

*Ridgewood Trails
Community Development District*

July 9, 2025

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsbdd.com

July 2, 2025

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, July 9, 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. Consideration of Proposal from C Buss Enterprises for Pool Parts
- IV. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- V. Discussion of Suspension Letters
- VI. Staff Reports
 - A. Attorney
 - B. Engineer – Public Facilities Report
 - C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule
 - D. Operation Manager

E. Amenity Manager

1. Report

2. Brightview QSA

VII. Supervisor's Requests and Public Comments

VIII. Approval of Consent Agenda

A. Approval of the Minutes of the May 7, 2025 Meeting

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

IX. Next Meeting Scheduled for: September 3, 2025 @ 6:00 p.m. at the Azalea Ridge Amenity Center

X. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

THIRD ORDER OF BUSINESS

ESTIMATE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Ridgewood Trails CDD
1001 Bradford Way
Kingston, TN 37763

Estimate details
Estimate no.: 1289
Estimate date: 06/11/2025

PO: BIG POOL

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE 18"X24" RECTANGULAR DE FILTER GRIDS	38	\$52.00	\$1,976.00

Total \$1,976.00

Note to customer
PLEASE NOTE THE DE FILTERS ARE IN BAD CONDITION AND
NEED TO BE REPLACED.

Accepted date Accepted by

FOURTH ORDER OF BUSINESS

Ridgewood Trails
Community Development District

Approved Budget

FY 2026

July 9, 2025



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Ridgewood Trails
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$612,477	\$611,158	\$1,330	\$612,488	\$664,302
Interest/Miscellaneous Income	12,000	14,302	4,300	18,602	12,000
Rental Revenue	3,675	2,000	125	2,125	3,686
Carry Forward Surplus	1,420	-	-	-	-

TOTAL REVENUES	\$629,572	\$627,460	\$5,755	\$633,215	\$679,988
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EXPENDITURES:

Administrative:

Supervisor Fees	\$8,000	\$4,000	\$2,000	\$6,000	\$8,000
FICA Taxes	612	306	153	459	612
Engineer	3,200	2,200	1,000	3,200	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	749	374	1,124	1,180
Trustee Fees	4,600	4,517	-	4,517	4,434
District Management Fees	51,320	34,213	17,107	51,320	53,886
Information Technology	1,908	1,272	636	1,908	2,003
Website Maintenance	1,272	848	424	1,272	1,336
Telephone	350	101	249	350	350
Postage & Delivery	800	304	597	902	800
General Liability and Public Officials Insurance	8,498	8,267	-	8,267	9,301
Printing & Binding	1,500	185	826	1,011	1,000
Legal Advertising	1,800	294	1,196	1,490	1,800
Other Current Charges	907	199	280	479	907
Office Supplies	100	3	25	28	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$115,612	\$64,896	\$41,052	\$105,949	\$118,919
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Ridgewood Trails
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved 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	28,584	14,292	42,876	45,020
Facility Assistant	7,500	-	5,800	5,800	7,500
General Facility Maintenance	12,190	3,161	9,029	12,190	12,190
Repair and Replacements	30,000	20,933	9,067	30,000	30,000
Lifeguards	19,488	3,907	15,581	19,488	20,462
Pool Maintenance	18,950	12,908	6,317	19,225	20,845
Pool Chemicals	17,798	2,770	5,559	8,329	18,647
Water & Sewer	13,000	7,083	4,817	11,900	13,000
Electric	16,100	8,217	4,851	13,068	16,100
Internet/Cable	6,840	5,011	2,637	7,648	7,980
Janitorial	11,891	7,927	3,964	11,891	12,486
Janitorial Supplies	2,500	627	1,873	2,500	2,500
Security System	8,467	6,303	2,292	8,595	8,647
Refuse Service	3,012	2,087	1,080	3,167	3,180
Special Events	5,000	3,146	1,854	5,000	5,000
Pool Permit	475	475	-	475	475
Pest Control	1,200	734	371	1,104	1,200
Access Cards	1,000	470	-	470	750
Contingency	-	-	7,500	7,500	-
Total Amenity Center	\$235,316	\$130,209	\$96,883	\$227,092	\$243,617
<u>Grounds Maintenance</u>					
Operations Management	\$25,785	\$17,190	\$8,595	\$25,785	\$27,074
Electric	3,000	1,607	820	2,427	3,000
Water	8,300	4,519	2,660	7,179	8,300
Repairs & Maintenance	18,200	16,657	14,140	30,797	20,000
Landscape Maintenance	143,582	88,354	52,815	141,169	143,582
Lake Maintenance	8,802	5,536	2,768	8,304	9,020
Irrigation Repairs	5,000	962	4,038	5,000	3,000
Contingency	-	-	13,537	13,537	-
Total Grounds Maintenance	\$212,669	\$134,825	\$99,372	\$234,198	\$213,976
TOTAL EXPENDITURES	\$563,596	\$329,931	\$237,308	\$567,239	\$576,512
<u>Other Sources and (Uses)</u>					
Capital Reserve Transfer Out	\$(65,976)	\$(65,976)	\$-	(65,976)	\$(51,651)
Capital Reserve Transfer increase	-	-	-	-	(51,825)
Total Other Sources and (Uses)	\$(65,976)	\$(65,976)	\$-	\$(65,976)	\$(103,476)
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$-	\$231,553	\$(231,553)	\$-	\$-

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 Hawkins.

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
Approved Budget
Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$13,359	\$13,330	\$29	\$13,359	\$13,359
Interest Earnings	500	612	250	862	600
Carry Forward Surplus ⁽¹⁾	6,471	\$6,106	-	6,106	8,264
TOTAL REVENUES	\$20,329	\$20,047	\$279	\$20,326	\$22,223

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	\$12,063	\$-	\$12,063	\$11,780

Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-

TOTAL EXPENDITURES	\$12,063	\$12,063	\$-	\$12,063	\$11,780
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EXCESS REVENUES (EXPENDITURES)	\$8,267	\$7,985	\$279	\$8,264	\$10,443
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⁽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
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$2,000	\$5,767	\$2,400	\$8,167	\$6,000
Carry Forward Balance	208,426	189,627	-	189,627	207,334
TOTAL REVENUES	\$210,426	\$195,394	\$2,400	\$197,794	\$213,334
<u>EXPENDITURES:</u>					
Capital Outlay	\$60,000	\$-	\$50,000	\$50,000	\$30,000
Other Current Charges	600	199	184	383	500
Repair & Maintenance	-	3,053	3,000	6,053	30,000
TOTAL EXPENDITURES	\$60,600	\$3,252	\$53,184	\$56,436	\$60,500
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$65,976	\$65,976	\$-	\$65,976	\$103,476
TOTAL OTHER SOURCES/(USES)	\$65,976	\$65,976	\$-	\$65,976	\$103,476
EXCESS REVENUES (EXPENDITURES)	\$215,802	\$258,118	\$(50,784)	\$207,334	\$256,310

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	FY 2026 CAPITAL RESERVE	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
50	470	9	\$883.26	\$79.79	\$883.26	\$79.79	\$761.14	\$761.14	\$0.00	\$1,644.40	\$1,644.40	\$79.79
60	221	8	\$1,069.86	\$79.79	\$1,069.86	\$79.79	\$920.15	\$920.15	\$0.00	\$1,990.01	\$1,990.01	\$79.79
Total	691	17										

A.

RESOLUTION 2025-05
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://ridgewoodtrailscdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ridgewood Trails Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JULY 2025.

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A
FY 2026 Budget

B.

RESOLUTION 2025-06
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 9th DAY OF JULY 2025.

ATTEST:

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

B.



