigation	\$100	\$1,200
00517176	1667 Azalea Ridge Blvd Recl Irrigation	\$50	\$600
	Contingency	\$243	\$2,920
Total		\$1,083	\$13,000

Electric

The item includes the cost of electricity for the Amenity Center Clay Electric Cooperative Inc.

Account#	Address	Monthly	Annual
8874493	1667 Azalea Ridge Blvd	\$1,200	\$14,400
	Contingency	\$142	\$1,700
Total		\$1,342	\$16,100

Internet/Cable

The District has accounts with Comcast to provide cable television services for the Amenity Center.

Janitorial

The District has contracted with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center. The services are 3 days per week and include sweeping and mopping floors if necessary, clean sinks, mirrors, fixtures, toilets and urinals, cleaning interior windows, baseboards, clean fitness equipment, remove trash and replace liners, clean pool deck.

Vendor	Description	Monthly	Annual
RMS	Janitorial	\$1,041	\$12,486

Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

Security System

Cost of services for security camera, access control system, and financing for security cameras.

Vendor	Description	Monthly	Annual
Newlane Finance	Security Cammeras	\$395	\$4,741
Vector Scurity	Cameras	\$143	\$1,715
Hi-Tech System	Access Control+Cloud	\$35	\$420
Hi-Tech System	Cloud Access	\$0	\$1,620
FUSUS	Real Time Crime Ctr	\$0	\$150
Total		\$573	\$8,647

Refuse Services

This item includes the cost of garbage disposal for the District. Contracted with Waste Pro.

Special Events

This item represents the estimated cost to host any special events for the community throughout the Fiscal Year.

Pool Permit

Represents Permit Fees paid to the Florida Department of Health for the swimming pool permits.

Pest Control

Annual service for pool bathrooms and fitness room. Services provided by Florida Pest Control.

Access Cards

Represents the anticipated cost of access cards to the District's Amenity Center.

Capital Reserve

Funding for new recreation projects.

Ridgewood Trails

Community Development District

Budget Narrative

Expenditures - Ground Maintenance

Operations Management

The District is currently contracted with Riverside Management Services, Inc. to oversee the day to day operations of the Grounds in the CDD.

Electric

The item includes the cost of electricity for the common area at Ridgewood Trails provided by Clay Electric Cooperative Inc.

Account#	Address	Monthly	Annual
9065441	1799 Azalea Ridge Blvd Ne Corner Sign	\$43	\$516
9011950	4214 Warm Springs Way Sign Lights Irrig	\$42	\$504
9047502	4226 Warm Springs Way Entrance Sign	\$41	\$492
9047503	1595 Azalea Ridge Blvd Pond Fountain	\$35	\$420
	Contingency	\$89	\$1,068
Total		\$250	\$3,000

Water

This includes the cost of water for the common area at Ridgewood Trails provided by Clay County Utility Authority.

Account#	Address	Monthly	Annual
00569294	1799-2 Azalea Ridge Blvd Irrigation	\$275	\$3,300
00560605	4214 Warm Springs Way	\$48	\$576
00579216	4458 Warm Springs Way	\$48	\$576
00579217	4355 Warm Springs Way	\$48	\$576
00579219	4268 Warm Springs Way	\$55	\$656
00567767	4164 Fishing Creek Lane Reclaimed	\$30	\$360
00567766	4166 Green River Place Reclaimed	\$30	\$360
00567764	1610 Azalea Ridge Blvd Reclaimed	\$30	\$360
00567762	1601 Azalea Ridge Road reclaimed	\$30	\$360
00567760	3891 Bronco Road Reclaimed	\$30	\$360
00567759	4217 Packer Meadow Way Reclaimed	\$30	\$360
	Contingency	\$38	\$456
Total		\$692	\$8,300

Repairs and Maintenance

Represents the costs associated with any miscellaneous field maintenance of the District.

Landscape Maintenance

The District's cost to provide landscaping services to all the common areas within the community. Contingency amount for cost such as sod replacement and tree maintenance.

Vendor	Description	Monthly	Annual
Brightview	Landscape service	\$11,132	\$133,582
Brightview	Contingency	\$833	\$10,000
Total		\$11,965	\$143,582

Lake Maintenance

The District's cost to provide monthly water management services to all the lakes throughout the community.

Vendor	Description	Monthly	Annual
The Lake Doctor Inc		\$710	\$8,520
Contingency		\$42	\$500
Total		\$752	\$9,020

Irrigation Repairs

The estimated cost to make repairs to the community's irrigation system when damaged.

Ridgewood Trails
Community Development District
Proposed Budget
Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$13,359	\$13,074	\$285	\$13,359	\$13,359
Interest Earnings	500	434	416	850	600
Carry Forward Surplus ⁽¹⁾	6,471	\$6,106	-	6,106	8,252
TOTAL REVENUES	\$20,329	\$19,614	\$701	\$20,315	\$22,211
EXPENDITURES:					
Interest 11/1	\$3,531	\$3,531	\$-	\$3,531	\$3,390
Interest 5/1	3,531	-	3,531	3,531	3,390
Principal 5/1	5,000	-	5,000	5,000	5,000
TOTAL EXPENDITURES	\$12,063	\$3,531	\$8,531	\$12,063	\$11,780
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$12,063	\$3,531	\$8,531	\$12,063	\$11,780
EXCESS REVENUES (EXPENDITURES)	\$8,267	\$16,082	\$(7,830)	\$8,252	\$10,431
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/26	\$3,249

Ridgewood Trails
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	120,000	5.650%	-	3,390	11,921.25
05/01/26	120,000	5.650%	5,000	3,390	
11/01/26	115,000	5.650%	-	3,249	11,638.75
05/01/27	115,000	5.650%	5,000	3,249	
11/01/27	110,000	5.650%	-	3,108	11,356.25
05/01/28	110,000	5.650%	5,000	3,108	
11/01/28	105,000	5.650%	-	2,966	11,073.75
05/01/29	105,000	5.650%	10,000	2,966	
11/01/29	95,000	5.650%	-	2,684	15,650.00
05/01/30	95,000	5.650%	10,000	2,684	
11/01/30	85,000	5.650%	-	2,401	15,085.00
05/01/31	85,000	5.650%	10,000	2,401	
11/01/31	75,000	5.650%	-	2,119	14,520.00
05/01/32	75,000	5.650%	10,000	2,119	
11/01/32	65,000	5.650%	-	1,836	13,955.00
05/01/33	65,000	5.650%	10,000	1,836	
11/01/33	55,000	5.650%	-	1,554	13,390.00
05/01/34	55,000	5.650%	10,000	1,554	
11/01/34	45,000	5.650%	-	1,271	12,825.00
05/01/35	45,000	5.650%	10,000	1,271	
11/01/35	35,000	5.650%	-	989	12,260.00
05/01/36	35,000	5.650%	10,000	989	
11/01/36	25,000	5.650%	-	706	11,695.00
05/01/37	25,000	5.650%	10,000	706	
11/01/37	15,000	5.650%	-	424	11,130.00
05/01/38	15,000	5.650%	15,000	424	15,423.75
Total			\$120,000	\$53,393	\$181,924

Ridgewood Trails
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$2,000	4,042	\$3,900	7,942	6,000
Carry Forward Balance	208,426	189,627	-	189,627	257,084
TOTAL REVENUES	\$210,426	\$193,669	\$3,900	\$197,569	\$263,084
<u>EXPENDITURES:</u>					
Capital Outlay	\$60,000	\$-	\$-	\$-	30,000
Other Current Charges	600	108	300	408	500
Repair & Maintenance	-	3,053	3,000	6,053	30,000
TOTAL EXPENDITURES	\$60,600	\$3,161	\$3,300	\$6,461	\$60,500
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$65,976	\$-	\$65,976	\$65,976	\$51,651
TOTAL OTHER SOURCES/(USES)	\$65,976	\$-	\$65,976	\$65,976	\$51,651
EXCESS REVENUES (EXPENDITURES)	\$215,802	\$190,508	\$66,576	\$257,084	\$254,235

Ridgewood Trails
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2007 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
50	470	9	\$883.27	\$883.27	\$0.00	\$761.14	\$761.14	\$0.00	\$1,644.41	\$1,644.41	\$0.00
60	221	8	\$1,069.88	\$1,069.88	\$0.00	\$920.15	\$920.15	\$0.00	\$1,990.03	\$1,990.03	\$0.00
Total	691	17									

SEVENTH ORDER OF BUSINESS

C.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2025

Ridgewood Trails Community Development District
Attn.: Katie S. Buchanan
107 West College Avenue
Tallahassee, Florida 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Ridgewood Trails Community Development District as of April 15, 2025. At this time, there are 1,291 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

E.

1.