Public Facilities Report

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT



MAY 2, 2025

Prepared for:

**Ridgewood Trails Community
Development District**
3813 Great Falls Loop
Middleburg, FL 32068

Prepared by:

Alliant Engineering, Inc.
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

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1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of the Ridgewood Trail Community Development District (the “District”) to comply with Section 189.08 of the Florida Statutes (see Exhibit 5.1). Section 189.08 requires the District to detail the existing facilities owned or operated by the District, and also to detail the construction of any new facilities within five (5) years, improvements or expansion of existing facilities within the next seven (7) years or the replacement of any existing facilities within ten (10) years.

Alliant Engineering, Inc. was signed as the District Engineer on April 15, 2024, and have based this report on a limited field review conducted at The District on March 24, 2025, by Alliant Engineering personnel with follow up interviews and discussions with District personnel.

The District, as we know it, is an approximately 691-residence Community Development District located in Clay County, Florida and has been established by Ordinance Number 2005-47 by the County Commissioners of Clay County, Florida. The District is located north of SR 21 / Blanding Blvd and lies on the east and west side of Long Bay Road (see Figure 1 for an approximate Location Map of the District).

Original approved construction drawings planned for 698-single family dwelling units, an amenity center, corresponding roadways, utilities, and drainage facilities. The District was constructed in several phases referred to in associated construction documents as Parcels. Parcel B was constructed in 2016-2017, while Parcel C and D were constructed in 2017-2018 and Parcel A was constructed in 2019-2020. Expansion of the District Limits are not currently planned. An HOA named “Freedom at Azalea Ridge” (Freedom HOA) is located within Parcel D of the original civil engineering plans and is not currently included as part of the responsibility of the Ridgewood CDD. The Freedom HOA consists of 132-single family dwelling units, an amenity center, two (2) stormwater ponds, and associated roads and utilities. Figure 1 includes the location of the Freedom HOA with the approximate location of the boundary between it and the Ridgewood Trails CDD.

2. Existing Facility Description

2.1 Roadway Facilities

The existing roadway facilities contained within The District are as follows:

- Warm Springs Way
- Applegate Lane
- Great Falls Loop
- Cherry Creek Way
- Rock Springs Way
- High Prairie Lane
- Woodland Glen Road
- Beacon Rock Lane
- Reed Valley Way
- Azalea Ridge Boulevard
- Eagle View Way
- Packer Meadow Way
- Bronco Road
- Blackwater Way
- Green River Place
- Fishing Creek Lane

These roadway facilities listed above were dedicated to Clay County for ownership and maintenance after construction was completed.

2.2 Utility Facilities

The water, wastewater, and electrical transmission facilities corresponding with the roadway facilities listed above have also been constructed. These utility facilities were dedicated to Clay County Utility Authority for ownership and maintenance after the District construction was completed.

2.3 Stormwater Drainage Collection System Facilities

The stormwater drainage collection system facility was constructed in accordance with approved construction plans developed by England-Thims & Miller, Inc., originally dated April of 2014, with additional supplemental plans issued. The stormwater drainage collection system in the original Civil Plans contains nine (9) Storm Water Management Facilities (SWMF) or ponds and consists of drainage pipes with diameters ranging from 15-inch through 48-inch, box culverts at wetland and

creek crossings, curb inlets, manholes, catch basins and mitered end sections. The “Freedom at Azalea Ridge” HOA maintains two (2) of the SWMF ponds, while Ridgewood CDD maintains nine (9) of the SWMF ponds.

The stormwater drainage collection system facility components are intended to keep stormwater off the roadway pavement during and after a storm event and have a capacity equal to or greater than what is referred to as the “five-year storm event.” This is defined as a storm event such that the stormwater drainage collection system facility has been designed so that storm water runoff will not back up into the associated road travel ways for a storm event with at least a five-year intensity, which is further described below. This was in accordance with the design standards of St. Johns River Water Management District.

The District owns the stormwater drainage collection system facility and is responsible for maintenance. The drainage collection system appeared to be operating as designed and properly maintained at the time of the limited field visit without any need of major repairs.

2.4 Stormwater Management System Facilities (SWMF)

The SWMF’s have been constructed in accordance with the approved construction plans within the roadway and project limits. The stormwater management system facilities consists of all 9 ponds referenced above with their respective control structures, outfall pipes and mitered end sections.

The stormwater management system facility has a capacity equal to or greater than the twenty-five-year, twenty-four-hour storm event. This describes that the stormwater management system facility has been designed so that stormwater runoff will not rise to a level higher than one foot below the top of bank of each pond, as permitted, for a twenty-four-hour duration/intensity storm event with a statistical 20% chance of occurring on an annual basis. This was in accordance with the design standards of the St. Johns River Water Management District at the time of permitting and construction.

The District owns the SWMF’s and is responsible for pond maintenance at the time of the limited field visit. The SWMF’s appeared to be operating as designed and properly maintained at the time of the limited field visit without any need of major repairs. The SWMF’s are maintained by local vendors on an on-going basis funded through revenue generated from District annual resident dues.

2.5 Recreational Facilities

The recreational facility contains a clubhouse with a fitness room, and outdoor swimming pool with multistory slide, playground, multipurpose field, and a paved parking lot. The total acreage of the recreational facility parcel is approximately 10.2 acres and is located at 1667 Azalea Ridge Blvd. This location coincides with the main entrance to the development at the intersection of Azalea Ridge Blvd and Great Falls Loop. The entrance sign is located at the southern side of the District at Blanding Boulevard and states “AZALEA RIDGE.” Associated landscaping is placed around the entrance sign. A picture of this entrance feature is included in the opening of this report.

This facility is built to full capacity, which was designed for the full build-out of the Phases of the residential dwelling units contained within The District.

The District owns the recreational facility, with associated entrance feature, and is responsible for maintenance. The recreational facility appeared to be operating as designed and properly maintained at the time of the limited field visit. Further discussion regarding improvements to the District are below.

3. Currently Proposed Improvements or Expansion of Facilities

In discussions with The District, the only improvements planned to take place in the next seven (7) years are minor repairs to the clubhouse house, fitness center, and swimming pool area on an as-needed basis. The District intends to fund this improvement project through a pre-existing miscellaneous fund which already contains the required funds available. There are not any current plans for further proposed improvements or expansion of existing facilities owned by The District in the next seven (7) years at this time.

4. Replacement of Facilities

There are no current plans for replacement of existing facilities owned by The District in the next ten (10) years.

Figure 1 – Ridgewood Trails CDD Location Map (Not to Scale)



C.

NOTICE OF MEETINGS
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridgewood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:

November 5, 2025
January 7, 2026
March 4, 2026
May 6, 2026
July 1, 2026
September 2, 2026

E.

1.

7/9/2025

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

July 9th, 2025

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – July 9th, 2025

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



Community Updates

MANAGER

- Creating digital archive of access card forms and paperwork
 - Scanning record, updating contact info/access list in access card system, updating info in community email list, and filing in digital archive
 - Roughly 106 units digitized as of 6/30/25 (15% completion)
- Steam lining Access Card Form and Amenity Rental Agreement adobe e-sign
- Access card paperwork completion
 - 77% of units have registered and completed paperwork (70% last year)
 - 2% missing paperwork are new homeowners and rental units

MAINTENANCE

- New Mailboxes
- Mulch removed and limestone gravel installed in large pool pack
- Gravel pathway to shed
- Replaced 2 table umbrellas and stands
- Flush valve in men's pool bathroom
- Pressure washed amenity center exterior
- No motor vehicles sign installed at small pond next to powerline on Azalea Ridge Blvd

UPCOMING MAINTENANCE PROJECTS

- Light Bollard installation
- Playground Installation

EVENTS

- Freedom Fest rescheduled
- CDD Back to school event (August 9th-10th)
- Co-Sponsor Fall Fest Event Planning (October 11th)
- Fall Community Yard Sale (October 18th/19th)

ROOM RENTALS

- Total number of rentals for May and June (12). (2024 – 4 rentals)
- (2) rentals tentatively scheduled for July and August. (2024 – 1 rental)







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: Monday, Jun 30, 2025

NEXT QSA DATE: Friday, Sep 26, 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



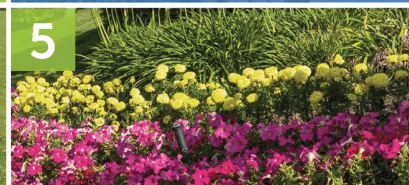
Weed Free



Green Turf



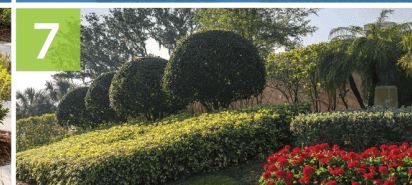
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 1** Annuals are still showing great color. Next rotation will be in early July.
- 2** Entrance road maintenance is looking sharp.
- 3** Community entrance sign is neatly detailed. Juniper is weed free. Palms will be pruned in July.
- 4** Amenity Center is well maintained. Sidewalks are crack weed free.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 5** Amenity Center beds are weed and trash free. Trimming is in rotation.
- 6** Amenity Center beds are weed and trash free.
- 7** Possible scale on a few trees at the Amenity Center. We will have them assessed and treated as soon as possible.
- 8** The crew is keeping trees lifted and out of the walkways throughout.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



9 Pond maintenance is in rotation.

10 Wood line is encroaching into the Birch Trees along the main road. Will submit a proposal to push back wood line to avoid damaging/potentially killing the Trees.

11 Pond maintenance is in rotation.

EIGHTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, May 7, 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
Jay Soriano	GMS
Rob Alba	RMS
Karen Fisher	Brightview

The following is a summary of the actions taken at the May 7, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider Adopting Parking
& Towing Policies, Resolution 2025-03**

Ms. Buchanan stated the resolution incorporates the concept previously discussed. There are basically two layers of protection, one is no parking at any time, which would be parking along the right of way. No overnight parking is specifically associated with the amenity center parking lot.

Ms. Giles stated we have had this on the agenda for a couple of months. We updated the maps and they are in the agenda on pages 11 and 12 and it makes it more clear. The maps we had in the last one was very vague and didn't include all the community.

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

There were no questions or comments from the public.

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

Ms. Giles stated the parking and towing policies have been in place from the beginning of this district, we just updated the maps that are attached to that policy.

Mr. Edson stated on the main road coming in I see cars parked there including Brightview when they are taking their equipment off. It seems that road should be protected and there should be no parking.

Ms. Giles stated in the policy we do have section 5b, which allows the vendors to work with onsite staff to allow them to temporarily park on those roads, such as when they are doing landscaping. They coordinate that with Jay or Rob.

Mr. Edson stated I think it is a safety hazard and they blocked one side and we went around it and there was another car coming head on to us. That road should be protected.

Mr. Soriano stated we are on the road or risk damaging our grass. We can work with Brightview on that. Give us direction.

Mr. Edson stated I'm not looking to make changes, but I want it known that is not a good situation. If the trailer needs to be there for an hour or two I don't see a problem, but if it is going to be there all day perhaps there is an alternative.

Ms. Fisher stated I will look to see the best option is to park.

On MOTION by Mr. Wetherbee seconded by Mr. Edson with all in favor Resolution 2025-03 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal From Riverside Management Services for Fiscal Year 2026 Services

Ms. Giles stated this is a slight increase and is included in the proposed budget.

Mr. Soriano stated these are percentage increases not only for us but for our vendors, that considered the increase in minimum wage and we took that into account when we prepared the proposed budget.

On MOTION by Mr. Edson seconded by Mr. Schumacher with all in favor the proposal from Riverside Management Services for fiscal year 2026 services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Lake Doctor's Water Management Agreement

Ms. Giles stated this is also included in the proposed budget.

On MOTION by Mr. Edson seconded by Ms. Alba with all in favor the agreement for fiscal year 2026 services with The Lake Doctors was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt

Ms. Giles stated Resolution 2025-04 approves the proposed budget for fiscal year 2026 and sets a public hearing to adopt at your July 9th meeting. Once approved we will submit the proposed budget to Clay County in accordance with Chapter 190, F.S. Although there are changes in some line items, the assessments stay the same.

The board and staff discussed increasing the assessment by different amounts to put more money into the capital reserve fund and took the following action.

Mr. Edson moved to increase the budget by \$50 per household to go into the capital reserve budget. There being no second, the motion died for lack of a second.

Ms. Giles stated \$75 times 691 households is \$51,825 that puts you really close to what the reserve study says you should be.

On MOTION by Ms. Miller seconded by Mr. Schumacher with all in favor Resolution 2025-04 was approved as amended to increase the assessment by \$75 per household to go into the capital reserve account.

Mr. Wetherbee stated at the public hearing we can go from \$75, to \$70 or \$65. We can't go up, but we can come down.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated there are some legislative updates we are reviewing, and we will send out an update with what will affect the district.

B. Engineer – Public Facilities Report

Ms. Giles stated staff did receive the public facilities report, reviewed it and there was one typo we will ask him to correct that before we present it to the board because it also gets posted on the website.

C. Manager – Report on Number of Registered Voters (1,291)

Ms. Giles stated a copy of the letter from the supervisor of elections indicating that there are 1,291 registered voters residing in the district was included in the agenda package.

As a reminder your Form 1 needs to be filed prior to July 1st. Ethics training needs to be completed by December 31st.

D. Operation Manager's Report –Report

Mr. Soriano stated Brightview is done with the first contract at the end of this fiscal year and if you weren't happy we would go out with an RFP or you can allow a one-year extension and this time next year we do the same thing. When we get to the fifth year if you are happy with their

service we can grant an extension or go out for an information RFP. Since they have been here, we have been happy with the services.

Ms. Giles stated they have four one-year extensions with an increase of 4% each year.

E. Amenity Manager

1. Report

Mr. Alba gave an overview of the amenity manager's report, copy of which was included in the agenda package and stated the vendor for the vending machines is not responding to calls and is not servicing the machine and I would like the board to consider removing them.

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor staff was authorized to give 30-day's notice to the vendor to have the vending machines removed.

2. Brightview QSA

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Schumacher stated at the last meeting we talked about pressure washing the sign upfront. We talked about the sidewalk and curbs and we had to get the okay from the county to do that. I talked to the director of engineering with the county and he gave me permission to do it as long it doesn't cost the county and we don't use harsh chemicals.

Mr. Soriano stated we work with the county on quite a few of those things, but we do use chlorine. We would need something in writing from them since in the past they have told us not to pressure wash sidewalks anywhere in Clay County.

NINTH ORDER OF BUSINESS

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**

On MOTION by Mr. Schumacher seconded by Mr. Wetherbee with all in favor the consent agenda items was approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, July 9, 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 July 9, 2025 at 6:00 p.m. at the same location.