5/7/2025

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

May 7th, 2025

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – May 7th, 2025

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



Community Updates

MAINTENANCE

- Shed done insulating, paneling and A/C
- Leveled chlorine tank for large pool
- Repaired fence for homeowner
- Large pool pump and driver replacement
- Small tables installed around umbrellas
- Moved 2nd Gym Tv
- New weight stack pin for gym machine
- Treat Amenity Playground for Ants

UPCOMING MAINTENANCE PROJECTS

- Light Bollard installation
- Pressure washing amenity center area
- Pool pack mulch removal and gravel replacement

EVENTS

- Completed Spring Fling April 5th
- Completed Community Yard Sale April 12th/13th
- Upcoming Freedom Fest June 28th
 - Music
 - Food Trucks

ROOM RENTALS

- Total number of rentals for March and April (4).
- (3) rentals tentatively scheduled for May and June

Conclusion

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

Respectfully,

Rob Alba



2.

Quality Site Assessment

Prepared for: Ridgewood Trails CDD

General Information

DATE: Saturday, Apr 26, 2025

NEXT QSA DATE: Monday, Jul 28, 2025

CLIENT ATTENDEES: Karen Fisher

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Entrances, Pool area

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



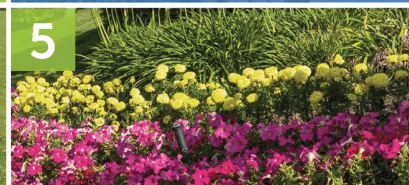
Weed Free



Green Turf



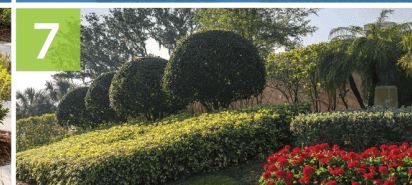
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds

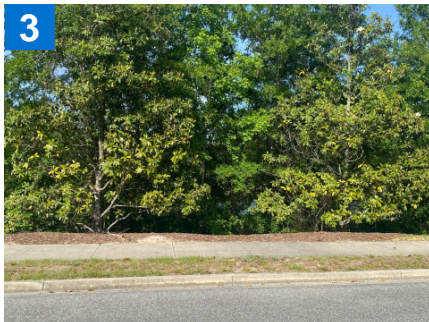


Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



1 Center Island at the main entrance is looking good.

2 On 3/25/25 Crape Myrtle trees along the main entrance were treated with a drench (includes micronutrients, miracle grow to help with insecticide uptake and fertilizer), also fertilized all the Azaleas. All are looking much better!

3 Magnolias at the main entrance - the crew will remove hidden tree straps during their next visit.

4 Pond maintenance is in rotation.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



5 Pocket park maintenance is in rotation (Great Falls Loop Park).

6 Applying mulch underneath picnic tables throughout would be beneficial - For maintenance crews: They would not to move the heavy tables when servicing. For the community: It would be more comfortable, eliminating itchy grass and weeds and the crew could target ant piles/pests which we cannot do currently with Bahai turf.

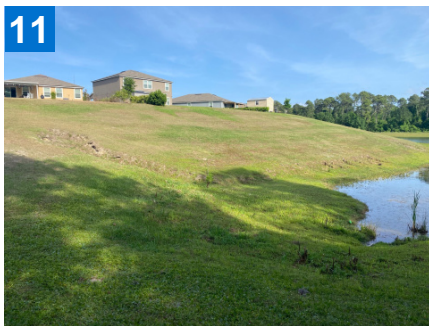
7 Secondary entrance trimming is in rotation.

8 Secondary entrance is blown off and trash free.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 9** Warm Spring Way playground is in neat order, fence lines are well defined and area is weed free.
- 10** Pine Trees behind the playground on Warm Springs Way - the crew will remove tree straps during their next visit.
- 11** Documenting erosion on pond 8.
- 12** Documenting erosion on pond 8. The crew is maintaining the area.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



13 Hard edging throughout is looking sharp.

14 Bed edging throughout is in rotation and well defined.

15 Third entrance (Bronco Rd.) is in rotation.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, March 5, 2025 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Michael Wetherbee	Chairman
Jacqui Proctor Miller	Vice Chairperson
Cassie Alba	Supervisor
Scott Edson	Supervisor
Tom Schumacher	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Joe Schofield	District Engineer by telephone
Jay Soriano	GMS
Rob Alba	RMS

The following is a summary of the actions taken at the March 5, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Ms. Giles stated I have a comment card from Yolanda Hines and her comment is the light installed shines through the glass door and lights my daughter's room and hallway.

Mr. Soriano stated this is a new light where there wasn't one before and it is not brighter than the rest of the lights in the parking lot but we never had this area lit before. I ordered a smaller fixture, and we hope to install it next week.

THIRD ORDER OF BUSINESS

Consideration of Proposals

A. Pressure Washing

Mr. Soriano stated this is in response to a request for pressure washing the sidewalk areas, easement areas. We talked about bringing a proposal for everything including the fencing on each side of the road at the powerlines. RMS gave us such low quotes we went ahead and did it, it was only a few hundred for each section. We took care of it on the powerline area. We were able to get the bushhogging done for under \$1,000. That leaves out the sidewalk areas that runs through your property, the biggest problem is to find a way to deal with all the homeowners before we can move forward.

Mr. Alba stated I started to put together a list of areas to be pressure washed and I can add the front entrance sign.

Mr. Soriano stated we will take care of the sidewalks first, Rob can put together an email to try to get the residents to understand and we can table the fence until the next meeting.

FOURTH ORDER OF BUSINESS**Consideration of Parking and Towing Policies**

Ms. Giles stated we started discussing this a couple months ago and at the last meeting we recognized that we needed to update the maps. On page 10 is the parking and towing policy, we cleaned up some administrative items, made it a little easier to understand. You do have an overnight parking permit in this district that you can allow for a resident to work with staff for an overnight parking permit for the amenity center. It does show on the map that all the common areas, all the green space, all the district owned property is no parking 24/7; it is a tow away zone. On Exhibit B is the amenity parking lot, no overnight parking, tow away zone but it still has that paragraph that if a resident needed to park a car overnight, they can work with staff on that. Pages 15 and 16 are in there accidentally; I didn't remove those when I added the new map.

Katie, since they are making a change to this, will they need a public hearing to adopt it?

Ms. Buchanan stated I generally encourage a public hearing to adopt parking policies because we can say, we advertised it, had a hearing before we implemented it. We could probably also include an eblast to the community. I think it is more effective overall to give the community some advance warning and notification.

Ms. Giles stated I recommend that public hearing be held May 7th at which time you will approve a proposed budget and set the public hearing and there will be some residents at that

meeting. July 9th is going to be the budget adoption and that is going to be the primary focus of that meeting, and I wouldn't want it to be distracted by the parking and towing policy.

After discussion, the board took the following action.

On MOTION by Mr. Edson seconded by Mr. Wetherbee with all in favor staff was authorized to notice a public hearing on the parking and towing policies to be held May 7, 2025.

FIFTH ORDER OF BUSINESS

Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget

Ms. Giles stated at your May meeting we will have the proposed 2026 budget for your approval. Unless there are any specific line items or specific guidance that you would like staff to look at and work with the accountant on we will go through the normal process of reviewing agreements for their second and third year pricing and the accountant look at all the invoices throughout the year. Rob and Jay will work with pond maintenance and any other of the smaller vendors to see if there is going to be increases.

Mr. Wetherbee stated any budget cuts we can make is where I'm at. We got ridiculed a couple years ago and I understand there are going to be increases.

Ms. Giles stated we still face the minimum wage increase, that was a five-year step-up plan that was passed in the State of Florida. There are some line items that Jay and I look closely at sometimes Waste Management will increase and those are the smaller ones that Rob will call. The budget you approve in May can be a little higher and when you adopt it, you can decrease it some, but we can't do that in reverse.

Mr. Edson stated three years ago we were underfunding the reserves, and we played catch up and we were not the only ones who had that problem. We are on track on that and hopefully we won't see a dramatic increase.

SIXTH ORDER OF BUSINESS

Consideration of Work Authorization to Prepare Public Facilities Report

Ms. Giles stated Chapter 189, F.S. requires that we have a public facilities report updated every seven years. The last one completed for this district was December 2017.

The public facilities report provides a description of the existing facilities including capacities of those, the demands that are placed on them, its location, a description of the facilities

that we may improve or expand on. There is a requirement to include any changes over the next ten years. We are not growing in this community, but it is a requirement that we have to do every seven years.

Mr. Schumacher asked what would be the hourly services?

Ms. Giles stated he does have to walk the property and go to all the ponds.

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor the work authorization from Alliant Engineering, Inc. to prepare the public facilities report in the amount of \$1,720 was approved.

Mr. Schofield left the telephone conference at this time.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated we have started distributing our Capital Conversations, which is an update on any legislative changes that might impact the district. If you are not receiving this feel free to give me or Marilee a call and I will go back and add you to the list. It's early and there aren't a lot of things that I think might be important to the district but as the session progresses these updates will be more focused and we will have better feedback for you.