On MOTION by Mr. Wetherbee seconded by Mr. Schumacher with all in favor the meeting adjourned at 7:27 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Ridgewood Trails
Community Development District
Combined Balance Sheet
May 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	\$ 87,303	\$ 15,758	\$ -	\$ -	\$ 103,060
Assessments Receivable	-	-	-	-	-
Due from Others	5,940	-	-	-	5,940
<u>Investments:</u>					
State Board of Administration (SBA)	351,972	242,360	-	-	594,332
US Bank - Custody Account	42,594	-	-	-	42,594
<u>Series 2007</u>					
Reserve A	-	-	10,842	-	10,842
Interest A	-	-	-	-	-
Revenue A	-	-	7,914	-	7,914
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,241	1,241
Prepaid Expenses	1,129	-	-	-	1,129
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 491,741	\$ 258,118	\$ 18,756	\$ 1,241	\$ 769,855
Liabilities:					
Accounts Payable	\$ 9,417	\$ -	\$ -	\$ -	\$ 9,417
Accrued Expenses	1,663	-	-	-	1,663
Due to Other	-	-	-	-	-
Total Liabilities	\$ 11,080	\$ -	\$ -	\$ -	\$ 11,080
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,129	\$ -	\$ -	\$ -	\$ 1,129
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	-	18,756	-	18,756
Capital Project	-	-	-	1,241	1,241
Assigned for:					
Capital Reserve Fund	-	258,118	-	-	258,118
Unassigned	479,532	-	-	-	479,532
Total Fund Balances	\$ 480,661	\$ 258,118	\$ 18,756	\$ 1,241	\$ 758,775
Total Liabilities & Fund Balance	\$ 491,741	\$ 258,118	\$ 18,756	\$ 1,241	\$ 769,855

Ridgewood Trails
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 611,158	\$ (1,319)
Interest Earned/Misc. Income	12,000	8,000	14,302	6,302
Rental Revenue	3,675	2,450	2,000	(450)
Total Revenues	\$ 628,152	\$ 622,927	\$ 627,460	\$ 4,533

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 5,333	\$ 4,000	\$ 1,333
PR-FICA	612	- 408	306	102
Engineering	3,200	2,133	2,200	(67)
Attorney	20,000	13,333	1,686	11,647
Annual Audit	3,270	-	-	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,124	749	749	-
Trustee Fees	4,600	4,517	4,517	-
Management Fees	51,320	34,213	34,213	-
Information Technology	1,908	1,272	1,272	-
Website Maintenance	1,272	848	848	-
Telephone	350	233	101	133
Postage & Delivery	800	533	304	229
Insurance General Liability	8,498	8,498	8,267	231
Printing & Binding	1,500	1,000	185	815
Legal Advertising	1,800	1,200	294	906
Other Current Charges	907	605	199	406
Office Supplies	100	67	3	63
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,612	\$ 80,695	\$ 64,896	\$ 15,799

Ridgewood Trails
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 17,029	\$ 17,029	\$ 15,866	\$ 1,163
Amenity Manager	42,876	28,584	28,584	-
Facility Assistant	7,500	5,000	-	5,000
General Facility Maintenance	12,190	8,127	3,161	4,965
Repairs & Replacements	30,000	20,000	20,933	(933)
Lifeguards	19,488	3,907	3,907	-
Pool Maintenance	18,950	12,908	12,908	-
Pool Chemicals	17,798	11,865	2,770	9,095
Water & Sewer	13,000	8,667	7,083	1,583
Electric	16,100	10,733	8,217	2,516
Internet/Cable	6,840	4,560	5,011	(451)
Janitorial	11,891	7,927	7,927	-
Janitorial Supplies	2,500	1,667	627	1,040
Security System	8,467	5,645	6,303	(658)
Refuse Service	3,012	2,008	2,087	(79)
Special Events	5,000	3,146	3,146	-
Pool Permit	475	475	475	-
Pest Control	1,200	800	734	67
Access Cards	1,000	667	470	197
Subtotal Amenity Center Expenditures	\$ 235,316	\$ 153,715	\$ 130,209	\$ 23,506
Grounds Maintenance Expenditures				
Operations Management	\$ 25,785	\$ 17,190	\$ 17,190	\$ -
Electric	3,000	2,000	1,607	393
Water	8,300	5,533	4,519	1,014
Repairs & Maintenance	18,200	12,133	16,657	(4,524)
Landscape Maintenance	143,582	95,721	88,354	7,367
Lake Maintenance	8,802	5,868	5,536	332
Irrigation Repairs	5,000	962	962	-
Subtotal Grounds Maintenance Expenditures	\$ 212,669	\$ 139,408	\$ 134,825	\$ 4,583
Total Operations & Maintenance	\$ 447,984	\$ 293,123	\$ 265,035	\$ 28,088
Total Expenditures	\$ 563,596	\$ 373,818	\$ 329,931	\$ 43,887
Excess (Deficiency) of Revenues over Expenditures	\$ 64,556	\$ 249,109	\$ 297,529	\$ 48,420
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer out	\$ (65,976)	\$ (65,976)	\$ (65,976)	\$ -
Subtotal Other Financing Sources/(Uses)	\$ (65,976)	\$ (65,976)	\$ (65,976)	\$ -
Net Change in Fund Balance	\$ (1,420)	\$ 183,133	\$ 231,553	\$ 48,420
Fund Balance - Beginning	\$ 1,420		\$ 249,108	
Fund Balance - Ending	\$ -		\$ 480,661	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest	2,000	1,333	5,767	4,434
Total Revenues	\$ 2,000	\$ 1,333	\$ 5,767	\$ 4,434
Expenditures:				
Capital Reserves	\$ 60,000	\$ 40,000	\$ -	\$ 40,000
Other Curent Charges	600	400	199	201
Repair & Replacement	-	-	3,053	(3,053)
Total Expenditures	\$ 60,600	\$ 40,400	\$ 3,252	\$ 37,148
Excess (Deficiency) of Revenues over Expenditures	\$ (58,600)	\$ (39,067)	\$ 2,515	\$ 41,582
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 65,976	\$ 65,976	65,976	\$ -
Total Other Financing Sources (Uses)	\$ 65,976	\$ 65,976	\$ 65,976	\$ -
Net Change in Fund Balance	\$ 7,376	\$ 26,909	\$ 68,491	\$ 41,582
Fund Balance - Beginning	\$ 208,426		\$ 189,627	
Fund Balance - Ending	\$ 215,802		\$ 258,118	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	13,330	\$ (29)
Interest Income	500	333	612	278
Total Revenues	\$ 13,859	\$ 13,692	\$ 13,941	\$ 249
Expenditures:				
Interest - 11/1	\$ 3,531	\$ 3,531	3,531	\$ -
Interest - 5/1	3,531	3,531	3,531	-
Principal - 5/1	5,000	5,000	5,000	-
Total Expenditures	\$ 12,063	\$ 12,063	\$ 12,063	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,796		\$ 1,879	
Net Change in Fund Balance	\$ 1,796	\$ -	\$ 1,879	\$ -
Fund Balance - Beginning	\$ 6,471		\$ 16,877	
Fund Balance - Ending	\$ 8,267		\$ 18,756	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	34	\$ 34
Total Revenues	\$ -	\$ -	\$ 34	\$ 34
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 34	\$ 34
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 34	\$ 34
Fund Balance - Beginning	\$ -		\$ 1,207	
Fund Balance - Ending	\$ -		\$ 1,241	

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	\$ 10,680	\$ 1,057	\$ -	\$ -	\$ -	\$ -	611,158
Interest Earned/Misc. Income	641	469	1,460	3,010	1,985	2,147	2,909	1,682	-	-	-	-	14,302
Rental Revenue	-	550	150	-	-	1,000	150	150	-	-	-	-	2,000
Total Revenues	\$ 641	\$ 43,614	\$ 545,236	\$ 5,510	\$ 4,475	\$ 11,357	\$ 13,738	\$ 2,889	\$ -	\$ -	\$ -	\$ -	\$ 627,460

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	4,000
PR-FICA	-	77	-	77	-	77	-	77	-	-	-	-	306
Engineering	-	-	-	110	-	370	1,720	-	-	-	-	-	2,200
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	94	94	-	-	-	-	749
Trustee Fees	1,129	-	-	3,388	-	-	-	-	-	-	-	-	4,517
Management Fees	4,277	4,277	4,277	4,277	4,277	4,277	4,277	4,277	-	-	-	-	34,213
Information Technology	159	159	159	159	159	159	159	159	-	-	-	-	1,272
Website Maintenance	106	106	106	106	106	106	106	106	-	-	-	-	848
Telephone	-	45	-	20	-	15	-	21	-	-	-	-	101
Postage & Delivery	60	29	81	28	79	8	12	7	-	-	-	-	304
Insurance General Liability	8,267	-	-	-	-	-	-	-	-	-	-	-	8,267
Printing & Binding	39	0	30	1	23	15	35	42	-	-	-	-	185
Legal Advertising	46	-	45	-	46	-	110	46	-	-	-	-	294
Other Current Charges	-	-	-	10	53	30	37	68	-	-	-	-	199
Office Supplies	1	0	0	0	1	0	1	0	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,265	\$ 6,586	\$ 4,792	\$ 9,654	\$ 5,003	\$ 6,149	\$ 6,550	\$ 5,897	\$ -	\$ -	\$ -	\$ -	\$ 64,896

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	3,573	3,573	-	-	-	-	28,584
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	422	425	164	-	621	217	1,097	215	-	-	-	-	3,161
Repairs & Replacements	2,591	2,942	1,843	3,129	2,296	3,506	996	3,629	-	-	-	-	20,933
Lifeguards	-	-	-	-	-	907	-	3,000	-	-	-	-	3,907
Pool Maintenance	1,579	1,579	1,579	1,579	1,579	1,579	1,854	1,579	-	-	-	-	12,908
Pool Chemicals	142	-	1,036	76	64	1,252	201	-	-	-	-	-	2,770
Water & Sewer	789	948	890	965	810	858	825	999	-	-	-	-	7,083
Electric	1,087	1,009	1,155	1,091	1,029	874	965	1,007	-	-	-	-	8,217
Internet/Cable	563	594	594	623	659	659	659	659	-	-	-	-	5,011
Janitorial	991	991	991	991	991	991	991	991	-	-	-	-	7,927
Janitorial Supplies	-	-	69	-	103	119	123	212	-	-	-	-	627
Security System	701	2,035	558	573	573	573	573	716	-	-	-	-	6,303
Refuse Service	257	258	258	257	261	261	259	276	-	-	-	-	2,087
Special Events	-	1,457	571	-	319	-	800	-	-	-	-	-	3,146
Pool Permit	-	-	-	-	-	-	-	475	-	-	-	-	475
Pest Control	90	90	90	93	93	93	93	93	-	-	-	-	734
Access Cards	-	-	-	-	-	-	-	470	-	-	-	-	470
Subtotal Amenity Center Expenditures	\$ 28,652	\$ 15,900	\$ 13,370	\$ 12,950	\$ 12,972	\$ 15,463	\$ 13,010	\$ 17,893	\$ -	\$ -	\$ -	\$ -	130,209
Grounds Maintenance Expenditures													
Operations Management	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ -	\$ -	\$ -	\$ -	17,190
Electric	193	201	199	203	204	204	203	201	-	-	-	-	1,607
Water	493	678	620	484	591	417	572	664	-	-	-	-	4,519
Repairs & Maintenance	1,579	1,413	2,440	1,768	3,347	5,249	520	340	-	-	-	-	16,657
Landscape Maintenance	11,953	10,704	11,429	11,454	10,704	10,704	10,704	10,704	-	-	-	-	88,354
Lake Maintenance	692	692	692	692	692	692	692	692	-	-	-	-	5,536
Irrigation Repairs	-	-	-	-	727	-	-	235	-	-	-	-	962
Subtotal Grounds Maintenance Expenditures	\$ 17,058	\$ 15,837	\$ 17,529	\$ 16,749	\$ 18,414	\$ 19,415	\$ 14,839	\$ 14,985	\$ -	\$ -	\$ -	\$ -	134,825
Total Operations & Maintenance	\$ 45,710	\$ 31,736	\$ 30,899	\$ 29,699	\$ 31,385	\$ 34,877	\$ 27,849	\$ 32,878	\$ -	\$ -	\$ -	\$ -	265,035
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (65,976)	\$ -	\$ -	\$ -	\$ -	\$ -	(65,976)
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (65,976)	\$ -	\$ -	\$ -	\$ -	\$ -	(65,976)
Total Expenditures	\$ 65,975	\$ 38,323	\$ 35,691	\$ 39,353	\$ 36,388	\$ 41,027	\$ (31,577)	\$ 38,775	\$ -	\$ -	\$ -	\$ -	329,931
Excess (Deficiency) of Revenues over Expenditures	\$ (65,333)	\$ 5,291	\$ 509,545	\$ (33,844)	\$ (31,913)	\$ (29,669)	\$ 45,315	\$ (35,886)	\$ -	\$ -	\$ -	\$ -	297,529

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	\$8,339
Reserve Fund Balance	\$10,842
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)
Less: May 1, 2025 (Mandatory)	(5,000)
Current Bonds Outstanding	\$120,000

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
9	4/7/25	232.93	10,679.55	10,912.48
10	5/6/25	23.05	1,056.86	1,079.91
		-	-	-
		-	-	-
TOTAL TAX ROLL RECEIPTS		13,329.78	611,157.91	624,487.69