B. Engineer

There being none, the next item followed.

C. Manager – Board Oversight

Ms. Giles stated this board oversight is not a requirement, but it allows staff an individual supervisor to work with on specific items. All decisions have to be made in a publicly noticed meeting such as this one. If there is a project going on the board can say they approve the project and authorize staff to work with Mike because he has an electrical background or work with Scott on a particular item because of his background. It is not a requirement, but this district has had it in the past. If you want to continue it, right now it is Scott landscape, Jacqui athletics, Mike aquatics.

Mr. Schumacher stated I will do maintenance.

Ms. Alba stated I will do security and technology.

This is your quarterly reminder about your ethics training. It is due every calendar year and if I need to send a reminder out with a link you can click on, I'm happy to do that. Your form 1 is due by July 1.

D. Operation Manager's Report –Report

Mr. Soriano updated the board on the bollards, and pricing for the playground.

E. Amenity Manager

1. Report

Mr. Alba reviewed the amenity manager's report, copy of which was included in the agenda package.

2. Landscape Inspection Report

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

A resident asked could the gentleman who mows, not mow into our yards? We treat our yard with insecticides and when they mow, they mow against our fence and it blows all into our yard.

Mr. Soriano stated we will mention that to him. There are times where they are limited on which direction they can mow.

Ms. Miller asked what time does the light come on the sign?

Mr. Alba stated I think it is solar sensitive.

Ms. Miller stated a couple people mentioned some things about the workout room. One of them talked to you already, the other is they want to know when the other TV is going to be moved.

Mr. Alba stated it is on the agenda to get done.

Ms. Miller stated they are complaining that the floor is being cleaned but there is dust and hair under some of the equipment.

Mr. Soriano stated we will say something to the janitor.

Ms. Miller stated one of the cables is broken on the leg machine.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the January 8, 2025 Meeting

On MOTION by Ms. Miller seconded by Mr. Schumacher with all in favor the minutes of the January 8, 2025 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Ms. Miller seconded by Mr. Wetherbee with all in favor the balance of the consent agenda items was approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, May 7, 2025 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 May 7, 2025 at 6:00 p.m. in the same location at which time we will have the public hearing for the parking and towing policy and approve the FY 26 budget.

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the meeting adjourned at 6:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

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

Ridgewood Trails
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account	\$ 54,653	\$ 15,848	\$ -	\$ -	\$ 70,501
Assessments Receivable	-	-	-	-	-
Due from Others	5,940	-	-	-	5,940
<u>Investments:</u>					
State Board of Administration (SBA)	524,723	174,660	-	-	699,382
US Bank - Custody Account	30,617	-	-	-	30,617
<u>Series 2007</u>					
Reserve A	-	-	10,771	-	10,771
Interest A	-	-	-	-	-
Revenue A	-	-	16,082	-	16,082
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,232	1,232
Prepaid Expenses	1,129	-	-	-	1,129
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 619,865	\$ 190,508	\$ 26,853	\$ 1,232	\$ 838,459
Liabilities:					
Accounts Payable	\$ 15,643	\$ -	\$ -	\$ -	\$ 15,643
Accrued Expenses	1,031	-	-	-	1,031
Due to Other	-	-	-	-	-
Total Liabilities	\$ 16,674	\$ -	\$ -	\$ -	\$ 16,674
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,129	\$ -	\$ -	\$ -	\$ 1,129
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	-	26,853	-	26,853
Capital Project	-	-	-	1,232	1,232
Assigned for:					
Capital Reserve Fund	-	190,508	-	-	190,508
Unassigned	602,062	-	-	-	602,062
Total Fund Balances	\$ 603,192	\$ 190,508	\$ 26,853	\$ 1,232	\$ 821,785
Total Liabilities & Fund Balance	\$ 619,865	\$ 190,508	\$ 26,853	\$ 1,232	\$ 838,459

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 599,422	\$ (13,056)
Interest Earned/Misc. Income	12,000	6,000	9,711	3,711
Rental Revenue	3,675	1,838	1,700	(138)
Total Revenues	\$ 628,152	\$ 620,315	\$ 610,833	\$ (9,482)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 4,000	\$ 3,000	\$ 1,000
PR-FICA	612	- 306	230	77
Engineering	3,200	1,600	480	1,120
Attorney	20,000	10,000	1,686	8,314
Annual Audit	3,270	-	-	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,124	562	562	-
Trustee Fees	4,600	4,517	4,517	-
Management Fees	51,320	25,660	25,660	-
Information Technology	1,908	954	954	-
Website Maintenance	1,272	636	636	-
Telephone	350	175	80	95
Postage & Delivery	800	400	285	115
Insurance General Liability	8,498	8,498	8,267	231
Printing & Binding	1,500	750	108	642
Legal Advertising	1,800	900	138	762
Other Current Charges	907	454	94	360
Office Supplies	100	50	2	48
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,612	\$ 65,213	\$ 52,449	\$ 12,764

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 17,029	\$ 17,029	\$ 15,866	\$ 1,163
Amenity Manager	42,876	21,438	21,438	-
Facility Assistant	7,500	3,750	-	3,750
General Facility Maintenance	12,190	6,095	1,849	4,246
Repairs & Replacements	30,000	15,000	16,300	(1,300)
Lifeguards	19,488	907	907	-
Pool Maintenance	18,950	9,475	9,475	-
Pool Chemicals	17,798	8,899	2,569	6,330
Water & Sewer	13,000	6,500	5,259	1,241
Electric	16,100	8,050	6,246	1,804
Internet/Cable	6,840	3,420	3,692	(272)
Janitorial	11,891	5,946	5,946	-
Janitorial Supplies	2,500	1,250	292	958
Security System	8,467	4,233	5,013	(780)
Refuse Service	3,012	1,506	1,552	(46)
Special Events	5,000	2,346	2,346	-
Pool Permit	475	-	-	-
Pest Control	1,200	600	548	52
Access Cards	1,000	500	-	500
Subtotal Amenity Center Expenditures	\$ 235,316	\$ 116,945	\$ 99,299	\$ 17,646
Grounds Maintenance Expenditures				
Operations Management	\$ 25,785	\$ 12,893	\$ 12,893	\$ -
Electric	3,000	1,500	1,203	297
Water	8,300	4,150	3,283	867
Repairs & Maintenance	18,200	9,100	15,797	(6,697)
Landscape Maintenance	143,582	71,791	66,947	4,844
Lake Maintenance	8,802	4,401	4,152	249
Irrigation Repairs	5,000	727	727	-
Subtotal Grounds Maintenance Expenditures	\$ 212,669	\$ 104,561	\$ 105,001	\$ (440)
Total Operations & Maintenance	\$ 447,984	\$ 221,506	\$ 204,300	\$ 17,206
Total Expenditures	\$ 563,596	\$ 286,719	\$ 256,749	\$ 29,969
Excess (Deficiency) of Revenues over Expenditures	\$ 64,556	\$ 333,596	\$ 354,084	\$ 20,488
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer out	\$ (65,976)	\$ -	\$ -	\$ -
Subtotal Other Financing Sources/(Uses)	\$ (65,976)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,420)	\$ 333,596	\$ 354,084	\$ 20,488
Fund Balance - Beginning	\$ 1,420		\$ 249,108	
Fund Balance - Ending	\$ -		\$ 603,192	

Ridgewood Trails
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues				
Interest	2,000	1,000	4,042	3,042
Total Revenues	\$ 2,000	\$ 1,000	\$ 4,042	\$ 3,042
Expenditures:				
Capital Reserves	\$ 60,000	\$ 30,000	\$ -	\$ 30,000
Other Current Charges	600	300	108	192
Repair & Replacement	-	-	3,053	(3,053)
Total Expenditures	\$ 60,600	\$ 30,300	\$ 3,161	\$ 27,139
Excess (Deficiency) of Revenues over Expenditures	\$ (58,600)	\$ (29,300)	\$ 881	\$ 30,181
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 65,976	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 65,976	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,376	\$ (29,300)	\$ 881	\$ 30,181
Fund Balance - Beginning	\$ 208,426		\$ 189,627	
Fund Balance - Ending	\$ 215,802		\$ 190,508	

Ridgewood Trails
Community Development District
Debt Service Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	13,074	\$ (285)
Interest Income	500	250	434	184
Total Revenues	\$ 13,859	\$ 13,609	\$ 13,508	\$ (101)
Expenditures:				
Interest - 11/1	\$ 3,531	\$ 3,531	3,531	\$ -
Interest - 5/1	3,531	-	-	-
Principal - 5/1	5,000	-	-	-
Total Expenditures	\$ 12,063	\$ 3,531	\$ 3,531	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,796		\$ 9,976	
Net Change in Fund Balance	\$ 1,796	\$ -	\$ 9,976	\$ -
Fund Balance - Beginning	\$ 6,471		\$ 16,877	
Fund Balance - Ending	\$ 8,267		\$ 26,853	