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	99.78%	99.78%	99.78%

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>				
	4/1/25 - 4/30/25	2799-2815	\$41,178.88	
	5/1/2025 - 5/31/25	2816-2827	\$28,491.93	
				\$69,670.81
<u>Capital Reserve</u>				
<u>Autopayments</u>				
	4/1/25	Clay Electric	\$1,030.98	
	4/7/25	Waste Pro	258.71	
	4/7/25	Comcast	276.77	
	4/14/25	Comcast	382.55	
	4/25/25	Newlane Finance	395.12	
	4/28/25	CCUA	1,397.56	
	4/29/25	Clay Electric	46.41	
	5/1/25	Clay Electric	1,120.92	
	5/6/25	Comcast	\$276.77	
	5/8/25	Waste Pro	275.83	
	5/12/25	Comcast	382.36	
	5/15/25	IRS FICA tax payment	153.00	
	5/22/25	Dept of Health Pool Permit	475.35	
	5/27/25	Newlane Finance	395.12	
	5/30/25	Clay Electric	1,207.85	
				\$8,075.30
TOTAL				\$77,746.11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/25	00039	3/14/25 413	202502 320-57200-46100		*	621.20	
			GEN FACILITY MAINTENANCE				
		3/14/25 413	202502 320-57200-46000		*	1,883.52	
			AMENITY REPAIRS & REPLMTS				
		3/14/25 413	202502 320-57200-52200		*	103.36	
			JANITORIAL SUPPLIES				
		3/14/25 413	202502 330-53800-46000		*	1,136.64	
			FIELD REPAIRS & MAINT				
		3/14/25 413	202502 320-57200-49500		*	318.96	
			SPECIAL EVENTS				
				RIVERSIDE MANAGEMENT SERVICES INC			4,063.68 002799
4/03/25	00119	4/01/25 24319930	202504 330-53800-46200		*	10,703.68	
			APR LANDSCAPE MAINTENANCE				
				BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002800
4/03/25	00015	3/27/25 2025-296	202504 310-51300-48000		*	34.65	
			NOTICE OF MEETING-5/7/25				
				OSTEEN MEDIA GROUP - CLAY TODAY			34.65 002801
4/03/25	00143	3/27/25 7022012	202503 320-57200-46500		*	1,119.71	
			POOL CHEMICALS-MARCH				
				HAWKINS INC			1,119.71 002802
4/03/25	00126	4/01/25 421727	202504 320-57200-34510		*	35.00	
			ACCESS CONTROL - APR				
				HI-TECH SYSTEM ASSOCIATES			35.00 002803
4/03/25	00042	4/01/25 262452B	202504 330-53800-46400		*	692.00	
			APR LAKE MAINTENANCE				
				THE LAKE DOCTORS, INC.			692.00 002804
4/03/25	00118	3/22/25 75732136	202504 320-57200-34510		*	142.95	
			APR SECURITY SERVICES				
				VECTOR SECURITY INC			142.95 002805
4/10/25	00015	4/03/25 2025-296	202504 310-51300-48000		*	75.60	
			NOTICE OF MEETING-5/7/25				
				OSTEEN MEDIA GROUP - CLAY TODAY			75.60 002806
4/10/25	00003	4/01/25 274	202504 310-51300-34000		*	4,276.67	
			APR MANAGEMENT FEES				
		4/01/25 274	202504 310-51300-35200		*	106.00	
			APR WEBSITE ADMIN				
		4/01/25 274	202504 310-51300-35100		*	159.00	
			APR INFO TECH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/25 274	202504 310-51300-31300		*	93.67	
		APR DISSEM AGENT SRVCS					
		4/01/25 274	202504 310-51300-51000		*	.51	
		OFFICE SUPPLIES					
		4/01/25 274	202504 310-51300-42000		*	11.99	
		POSTAGE					
		4/01/25 274	202504 310-51300-42500		*	34.50	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,682.34 002807
4/10/25 00117		4/04/25 3550239	202501 310-51300-31500		*	384.00	
		JAN GENERAL SERVICES					
		4/04/25 3550239A	202502 310-51300-31500		*	166.00	
		FEB GENERAL SERVICES					
				KUTAK ROCK LLP			550.00 002808
4/10/25 00039		3/31/25 415	202503 320-57200-45100		*	907.21	
		MAR LIFEGUARDS					
				RIVERSIDE MANAGEMENT SERVICES INC			907.21 002809
4/10/25 00039		4/01/25 414	202504 320-57200-34200		*	990.92	
		APR JANITORIAL SRVCS					
		4/01/25 414	202504 320-57200-46500		*	1,579.17	
		APR POOL MAINT SRVCS					
		4/01/25 414	202504 330-53800-34000		*	2,148.75	
		APR CONTRACT ADMIN					
		4/01/25 414	202504 320-57200-46200		*	3,573.00	
		APR FACILITY MANAGEMENT					
		4/01/25 414	202504 320-57200-52100		*	89.52	
		POOL CHEM-LIQUID BLEACH					
		4/01/25 414	202504 320-57200-52100		*	87.45	
		POOL CHEM-TRICHLOR					
		4/01/25 414	202504 320-57200-52100		*	24.46	
		POOL CHEM-MURIATIC ACID					
		4/01/25 414	202504 320-57200-46500		*	275.00	
		POOL RPR-NEW PUMP INSTALL					
				RIVERSIDE MANAGEMENT SERVICES INC			8,768.27 002810
4/24/25 00147		4/18/25 81142	202503 310-51300-31100		*	370.00	
		MAR ENGINEERING SERVICES					
				ALLIANT ENGINEERING, INC.			370.00 002811
4/24/25 00039		4/11/25 416	202503 320-57200-46100		*	217.06	
		MAR AMENITY GEN MAINT					
		4/11/25 416	202503 320-57200-46000		*	3,498.29	
		MAR AMENITY RPR & RPLC					

RDGE --RIDGEWOOD-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/11/25 416	202503 320-57200-52200		*	119.38	
		MAR JANITORIAL SUPPLIES					
		4/11/25 416	202503 330-53800-46000		*	3,297.36	
		MAR FIELD RPR & MAINT					
				RIVERSIDE MANAGEMENT SERVICES INC			7,132.09 002812
4/24/25 00039		4/15/25 417	202503 330-53800-46000		*	1,500.00	
		MAR PRESSURE WASH SERVICE					
				RIVERSIDE MANAGEMENT SERVICES INC			1,500.00 002813
4/24/25 00039		4/15/25 418	202504 320-57200-46100		*	309.00	
		WASH PATIO/SLIDE/POSTS					
				RIVERSIDE MANAGEMENT SERVICES INC			309.00 002814
4/24/25 00130		4/08/25 62053816	202504 320-57200-43200		*	92.70	
		APR RODENT CONTROL					
				TURNER PEST CONTROL LLC			92.70 002815
5/05/25 00125		4/16/25 41625	202504 320-57200-49500		*	800.00	
		SPRING FLEE/EASTER HUNT					
				AZALEA RIDGE HOMEOWNERS ASSOC INC			800.00 002816
5/05/25 00119		5/01/25 9328595	202505 330-53800-46200		*	10,703.68	
		MAY LANDSCAPE MAINTENANCE					
				BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002817
5/05/25 00015		4/24/25 2025-296	202505 310-51300-48000		*	46.20	
		NOTICE OF MEETING-5/7/25					
				OSTEEN MEDIA GROUP - CLAY TODAY			46.20 002818
5/05/25 00042		5/01/25 270735B	202505 330-53800-46400		*	692.00	
		MAY LAKE MAINTENANCE					
				THE LAKE DOCTORS, INC.			692.00 002819
5/05/25 00118		4/21/25 75890612	202505 320-57200-34510		*	142.95	
		MAY SECURITY SERVICES					
				VECTOR SECURITY INC			142.95 002820
5/16/25 00003		4/30/25 276	202503 320-57200-46000		*	7.53	
		SCP-RPR & RPLC-MAR 2025					
				GOVERNMENTAL MANAGEMENT SERVICES			7.53 002821
5/16/25 00003		5/01/25 275	202505 310-51300-34000		*	4,276.67	
		MAY MANAGEMENT FEES					
		5/01/25 275	202505 310-51300-35200		*	106.00	
		MAY WEBSITE ADMIN					

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/01/25	PAGE	4
*** CHECK DATES 04/01/2025 - 05/31/2025 ***														
RIDGEWOOD TRAILS CDD														
BANK A RIDGEWOOD TRAILS														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/01/25	275	202505	310-51300-35100	MAY INFO TECH	*	159.00	
5/01/25	275	202505	310-51300-31300	MAY DISSEM AGENT SRVCS	*	93.67	
5/01/25	275	202505	310-51300-51000	OFFICE SUPPLIES	*	.30	
5/01/25	275	202505	310-51300-42000	POSTAGE	*	6.90	
5/01/25	275	202505	310-51300-42500	COPIES	*	42.15	
5/01/25	275	202505	310-51300-41000	TELEPHONE	*	21.12	
GOVERNMENTAL MANAGEMENT SERVICES						4,705.81	002822

5/16/25	00126	5/01/25	423330	202505 320-57200-34510	*	35.00	
				ACCESS CONTROL - MAY			
HI-TECH SYSTEM ASSOCIATES						35.00	002823