Ridgewood Trails
Community Development District
Capital Projects Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	26	\$ 26
Total Revenues	\$ -	\$ -	\$ 26	\$ 26
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 26	\$ 26
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 26	\$ 26
Fund Balance - Beginning	\$ -		\$ 1,207	
Fund Balance - Ending	\$ -		\$ 1,232	

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 42,595	\$ 543,625	\$ 2,500	\$ 2,491	\$ 8,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	599,422
Interest Earned/Misc. Income	641	469	1,460	3,010	1,985	2,147	-	-	-	-	-	-	9,711
Rental Revenue	-	550	150	-	-	1,000	-	-	-	-	-	-	1,700
Total Revenues	\$ 641	\$ 43,614	\$ 545,236	\$ 5,510	\$ 4,475	\$ 11,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,833

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
PR-FICA	-	77	-	77	-	77	-	-	-	-	-	-	230
Engineering	-	-	-	110	-	370	-	-	-	-	-	-	480
Attorney	336	800	-	384	166	-	-	-	-	-	-	-	1,686
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,576	-	-	-	-	-	-	-	-	-	-	-	5,576
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	94	94	94	94	94	94	-	-	-	-	-	-	562
Trustee Fees	1,129	-	-	3,388	-	-	-	-	-	-	-	-	4,517
Management Fees	4,277	4,277	4,277	4,277	4,277	4,277	-	-	-	-	-	-	25,660
Information Technology	159	159	159	159	159	159	-	-	-	-	-	-	954
Website Maintenance	106	106	106	106	106	106	-	-	-	-	-	-	636
Telephone	-	45	-	20	-	15	-	-	-	-	-	-	80
Postage & Delivery	60	29	81	28	79	8	-	-	-	-	-	-	285
Insurance General Liability	8,267	-	-	-	-	-	-	-	-	-	-	-	8,267
Printing & Binding	39	0	30	1	23	15	-	-	-	-	-	-	108
Legal Advertising	46	-	45	-	46	-	-	-	-	-	-	-	138
Other Current Charges	-	-	-	10	53	30	-	-	-	-	-	-	94
Office Supplies	1	0	0	0	1	0	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,265	\$ 6,586	\$ 4,792	\$ 9,654	\$ 5,003	\$ 6,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,449

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Amenity Center Expenditures													
Insurance	\$ 15,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,866
Amenity Manager	3,573	3,573	3,573	3,573	3,573	3,573	-	-	-	-	-	-	21,438
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	422	425	164	-	621	217	-	-	-	-	-	-	1,849
Repairs & Replacements	2,591	2,942	1,843	3,129	2,296	3,498	-	-	-	-	-	-	16,300
Lifeguards	-	-	-	-	-	907	-	-	-	-	-	-	907
Pool Maintenance	1,579	1,579	1,579	1,579	1,579	1,579	-	-	-	-	-	-	9,475
Pool Chemicals	142	-	1,036	76	64	1,252	-	-	-	-	-	-	2,569
Water & Sewer	789	948	890	965	810	858	-	-	-	-	-	-	5,259
Electric	1,087	1,009	1,155	1,091	1,029	874	-	-	-	-	-	-	6,246
Internet/Cable	563	594	594	623	659	659	-	-	-	-	-	-	3,692
Janitorial	991	991	991	991	991	991	-	-	-	-	-	-	5,946
Janitorial Supplies	-	-	69	-	103	119	-	-	-	-	-	-	292
Security System	701	2,035	558	573	573	573	-	-	-	-	-	-	5,013
Refuse Service	257	258	258	257	261	261	-	-	-	-	-	-	1,552
Special Events	-	1,457	571	-	319	-	-	-	-	-	-	-	2,346
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	90	90	90	93	93	93	-	-	-	-	-	-	548
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 28,652	\$ 15,900	\$ 13,370	\$ 12,950	\$ 12,972	\$ 15,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	99,299
Grounds Maintenance Expenditures													
Operations Management	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,893
Electric	193	201	199	203	204	204	-	-	-	-	-	-	1,203
Water	493	678	620	484	591	417	-	-	-	-	-	-	3,283
Repairs & Maintenance	1,579	1,413	2,440	1,768	3,347	5,249	-	-	-	-	-	-	15,797
Landscape Maintenance	11,953	10,704	11,429	11,454	10,704	10,704	-	-	-	-	-	-	66,947
Lake Maintenance	692	692	692	692	692	692	-	-	-	-	-	-	4,152
Irrigation Repairs	-	-	-	-	727	-	-	-	-	-	-	-	727
Subtotal Grounds Maintenance Expenditures	\$ 17,058	\$ 15,837	\$ 17,529	\$ 16,749	\$ 18,414	\$ 19,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,001
Total Operations & Maintenance	\$ 45,710	\$ 31,736	\$ 30,899	\$ 29,699	\$ 31,385	\$ 34,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	204,300
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 65,975	\$ 38,323	\$ 35,691	\$ 39,353	\$ 36,388	\$ 41,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	256,749
Excess (Deficiency) of Revenues over Expenditures	\$ (65,333)	\$ 5,291	\$ 509,545	\$ (33,844)	\$ (31,913)	\$ (29,662)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	354,084

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	\$10,771
Bonds Outstanding - 6/1/2019	\$150,000
Less: May 1, 2020 (Mandatory)	(5,000)
Less: May 1, 2021 (Mandatory)	(5,000)
Less: May 1, 2022 (Mandatory)	(5,000)
Less: May 1, 2023 (Mandatory)	(5,000)
Less: May 1, 2024 (Mandatory)	(5,000)
Current Bonds Outstanding	\$125,000

C.

Ridgewood Trails

Community Development District

Fiscal Year 2025 Assessments Receipts Summary

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

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2007A DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/7/24	56.91	2,609.23	2,666.14
2	11/13/24	174.62	8,006.34	8,180.96
3	11/26/24	697.50	31,979.55	32,677.05
4	12/6/24	11,513.47	527,882.75	539,396.22
5	12/9/24	343.36	15,742.61	16,085.97
6	1/27/25	54.53	2,499.92	2,554.45
7	2/6/25	54.32	2,490.53	2,544.85
8	3/7/25	179.08	8,210.58	8,389.66
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL TAX ROLL RECEIPTS		13,073.78	599,421.52	612,495.30

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	97.87%	97.87%	97.87%

D.

Ridgewood Trails

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	
<u>General Fund</u>				
	2/1/25 - 2/28/25	2771-2786	\$38,021.71	
	3/1/2025 - 3/31/25	2878-2798	\$26,916.59	
				\$64,938.30
<u>Capital Reserve</u>				
 <u>Autopayments</u>				
	2/6/25	Waste Pro	\$261.42	
	2/6/25	Comcast	276.77	
	2/12/25	Comcast	382.55	
	2/25/25	Newlane Finance	395.12	
	3/7/25	Comcast	\$276.77	
	3/7/25	Waste Pro	260.82	
	3/12/25	Comcast	382.55	
	3/17/25	IRS FICA tax payment	153.00	
	3/25/25	Newlane Finance	395.12	
				2,784.12
TOTAL				\$67,722.42

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/25	00119	1/27/25 9229982	202501 330-53800-46200	DROP HAZARDOUS PINE TREE	*	750.00	
				BRIGHTVIEW LANDSCAPE SERVICES INC			750.00 002771
2/05/25	00003	12/31/24 268	202411 320-57200-46000	REPAIRS & REPLACEMENTS	*	1,065.11	
				GOVERNMENTAL MANAGEMENT SERVICES			1,065.11 002772
2/05/25	00003	1/31/25 270	202412 320-57200-46000	PERMANENT OUTDOOR LIGHTS	*	1,021.23	
				GOVERNMENTAL MANAGEMENT SERVICES			1,021.23 002773
2/05/25	00126	2/01/25 418499	202502 320-57200-34510	ACCESS CONTROL - FEB	*	35.00	
				HI-TECH SYSTEM ASSOCIATES			35.00 002774
2/05/25	00042	2/01/25 247197B	202502 330-53800-46400	FEB LAKE MAINTENANCE	*	692.00	
				THE LAKE DOCTORS, INC.			692.00 002775
2/05/25	00017	1/24/25 7620038	202501 310-51300-32300	FY25 TRUETEE FEES 2007A&B	*	3,388.14	
		1/24/25 7620038	202501 300-15500-10000	FY26 TRUSTEE FEES 2007A&B	*	1,129.28	
				US BANK			4,517.42 002776
2/05/25	00118	1/22/25 75412039	202502 320-57200-34510	FEB SECURITY SERVICES	*	142.95	
				VECTOR SECURITY INC			142.95 002777
2/12/25	00119	2/01/25 9221066	202502 330-53800-46200	FEB LANDSCAPE MAINTENANCE	*	10,703.68	
				BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002778
2/12/25	00119	2/06/25 9244467	202502 330-53800-46301	REPLACE IRRIGATION CLOCK	*	726.64	
				BRIGHTVIEW LANDSCAPE SERVICES INC			726.64 002779
2/12/25	00003	2/01/25 269	202502 310-51300-34000	FEB MANAGEMENT FEES	*	4,276.67	
		2/01/25 269	202502 310-51300-35200	FEB WEBSITE ADMIN	*	106.00	
		2/01/25 269	202502 310-51300-35100	FEB INFORMATION TECH	*	159.00	
		2/01/25 269	202502 310-51300-31300	FEB DISSEMINATION SVCS	*	93.67	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/05/25	00126	3/01/25 420157	202503 320-57200-34510 ACCESS CONTROL - MAR	HI-TECH SYSTEM ASSOCIATES	*	35.00	35.00 002788
3/05/25	00042	3/02/25 254418B	202503 330-53800-46400 MAR LAKE MAINTENANCE	THE LAKE DOCTORS, INC.	*	692.00	692.00 002789
3/12/25	00119	3/01/25 9260433	202503 330-53800-46200 MAR LANDSCAPE MAINTENANCE	BRIGHTVIEW LANDSCAPE SERVICES INC	*	10,703.68	10,703.68 002790
3/12/25	00003	3/01/25 271	202503 310-51300-34000 MAR MANAGEMENT FEES		*	4,276.67	
		3/01/25 271	202503 310-51300-35200 MAR WEBSITE ADMIN		*	106.00	
		3/01/25 271	202503 310-51300-35100 MAR INFORMATION TECH		*	159.00	
		3/01/25 271	202503 310-51300-31300 MAR DISSEMINATION SVCS		*	93.67	
		3/01/25 271	202503 310-51300-51000 OFFICE SUPPLIES		*	.33	
		3/01/25 271	202503 310-51300-42000 POSTAGE		*	7.59	
		3/01/25 271	202503 310-51300-42500 COPIES		*	14.85	
		3/01/25 271	202503 310-51300-41000 TELEPHONE		*	14.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,672.78 002791
3/12/25	00039	3/01/25 411	202503 320-57200-34200 MAR JANITORIAL SERVICES		*	990.92	
		3/01/25 411	202503 320-57200-46500 MAR POOL MAINTENANCE SVCS		*	1,579.17	
		3/01/25 411	202503 330-53800-34000 MAR FIELDS MGMT/ADMIN		*	2,148.75	
		3/01/25 411	202503 320-57200-46200 MAR FACILITY MANAGEMENT		*	3,573.00	
		3/01/25 411	202503 320-57200-52100 POOL CHEMS-LIQUID BLEACH		*	38.37	
		3/01/25 411	202503 320-57200-52100 POOL CHEMS-CAL HYPO		*	14.85	
		3/01/25 411	202503 320-57200-52100 POOL CHEMS-MURIATIC ACID		*	12.23	
		3/01/25 411	202503 320-57200-52100 POOL CHEMS-CYANURIC ACID		*	65.01	

RDGE --RIDGEWOOD-- TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/01/25 411	202503 320-57200-52100		*	2.04	
			POOL CHEMS-PHOSPHATE RMVR				
				RIVERSIDE MANAGEMENT SERVICES INC			8,424.34 002792
3/12/25 00118		2/19/25 75569782	202503 320-57200-34510		*	142.95	
			MAR SECURITY SERVICES				
				VECTOR SECURITY INC			142.95 002793
3/19/25 00003		3/31/25 272	202502 320-57200-46000		*	379.17	
			INYOPOOLS - 2.0 HP MOTOR				
				GOVERNMENTAL MANAGEMENT SERVICES			379.17 002794
3/19/25 00003		3/31/25 273	202502 330-53800-46000		*	112.00	
			PPG PAINTS - NEUTRAL BASE				
				GOVERNMENTAL MANAGEMENT SERVICES			112.00 002795
3/19/25 00039		3/06/25 412	202503 330-53800-46000		*	452.00	
			PRESSURE WASHING SERVICES				
				RIVERSIDE MANAGEMENT SERVICES INC			452.00 002796
3/19/25 00130		3/10/25 62041660	202503 320-57200-43200		*	92.70	
			MAR PEST CONTROL				
				TURNER PEST CONTROL LLC			92.70 002797
3/19/25 00150		2/25/25 W0436431	202502 330-53800-46000		*	1,163.77	
			LED PARKING LOT FIXTURES				
				1000BULBS.COM			1,163.77 002798
TOTAL FOR BANK A						64,938.30	
TOTAL FOR REGISTER						64,938.30	

INVOICE

BrightView

Landscape Services

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

Customer #: 24319930
Invoice #: 9229982
Invoice Date: 1/27/2025
Sales Order: 8576846
Cust PO #:

Project Name: Remove Hazardous Dead Pine Tree

Project Description: Remove hazardous dead pine tree behind a Freedom home

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Drop the hazardous dead Pine Tree behind 1871 Sage Creek Pl. Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 1.28.2025 RECEIVED By Tara Lee at 1:11 pm, Jan 28, 2025	1.000	LS	750.00	750.00
Total Invoice Amount					750.00
Taxable Amount					
Tax Amount					
Balance Due					750.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24319930
Invoice #: 9229982
Invoice Date: 1/27/2025

Amount Due: \$ 750.00

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Ridgewood Trails CDD

Property Name	Ridgewood Trails CDD	Contact	Rob Alba
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 Drop Hazardous Dead Pine Tree

Project Description Drop hazardous dead pine tree behind 1871 Sage Creek Pl. in the Freedom neighborhood.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop the hazardous dead Pine Tree behind 1871 Sage Creek Pl. into the preserve.	\$750.00	\$750.00

For internal use only

SO# 8576846
JOB# 346100568
Service Line 300

Total Price \$750.00

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscapes, maintenance/construction upgrades or when applicable, 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 Landscapes Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and 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:** This Work Order may be terminated by the other party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract:

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

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

(Customer)

Signature

Title

Amenity Manager

Rob Alba
Printed Name

Date

December 20, 2024

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager

Karen E Fisher

Printed Name

Date

December 20, 2024

Job #: 346100568

SO #: 8576846

Proposed Price: \$750.00

Karen Fisher

From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Sent: Monday, December 23, 2024 3:44 PM
To: Karen Fisher
Subject: Re: Upcoming Holiday Schedule

EXTERNAL E-MAIL

Thank you for sending the QSAs and the quote. The pine tree drop quote is Approved! Merry Christmas and Happy New Year!

On Fri, Dec 20, 2024 at 2:39 PM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Oops forgot to attach the proposal for the dead Pine Tree...

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



Governmental Management Services, LLC

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

Invoice**Invoice #:** 268**Invoice Date:** 12/31/24**Due Date:** 12/31/24**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
AMEX Charge (Repair & Replacement)- Statement Date Closing 11/20/24		1,065.11	1,065.11
Per Jay code to: Amenity Repair & Replacemets 1.320.572.46000 1.24.25			
<div>RECEIVED By Tara Lee at 12:54 pm, Jan 24, 2025</div>			
Total			\$1,065.11
Payments/Credits			\$0.00
Balance Due			\$1,065.11

Order # 233865
233865

RWTCDD

Thanks, Jay!

We've received your order and will be in touch as soon as your package is shipped. Below is a summary of your order:

Order Summary

Wheel, Plastic, 1/2 Inch Bore, CW, Product # 335304 Qty: 2	\$100.52
Motor, A50E282L-01, 187Watts, 1075RPM, 120V, 60HZ, 1PH, Product # 318863 Qty: 2	\$890.28
Sub-Total:	\$990.80
Shipping:	Included
Tax:	\$74.31
Order Total:	\$1,065.11

Order Information

SHIPPING ADDRESS

GMS LLC
Jay Soriano
16 67 Azalea Ridge Blvd
Middleburg, Florida - 32068
United

BILLING ADDRESS

GMS LLC
Jay Soriano
475 west town place
Saint Augustine, Florida - 32092
United States

SHIPPING METHOD

Standard Ground Shipping

PAYMENT METHOD

Credit Card- Amex

Governmental Management Services, LLC

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

Invoice**Invoice #:** 270**Invoice Date:** 1/31/25**Due Date:** 1/31/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Amazon - (Facility Repair & Replacement)- January 2024 (Statement Date Closing 12/20/24)		1,021.23	1,021.23
Total			\$1,021.23
Payments/Credits			\$0.00
Balance Due			\$1,021.23

RWT CDD

Final Details for Order #113-4365254-4901826

Print this page for your records.