5/16/25	00039	5/01/25	419	202505 320-57200-34200	*	990.92	
				MAY JANITORIAL SERVICES			
5/01/25	419	202505	320-57200-46500	MAY POOL MAINTENANCE SRVC	*	1,579.17	
5/01/25	419	202505	330-53800-34000	MAY CONTRACT ADMIN	*	2,148.75	
5/01/25	419	202505	320-57200-46200	MAY FACILITY MANAGEMENT	*	3,573.00	
5/01/25	419	202505	320-57200-46000	POOL O-RING SM POOL PUMP	*	30.76	
5/01/25	419	202505	320-57200-46000	POOL LEAF SKIMMER NET	*	76.96	
5/01/25	419	202505	320-57200-46000	SAFETY BUOY	*	577.50	
5/01/25	419	202505	320-57200-46000	SAFETY ROPE	*	99.00	
RIVERSIDE MANAGEMENT SERVICES INC						9,076.06	002824

5/16/25	00130	5/09/25	62066328	202505 320-57200-43200	*	92.70	
				MAY RODENT CONTROL			
TURNER PEST CONTROL LLC						92.70	002825

5/27/25	00147	5/14/25	81362	202504 310-51300-31100	*	1,720.00	
				APR ENGINEERING SERVICES			
ALLIANT ENGINEERING, INC.						1,720.00	002826

5/27/25	00126	5/20/25	423967	202505 320-57200-49100	*	470.00	
				ACCESS CARDS - 50 PACK			
HI-TECH SYSTEM ASSOCIATES						470.00	002827

TOTAL FOR BANK A						69,670.81	
RDGE --RIDGEWOOD-- BPEREGRINO							

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										69,670.81	

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

Invoice

Invoice #: 413
Invoice Date: 3/14/2025
Due Date: 3/14/2025
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 February 1 - February 28, 2025	64.67	40.00	2,586.80
Maintenance Supplies		1,476.88	1,476.88
 \$621.20 Amenity General Maintenance 1.320.57200.46100			
 \$1883.52 Amenity Repairs and Replacement 1.320.57200.46000			
 \$103.36 Janitorial Supplies 1.32.57200.52200			
 \$1136.64 Filed Repairs and Maintenance 1.330.53800.46000			
 \$318.96 Special Event 1.320.57200.49500			
 \$4063.68 Approved Ridgewood Trails CDD <i>Rob Alba</i> 3.18.2025			

Alison Moring
3-21-25

Total	\$4,063.68
Payments/Credits	\$0.00
Balance Due	\$4,063.68

RECEIVED

By Tara Lee at 10:48 am, Mar 31, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/25	2	R.A.	Picked up metal paint for umbrella stands, began removal of rotten gazebo
2/4/25	4.03	R.A.	Finished insulating loft area of storage shed, resumed removal and disassembly of rotten gazebo
2/5/25	4.07	R.A.	Filled stands with sand to appropriate support levels, drilled holes and bolted umbrella base to umbrella stands, finished install of commercial umbrella tops, picked up supplies
2/6/25	3.03	R.A.	Finished removing pergola and filled holes
2/7/25	1	R.A.	Updated community boards through out community
2/10/25	2.1	R.A.	Painted umbrella stands, picked up supplies
2/11/25	4	R.A.	Set up canopy in small pool pack, re-assembled umbrellas and re-installed in painted stands
2/12/25	2.1	R.A.	Took down small pool motor
2/13/25	3	R.A.	Cut buckets to fit canopy feet and filled with sand for stability, picked up supplies
2/14/25	4.8	R.A.	Insulated loft end cap in shed, began paneling ceiling at loft in shed
2/17/25	4.1	R.A.	Finished paneling ceiling above loft in shed
2/18/25	2.8	R.A.	Removed winter decorations and stored, hung spring decorations
2/20/25	4.6	R.A.	Contacted several general contractors to get completing quotes for playground installation on district property
2/21/25	4.5	R.A.	Swapped pool pump components to new motor and replaced shaft seal, continued looking for general contractors for playground installation quotes
2/25/25	5	R.A.	Paneling storage shed
2/26/25	4.02	R.A.	Worked on shed paneling, coordinating illegal dumping clean up
2/27/25	4	R.A.	Worked on gate repair, decorating amenity center, picked up supplies
2/28/25	2.52	R.A.	Removed debris from amenity center, common areas, pool, playground and roadways, changed and restocked dog waste receptacles, checked and changed waste receptacles
2/28/25	3	A.A.	Removed debris on entrance road, changed trash receptacles, changed and restocked dog waste receptacles changed and restocked dog waste receptacles
TOTAL	<u>64.67</u>		
MILES	<u>0</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	1/27/25	Dog Pot Bags 10 rolls (2)	123.60	R.A.
	1/27/25	Constant Contact Yearly Membership	408.31	R.A.
	2/5/25	3/8" Hex Nuts (15)	5.69	R.A.
	2/5/25	3/8" Lock Washer (15)	5.00	R.A.
	2/5/25	3/8"x3" Hex Bolts 15pc	19.79	R.A.
	2/5/25	50lb Play Sand	7.56	R.A.
	2/6/25	10x15 Outdoor Party Tent	210.15	R.A.
	2/6/25	2" Umbrella Hole Ring Plug Set Pack of 2 (2)	17.27	R.A.
	2/10/25	13 Gallon Trash Bags 140ct (2)	45.93	R.A.
	2/10/25	55 Gallon Trash Bags 40ct (2)	57.43	R.A.
	2/10/25	1 Qt Mixing Cup (3)	7.52	R.A.
	2/10/25	Flat Brush (2)	9.15	R.A.
	2/10/25	6" Mini Roller Tray Liner (5)	9.66	R.A.
	2/10/25	Selectable Watt Flood Light 2pk	28.15	R.A.
	2/10/25	Bleach & Deck Sprayer 2 Gallon	28.72	R.A.
	2/13/25	Hex Bolt 3/8"x3"	1.55	R.A.
	2/13/25	5 Gallon Bucket (6)	27.46	R.A.
	2/13/25	50lb Play Sand (6)	45.33	R.A.
	2/13/25	3/8" Lockwasher	0.33	R.A.
	2/13/25	3/8" Hex Nut	0.38	R.A.
	2/24/25	Spring/Summer Flowers for Amenity Center Displays	318.96	R.A.
	2/27/25	Brush Set 3pc	11.48	R.A.
	2/27/25	Post Latch	21.24	R.A.
	2/27/25	Paint Roller 3pk	12.05	R.A.
	2/27/25	9" Tray Liner 10pk	8.03	R.A.
	3/4/25	Flat Washer 100pc	17.78	R.A.
	3/4/25	Screws 14x1-1/2" 50pc	14.57	R.A.
	3/4/25	Hex Slot 10x3/4" 150pc	13.77	R.A.
		TOTAL	<u>\$1,476.88</u>	



INVOICE

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

Customer #: 24319930
Invoice #: 9293541
Invoice Date: 4/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For April Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 3.26.2025 RECEIVED <i>By Tara Lee at 10:50 am, Mar 31, 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 #: 9293541
Invoice Date: 4/1/2025

Amount Due: \$10,703.68

Thank you for allowing us to serve you

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

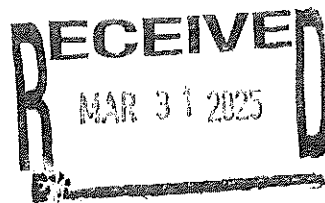
Ridgewood Trails CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



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

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



INVOICE

Invoice Number: 2025-296015
Invoice Date: 3/27/2025
Due Date: 4/26/2025

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 141131	Notice of Rule Development May 7, 2025	CT - Clay Today	Mar 27	2025		Column Inch	Black & White	3.3000	\$34.85
Total:									\$34.85

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

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

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 2:15 pm, Apr 01, 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 Rule
Development

In the matter of Hearing May 7, 2025

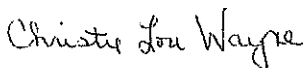
LEGAL: 141131

Was published in said newspaper in the issues:
3/27/2025

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.