Order Placed: November 18, 2024

Amazon.com order number: 113-4365254-4901826

Order Total: \$1,021.23

Shipped on November 21, 2024

Items Ordered

	Price
1 of: Govee Permanent Outdoor Lights Pro, 100ft with 60 RGBIC LED Lights for Dally and Accent Lighting, 75 Scene Modes for Christmas, IP67 Waterproof, Works with Alexa, Google Assistant, Matter, White	\$399.99
Sold by: Govee US (seller profile)	
Supplied by: Govee US (seller profile)	

Condition: New

1 of: Govee Permanent Outdoor Lights Pro, 150ft with 90 RGBIC LED Lights for Dally and Accent Lighting, 75 Scene Modes for Christmas, IP67 Waterproof, Works with Alexa, Google Assistant, Matter, White	\$549.99
--	----------

Sold by: Govee US (seller profile)

Supplied by: Govee US (seller profile)

Condition: New

Shipping Address:

Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

American Express ending in 3053

Billing address

Jay Soriano
475 W TOWN PL
SAINT AUGUSTINE, FL 32092-3648
United States

Credit Card transactions

Item(s) Subtotal:	\$949.98
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99

Total before tax:	\$949.98
Estimated tax to be collected:	\$71.25

Grand Total:	\$1,021.23
AmericanExpress ending in 3053: November 21, 2024:	\$1,021.23

To view the status of your order, return to Order Summary.

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Back to top

amazon

English

United States

Help



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 418499
Invoice Date: 02/01/2025
Completed: 02/02/2025
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	1.00	\$20.00	20.00
Hi-Tech Commercial Access 1	1.00	\$15.00	15.00
OvrC Pro Monitoring			0.00
Sales Tax			

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
02.03.2025

RECEIVED

By Tara Lee at 12:11 pm, Feb 03, 2025

Tech Resolution Note:

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

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

Total	\$35.00
Payments	\$0.00
Balance Due	\$35.00

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

718416

2/1/2025

\$692.00

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

00000000066213001000000024719700000006920047

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 2/11/2025

Invoice 247197B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2025	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
Rob Alba
02.03.2025

RECEIVED

By Tara Lee at 12:14 pm, Feb 03, 2025

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$692.00

This Invoice Total:

\$692.00

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

Customer #: 718416
Portal Registration #: 98B142AF
Customer E-mail(s): RIDGEWOODTRAILSMGR@RMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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



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

Invoice Number: 7620038
Account Number: 113261008
Invoice Date: 01/24/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Ridgewood Trails CDD
C/O Gms LLC
475 West Town Place
Suite 114
St Augustine, FL 32092
**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007A & 2007B**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$4,517.42
------------------	------------

All invoices are due upon receipt.

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

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

Invoice Number:	7620038
Account Number:	113261008
Current Due:	\$4,517.42
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 113261008
Invoice # 7620038
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7620038
Invoice Date: 01/24/2025
Account Number: 113261008
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

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

Accounts Included 113261002 113261005 113261006 113261008 113261015 113261018
In This Relationship: 113261019 113261022

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,192.50	100.00%	\$4,192.50
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$4,192.50
Incidental Expenses 01/01/2025 to 12/31/2025	4,192.50	0.0775		\$324.92
Subtotal Incidental Expenses				\$324.92
TOTAL AMOUNT DUE				\$4,517.42





9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 75412039
Invoice Date: 01/22/2025
Branch: 72
Account Number: 6433093
Due Date: 02/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 02/01/2025 To: 02/28/2025 RECURRING SERVICES			142.95	0.00	142.95

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
01.24.2025

RECEIVED

By Tara Lee at 12:43 pm, Jan 24, 2025

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

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

MS9GW7J



**VECTOR
SECURITY.**

9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number: 75412039
Invoice Date: 01/22/2025
Account Number: 6433093
Due Date: 02/21/2025
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.

00000000720000000643309390075412039000000000142956

BrightView

Landscape Services

INVOICE

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

Customer #: 24319930
Invoice #: 9221066
Invoice Date: 2/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For February Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 1.28.2025 <div>RECEIVED By Tara Lee at 12:20 pm, Jan 28, 2025</div>	10,703.68
Total invoice amount		10,703.68
Tax amount		
Balance due		10,703.68

Terms: Net 15 Days

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

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 24319930
Invoice #: 9221066
Invoice Date: 2/1/2025

Amount Due: \$10,703.68

Thank you for allowing us to serve you

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

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

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

INVOICE

BrightView
Landscape Services

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

Customer #: 24319930
Invoice #: 9244467
Invoice Date: 2/6/2025
Sales Order: 8593904
Cust PO #:

Project Name: Ridgewood Trails - Proposal to replace irrigation clock not working
Project Description: Located at the front entrance

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Hunter Pro-C Base Controller	1.000	EA	440.00	440.00
	Additional module	1.000	EA	120.00	120.00
	6" Spray head	4.000	EA	41.66	166.64
	Approved Ridgewood Trails CDD Field Repair and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 02.07.2025 Re coded to irrigation repairs 1.330.53800.46301 <i>TRL</i>				
Total Invoice Amount					726.64
Taxable Amount					
Tax Amount					
Balance Due					726.64

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24319930
Invoice #: 9244467
Invoice Date: 2/6/2025

Amount Due: \$ 726.64

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	Rob Alba
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 - Proposal to replace irrigation clock not working

Project Description Located at the front entrance

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Hunter Pro-C Base Controller	\$440.00	\$440.00
1.00	EACH	Additional module	\$120.00	\$120.00
4.00	EACH	6" Spray head	\$41.66	\$166.64

For internal use only

SO# 8593904
JOB# 346100568
Service Line 150

Total Price \$726.64

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete back 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 damage done to underground utilities such as but not limited to: cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

	Amenity Manager
Signature _____	Title _____
Rob Alba	January 27, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"	
	Irrigation Manager
Signature _____	Title _____
Gonzalo M. Castellon	January 27, 2025
Printed Name _____	Date _____

Job #:	346100568		
SO #:	8593904	Proposed Price:	\$726.64

Indra Dudley

From: Karen Fisher
Sent: Thursday, January 30, 2025 7:37 PM
To: Gonzalo Castellon; Indra Dudley
Subject: FW: Ridgewood Trails - Irrigation Repair Proposal
Attachments: Ridgewood Trails - Proposal to replace irrigation clock not working SO 8593904.pdf

SO#8593904 approved!

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



From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Sent: Thursday, January 30, 2025 5:08 PM
To: Karen Fisher <Karen.Fisher@brightview.com>
Subject: Re: Ridgewood Trails - Irrigation Repair Proposal

EXTERNAL E-MAIL

The proposal looks good, please proceed.

On Mon, Jan 27, 2025 at 3:31 PM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Good afternoon Rob,

Hope all is well!

Attached is a proposal to replace the inoperable irrigation clock at the main entrance off Blanding Blvd.

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

Invoice #: 269
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		4,276.67	4,276.67
Website Administration - February 2025		106.00	106.00
Information Technology - February 2025		159.00	159.00
Dissemination Agent Services - February 2025		93.67	93.67
Office Supplies		0.54	0.54
Postage		78.55	78.55
Copies		23.10	23.10
Total			\$4,737.53
Payments/Credits			\$0.00
Balance Due			\$4,737.53

A rectangular stamp with rounded corners. The word "RECEIVED" is printed in large, bold, black capital letters at the top. Below it, in smaller capital letters, are the words "DEPARTMENT OF JUSTICE". At the bottom right of the stamp, the date "FEB 20 2025" is stamped.

RECEIVED

By Tara Lee at 12:07 pm, Feb 06, 2025

INVOICE

Kallam Lawn and Land Services
4250 striker place
Middleburg, FL 32068

kallamlawnandland@gmail.com
+1 (904) 832-3704



Bill to

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

Ship to

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

Invoice details

Invoice no.: 2975
Terms: Net 30
Invoice date: 02/04/2025
Due date: 03/06/2025

Approved
Ridgewood Trails CDD
Field Repair and Maintenance
1.330.53800.46000
Rob Alba
02.04.2025

RECEIVED

By Tara Lee at 4:09 pm, Feb 04, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Bush hogging		1	\$800.00	\$800.00

Total

\$800.00

Ways to pay



[View and pay](#)

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

Invoice #: 409
Invoice Date: 2/1/2025
Due Date: 2/1/2025
Case:
P.O. Number:

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

Total	\$8,388.78
Payments/Credits	\$0.00
Balance Due	\$8,388.78

By Tara Lee at 3:08 pm, Feb 06, 2025

10475 Fortune Pkwy Ste 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com



Remit to:
733 Marquette Ave Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
www.alliant-inc.com

Marilee Giles
Ridgewood Trails Community Development District
475 West Town Place, Suite 114
Augustine, FL

February 18, 2025
Invoice No: 80601
Due Date: March 20, 2025

Project Contact Marilee Giles

Project 4000230-00 Ridgewood Trails CDD
Email invoice to: mgiles@gmsnf.com

Professional Services through January 31, 2025

Task 001 General and Coordination

Professional Personnel

		Hours	Rate	Amount
Employee				
Schofield, Joseph	1/9/2025	.50	220.00	110.00
Review monthly meeting minutes and corres. w/ manager.				
Totals		.50		110.00
Total Labor				110.00

Total this Task \$110.00

Total this Invoice \$110.00

RECEIVED

By Tara Lee at 5:01 pm, Feb 20, 2025

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

19850

Invoice Date

2/18/2025

Bill To

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068

Job Location

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068



P.O. Number

Terms

Due Date

Net 30

3/20/2025

Serviced	Description	Quantity	Price Each	Amount
2/14/2025	<p>Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1" Wilkins 975XL2 Serial# 3860138 - PASSED 2" Wilkins 975XL2 Serial# 4465599 - PASSED 1" Wilkins 975XL2 Serial# 3860084 - PASSED</p> <p>Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 02.18.2025</p> <div>RECEIVED By Tara Lee at 3:34 pm, Feb 18, 2025</div>	3	45.00	135.00

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

Total	\$135.00
Payments/Credits	\$0.00
Balance Due	\$135.00

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

Invoice

Invoice #: 410
Invoice Date: 2/18/2025
Due Date: 2/18/2025
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 January 1 - January 31, 2025		2,362.40	2,362.40
Maintenance Supplies		1,741.27	1,741.27
 \$3096.11 Amenity Repair and Replacement 1.320.57200.46000			
 \$1007.56 Field Repairs and Maintenance 1.330.53800.4600			
 \$4103.67 Approved Ridgewood Trails CDD <i>Rob Alba</i> 02.19.2025			
<div>RECEIVED By Tara Lee at 11:32 am, Feb 24, 2025</div>			

Alison Moring
2-21-25

Total	\$4,103.67
Payments/Credits	\$0.00
Balance Due	\$4,103.67

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	6.05	R.A.	Finished packing Christmas decorations and moved into storage shed, organized all decorations and stowed totes in overhead storage area, measured walls and ceilings, picked up supplies, assembled storage racks for filing cabinets and installed, assembled hanging wall files organizer and installed, put together monitor hanging brackets and installed
1/3/25	6.02	R.A.	Took measurements in large pool pack service area, picked up supplies, moved supplies from maintenance closet and stored in storage shed, cleaned up wiring and secured overhead with anchor plates and zip ties, began organizing maintenance closet
1/6/25	3	R.A.	Straightened and organized pool deck furniture, removed debris from main entry and around amenities center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/9/25	4	R.A.	Coordinated with board member over power line maintenance and fence pressure washing, finished cleaning and organizing maintenance closet, installed tool box in maintenance closet, picked up supplies, offloaded twenty two rolls of insulation in storage shed in prep for installation
1/10/25	5.05	R.A.	Worked on insulating storage shed, measured and cut insulation rolls, tacked insulation with construction staples
1/14/25	3.37	R.A.	Worked on insulation for shed, removed debris from main entry and around amenities center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/15/25	4.07	R.A.	Viewed areas that are in need of pressure washing, took contractor to areas for brush removal, worked on insulation for shed, picked up supplies
1/16/25	4.07	R.A.	Worked on insulating storage shed
1/17/25	3.43	R.A.	Trenched electrical line for light pole outside of clubhouse, installed conduit and buried conduit
1/21/25	2	R.A.	Inspected outlet at main entrance for irrigation timer, removed debris around community
1/21/25	2	R.S.	Straightened and organized pool deck furniture, removed debris around amenity center, checked irrigation timer
1/27/25	2	R.A.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
1/28/25	4	R.A.	Measured and marked pool deck for in ground umbrella stands, picked up and stored power tools for installing umbrella stands, began removing pavers and digging holes for umbrella stands, picked up supplies
1/29/25	4	R.A.	Installed umbrella stands and poured concrete, re-installed pavers and leveled, added pea rock for drainage
1/30/25	4	R.A.	Relocated one tv in gym, mounted swing arm and installed cable track, leveled fast umbrella stand pavers and cleaned up pool deck area, picked up supplies
1/31/25	2	R.A.	Repaired cable for gym equipment, replaced with spare, re-assembled multi-station, put together table saw and stored in shed

TOTAL 59.06

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	1/9/25	R13 15"x32' Installation Roll (22)	569.00	R.A.
	1/15/25	1-3/4" Vinyl Hanger Strap 100 Yard Roll	27.54	R.A.
	1/20/25	Exterior Raceway Outlet Box Kit	12.02	R.A.
	1/20/25	Cord Cover Kit	45.80	R.A.
	1/20/25	0.5 CU FT Mountain Granite	6.29	R.A.
	1/23/25	48"x96" Wall Panel Board (14)	321.68	R.A.
	1/23/25	48"x96" Primed Shiplap Panel (6)	255.16	R.A.
	1/28/25	Yellow Paint Marker	6.87	R.A.
	1/28/25	Marking Crayon	3.42	R.A.
	1/28/25	2x4 Wood Studs (2)	8.37	R.A.
	1/28/25	4x8 Plywood	34.25	R.A.
	1/28/25	7 1/4" Metal Saw Blade	40.22	R.A.
	1/28/25	9" Thick Metal Cutting Blade 3pk	45.97	R.A.
	1/28/25	2" Floor Flange (4)	102.72	R.A.
	1/28/25	50lb Fast Set Concrete	31.56	R.A.
	1/28/25	2'x10' Steel Pipes (2)	170.75	R.A.
	1/30/25	8" Zip Ties 100pk	12.63	R.A.
	1/30/25	Single Brush Plate	11.47	R.A.
	1/30/25	25' Triple Tap Extension Cord	17.22	R.A.
	1/30/25	25' Coax Cable	18.37	R.A.
		TOTAL	<u>\$1,741.27</u>	



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

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

Service Slip/Invoice

INVOICE: 620306948
DATE: 02/10/2025
ORDER: 620306948

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
02/10/2025	01:49 PM			01:49 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/10/2025		02:31 PM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$92.70
Approved Ridgewood Trails CDD Pest Control 1.320.57200.43200 <i>Rob Alba</i> 02.11.2025		
		SUBTOTAL \$92.70
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$92.70
		AMOUNT DUE \$92.70

RECEIVED

By Tara Lee at 1:15 pm, Feb 11, 2025

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.

CLAY TODAY

A Division of Osteen Media Group

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

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

INVOICE

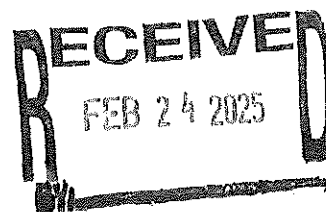
Invoice Number: 2025-294919
Invoice Date: 2/20/2025
Due Date: 3/19/2025

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 136670	Notice of Meeting March 5, 2025	CT - Clay Today	Feb 20	2025		Column Inch	Black & White	4.4000	\$46.20
									\$46.20
Total:									

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



Affidavit attached to this invoice.

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

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

RECEIVED

By Tara Lee at 11:27 am, Feb 25, 2025

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of March 5, 2025

LEGAL: 136670

Was published in said newspaper in the issues:

2/20/2025

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

Hugh Osteen

Sworn to me and subscribed before me 02/20/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Ridgewood Trails Community Development District

The meeting of the Board of Supervisors of
the Ridgewood Trails Community Development
District will be held on Wednesday, March 5,
2025 at 6:00 p.m. at the Azalea Ridge Ame-
nity Center, 1667 Azalea Ridge Boulevard,
Middleburg, Florida 32068. The meeting is
open to the public and will be conducted in ac-
cordance with the provisions of Florida Law for
Community Development Districts. A copy of the
agenda for the meeting may be obtained from
the District Manager, at 475 West Town Place,
Suite 114, St. Augustine, Florida 32092 (and
phone (904) 940-5850). The meeting may be
continued to a date, time, and place to be speci-
fied on the record at the meeting. There may be
occasions when one or more Supervisors will
participate by telephone.

Any person requiring special accommoda-
tions at the meeting because of a disability or
physical impairment should contact the District
Office at (904) 940-5850 at least two calendar
days prior to the meeting. If you are hearing or
speech impaired, please contact the Florida
Relay Service at 1-800-955-8770, for aid in con-
tacting the District Office.

Each person who decides to appeal any action
taken at the meeting is advised that person will
need a record of the proceedings and that ac-
cordingly, the person may need to ensure that a
verbatim record of the proceedings is made, in-
cluding the testimony and evidence upon which
such appeal is to be based.

Marilee Giles

District Manager

Legal 136670 Published 2/20/2025 in Clay
County's Clay Today newspaper



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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

Invoice

Invoice #: 420157
Invoice Date: 03/01/2025
Completed: 03/01/2025
Terms: Due on Aging Date
Bid#:

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	1.00	\$20.00	20.00
Hi-Tech Commercial Access 1	1.00	\$15.00	15.00
OvrC Pro Monitoring			0.00
Sales Tax			

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
03.03.2025

RECEIVED
By Tara Lee at 12:20 pm, Mar 03, 2025

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.

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

Total	\$35.00
Payments	\$0.00
Balance Due	\$35.00

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

718416

3/2/2025

\$692.00

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

00000000066213001000000025441800000006920048

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 3/11/2025

Invoice 254418B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2025	Water Management - Monthly		\$692.00	\$0.00	\$692.00
<p>Please remit payment for this month's invoice.</p> <p>Approved Ridgewood Trails CDD Lake Maintenance 1.330.53800.46400 <i>Rob Alba</i> 03.03.2025</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>RECEIVED By Tara Lee at 12:16 pm, Mar 03, 2025</p> </div>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$692.00

This Invoice Total:

\$692.00

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

Customer #: 718416
Portal Registration #: 98B142AF
Customer E-mail(s): RIDGEWOODTRAILSMGR@RMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

BrightView

Landscape Services

INVOICE

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

Customer #: 24319930
Invoice #: 9260433
Invoice Date: 3/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For March Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 02.26.2025 RECEIVED <i>By Tara Lee at 8:55 am, Feb 27, 2025</i>	10,703.68
Total invoice amount		10,703.68
Tax amount		
Balance due		10,703.68

Terms: Net 15 Days

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

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 24319930
Invoice #: 9260433
Invoice Date: 3/1/2025

Amount Due: \$10,703.68

Thank you for allowing us to serve you

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

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

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

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

Invoice

Invoice #: 271**Invoice Date:** 3/1/25

Due Date: 3/1/25

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 - March 2025		4,276.67	4,276.67
Website Administration - March 2025		106.00	106.00
Information Technology - March 2025		159.00	159.00
Dissemination Agent Services -March 2025		93.67	93.67
Office Supplies		0.33	0.33
Postage		7.59	7.59
Copies		14.85	14.85
Telephone		14.67	14.67

Total	\$4,672.78
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Payments/Credits	\$0.00
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Balance Due	\$4,672.78
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RECEIVED

By Tara Lee at 1:50 pm, Mar 05, 2025

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

Invoice

Invoice #: 411
Invoice Date: 3/1/2025
Due Date: 3/1/2025
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 - March 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - March 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - March 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - March 2025		3,573.00	3,573.00
Pool Chemicals - Liquid Bleach		38.37	38.37
Pool Chemicals - Cal Hypo		14.85	14.85
Pool Chemicals - Muriatic Acid		12.23	12.23
Pool Chemicals - Cyanuric Acid		65.01	65.01
Pool Chemicals - Phosphate Remover		2.04	2.04
<i>Alison Moring</i> 3-4-25			

Total \$8,424.34

Payments/Credits \$0.00

Balance Due \$8,424.34

RECEIVED

By Tara Lee at 1:44 pm, Mar 05, 2025



9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 75569782
Invoice Date: 02/19/2025
Branch: 72
Account Number: 6433093
Due Date: 03/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 03/01/2025 To: 03/31/2025 RECURRING SERVICES			142.95	0.00	142.95

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
02.26.2025

RECEIVED

By Tara Lee at 8:55 am, Feb 27, 2025

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

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

MS9GW7J



**VECTOR
SECURITY.**

9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number: 75569782
Invoice Date: 02/19/2025
Account Number: 6433093
Due Date: 03/21/2025
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.

00000000720000000643309390075569782000000000142952

Governmental Management Services, LLC

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

Invoice**Invoice #:** 272**Invoice Date:** 3/31/25**Due Date:** 3/31/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
INYO Pools- (Amenity Center Repair & Replacement)- February 2025 (Statement Date Closing 2/20/25)		379.17	379.17
Total			\$379.17
Payments/Credits			\$0.00
Balance Due			\$379.17

🌟 100,000+ 5-Star Reviews (<https://www.shopperapproved.com/reviews/inypools.com>)

🌟 Free Ground Shipping Over

Order Details for 1594097

Ship To

Jay Soriano
GMS LLc
1667 Azalea Ridge Blvd
Middleburg, FL 32068
USA

Bill To

Jay Soriano
GMS llc
475 west town place
SAINT AUGUSTINE, FL 32092
USA

Payment Method

AMEX
ending 3053

Order Summary

Subtotal	\$352.72
Tax	\$26.45
Shipping	FREE
Handling	FREE
Total	\$379.17

Product	Item #	Quantity	Total
Century (A.O. Smith) 2.0 HP Up Rate Motor, Round F	5213X	1	\$352.72

Governmental Management Services, LLC

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

Invoice**Invoice #:** 273**Invoice Date:** 3/31/25**Due Date:** 3/31/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
PPG- (Grounds Maintenance Repair & Replacement)- February 2025 (Statement Date Closing 2/20/25)		112.00	112.00
Total			\$112.00
Payments/Credits			\$0.00
Balance Due			\$112.00



CUSTOMER

Ridgewood Trails CDD
475 W. Town Pl
St. Augustine, FL 32092

STORE

88180
445 PARK STREET,
JACKSONVILLE, FL 32204

EMAIL

PAF8180@ppg.com

PHONE

904-853-4446

HOURS

Sun: Closed
Mon: 7:00 AM - 5:00 PM
Fri: PM
Sat: 8:00 AM - 12:00 PM

INVOICE

818020005816

DATE

07 Feb 2025

TIME

3:50 PM

STORE REP

Daniel L.

SALES REP

OPB-SALES
JACKSONVILLE (8180)

METHOD

Now

SHIP INFO

Item # / SAP #	Description	Qty	Unit Price	Amount
95-3300/1U 95-3350	DURETHANE DTM NEUTRAL BASE	1	\$112.00	\$112.00 *
	1 95-3300/01 - DURETHANE DTM NEUTRAL BASE COMP A			
	1 95-339/04 - DURETHANE DTM COMP B			

TERMS:

Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/ 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na.careers.ppg.com. Let us know how we're doing - visit ppgPaintsSurvey.com to give your feedback!

Item Subtotal	\$112.00
Discount/Fee Subtotal	\$112.00
Sales Tax	\$0.00
Total	\$112.00
Credit Card	\$112.00
Total Tendered	\$112.00
Pending Amount	\$0.00

BCard *****3053

AMEX AUTH#: 886281

Insert Tran Amt: \$112.00

Thank you for shopping at PPG!

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

Invoice

Invoice #: 412
Invoice Date: 3/6/2025
Due Date: 3/6/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - March 2025		452.00	452.00
Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 3.7.2025			
<i>Alison Moring</i> 3-12-25			

Total \$452.00

Payments/Credits \$0.00

Balance Due \$452.00

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

Service Detail

Bill To: Ridgewood Trails CDD

Invoice Date: 3/1/25

Due Date: Upon Receipt

Amount Due: \$ 452.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed easement fence line	\$320.00
	Completed pressure washing easement fence line	\$132.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$452.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

Remit Payment



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-6300 • Fax: 904-353-4499 • Toll Free: 800-225-6395 • turnerpest.com

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


Service Slip/Invoice

INVOICE: 620416605
DATE: 03/10/2025
ORDER: 620416605

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
03/10/2025	12:29 PM			12:29 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/10/2025		01:21 PM

Service	Description	Price
GPCSMART	SMART Rodent Control Program	\$92.70
Approved Ridgewood Trails CDD Pest Control 1.320.57200.43200 <i>Rob Alba</i> 3.11.2025		SUBTOTAL \$92.70 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$92.70
		AMOUNT DUE \$92.70
		 _____ 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.

Invoice: W04364315

Bill To:

Ridgewood Trails CDD
Attn: Jay Soriano
1667 Azalea Ridge Boulevard
MIDDLEBURG, FL 32068
PO Number: Ridgewood Trails CDD
Sales Order: S04399155

Ship To:

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

Order Date	02/24/2025	Invoice Date	02/25/2025	Due Date	03/27/2025
Customer #	1705529	Terms	Net 30	Web #	14858848
Salesperson	Breanne Coe	Phone	972-535-0924	Email	bcoe@1000bulbs.com

Part #	Description	Ordered	Shipped	Unit Price	Ext Price
PLT-12976	1795 Lumen Max - 24 Watt Max - Wattage and Color Selectable 3.5 ft. LED Bollard Fixture Watts 14-19-24 - Kelvin 3000-4000-5000 - Dome with Louver Reflector - 120-277 Volt - PLT-12976	5	5	\$207.20	\$1,036.00
PLT-13040	15,500 Lumens - 100 Watt - 4000 Kelvin - LED Parking Lot Fixture 250 Watt Metal Halide Equal - Type III - Excel Series Mounting Hardware Sold Separately - 120-277 Volt - PLT-13040	1	1	\$99.40	\$99.40
PLT-13008	Slipfitter Mount - For 2 3/8 in. Tenon - Bronze For use with PLT Grandview or Excel Series LED Area Light Fixtures - PLT-13008	1	1	\$28.37	\$28.37

Ship Via	Fedex	Subtotal:	\$1,163.77
Tracking #	285778167770	Shipping :	\$0.00
		Tax:	\$0.00
		Total:	\$1,163.77

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

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