Sworn to me and subscribed before me 03/27/2025



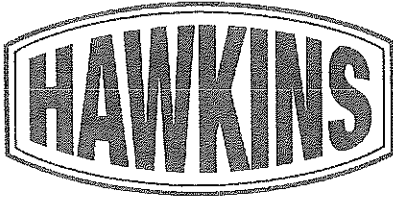
NOTARY PUBLIC, STATE OF FLORIDA

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 RULE DEVELOPMENT BY THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190,
Florida Statutes, the Ridgewood Trails Community Development District ("District") hereby
gives notice of its intent to develop rules related
to overnight parking and parking enforcement.
The purpose and effect of these rules are to provide for efficient and effective operations of the
District as provided by Section 190.035, Florida
Statutes. Specific legal authority for the rules
includes Sections 190.011, 190.012, 190.035(2),
and 120.54, Florida Statutes. A public hearing
will be conducted by the District on May 7, 2025,
at 6:00 p.m., at the Azalea Ridge Amenity Center,
1867 Azalea Ridge Boulevard, Middleburg,
Florida 32068. A copy of the proposed rules and
additional information regarding the public hearing
may be obtained by contacting the District
Manager at c/o Governmental Management
Services, 475 West Town Place, Suite 114, St.
Augustine, Florida 32092, (904) 940-5850.
Marilee Giles
District Manager
Legal 141131 Published 3/27/2025 In Clay
County's Clay Today newspaper

Original



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

INVOICE

Total Invoice	\$1,119.71
Invoice Number	7022012
Invoice Date	3/27/25
Sales Order Number/Type	4768998 SL
Branch Plant	74
Shipment Number	5702551

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
4/26/25	Net 30	PPD Origin	HWTG						385
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	325.0000	GA	\$2.9000	GA	3,142.8 LB	\$942.50
		1 LB BLK (Mini-Bulk)		325.0000	GA			3,142.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$67.6046	DD	324.0 LB	\$135.21
		15 GA DD		2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04768998

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500
Rob Alba
3.28.2025

RECEIVED

By Tara Lee at 10:51 am, Mar 31, 2025

Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$1,119.71

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

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44MT

Type of Account: Corporate Checking

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 421727
Invoice Date: 04/01/2025
Completed: 04/01/2025
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			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
4.1.2025

RECEIVED

By Tara Lee at 2:13 pm, Apr 01, 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 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

ACCOUNT NUMBER	DATE	BALANCE
718416	4/1/2025	\$692.00

00000000066213001000000026245200000006920048

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

RIDGEWOOD TRAILS CDD
Invoice Due Date 4/11/2025

3813 Great Falls Loop Middleburg, FL 32068
Invoice 262452B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2025	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
4.1.2025

RECEIVED
By Tara Lee at 2:08 pm, Apr 01, 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



9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 75732136
Invoice Date: 03/22/2025
Branch: 72
Account Number: 6433093
Due Date: 04/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 04/01/2025 To: 04/30/2025 RECURRING SERVICES			142.95	0.00	142.95

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
3.25.2025

RECEIVED

By Tara Lee at 10:49 am, Mar 31, 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: 75732136
Invoice Date: 03/22/2025
Account Number: 6433093
Due Date: 04/21/2025
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



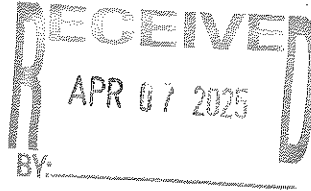
☐ Check box and fill out reverse side to correct billing address.

00000000720000000643309390075732136000000000142959



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: 2025-296206
Invoice Date: 4/3/2025
Due Date: 5/2/2025

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 141132	Ridgewood Trails CDD Notice of Rulemaking May 7, 2025	CT - Clay Today	Apr 3	2025		Column Inch	Black & White	7.2000	\$75.60
Total:									\$75.60

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

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

Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of Hearing May 7, 2025

LEGAL: 141132

Was published in said newspaper in the issues:
4/3/2025

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 04/03/2025

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 RULEMAKING BY THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Ridgewood Trails Community Development District ("District") on May 7, 2025, at 6:00 p.m., at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068. In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt Rules Relating to Overnight Parking and Parking Enforcement ("Parking and Towing Rules") which govern the operation of the District's amenity facilities and other properties.

The purpose and effect of the Parking and Towing Rules is to provide for efficient and effective District operations of the District's amenity facilities and properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Prior Notice of Rule Development was published in Clay Today on March 27, 2025.

The Parking and Towing Rules will address certain revisions to the District's rules and policies governing the operation of the District's amenity facilities and other properties.

Specific legal authority for the rule includes 190.011, 190.012, 190.035(2), 120.64, 120.69 and 120.81, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: 6:00 p.m. on May 7, 2025
PLACE: Azalea Ridge Amenity Center
1667 Azalea Ridge Boulevard
Middleburg, Florida 32068

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

A copy of the proposed Parking and Towing Rules may be obtained by contacting the District Manager at c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

Mailee Giles
District Manager

Legal 141132 Published 4/3/2025 In Clay County's Clay Today newspaper

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

Invoice #: 274
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

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

RECEIVED
APR 03 2025
BY _____

Total	\$4,682.34
Payments/Credits	\$0.00
Balance Due	\$4,682.34

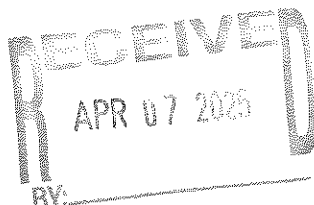
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 4, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3550239

Client Matter No. 17623-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3550239
17623-1

Re: General

For Professional Legal Services Rendered

01/08/25	K. Buchanan	1.00	320.00	Prepare for and attend board meeting
01/12/25	K. Buchanan	0.20	64.00	Review meeting minutes; perform meeting follow up
02/23/25	K. Haber	0.20	51.00	Correspond with Giles and Soriano regarding parking and towing policy revisions
02/24/25	K. Buchanan	0.20	64.00	Confer with district manager regarding engineer work authorization
02/27/25	K. Haber	0.20	51.00	Correspond with Giles and Soriano regarding parking enforcement policy

TOTAL HOURS 1.80

TOTAL FOR SERVICES RENDERED \$550.00

TOTAL CURRENT AMOUNT DUE \$550.00

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

Invoice

Invoice #: 415
Invoice Date: 3/31/2025
Due Date: 3/31/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards - March 2025 320.572,4510	43.89	20.67	907.21
<div>RECEIVED APR 04 2025 BY: <u>Alison Mossing</u> 4-4-25</div>			
Total			\$907.21
Payments/Credits			\$0.00
Balance Due			\$907.21

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
43.89	Lifeguarding Services for Ridgewood Trails Covering March 2025 LIFEGUARDS # 320-572-4510	\$ 20.67	\$ 907.21
TOTAL DUE:			<u>\$ 907.21</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MARCH 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/15/25	6.07	Z.M.	Lifeguarding
3/15/25	6.02	E.T.	Lifeguarding
3/22/25	5.78	L.D.	Lifeguarding
3/22/25	2.75	Z.M.	Lifeguarding
3/22/25	6.02	E.T.	Lifeguarding
3/23/25	5.78	L.D.	Lifeguarding
3/23/25	5.8	Z.M.	Lifeguarding
3/23/25	5.67	E.T.	Lifeguarding
TOTAL	<u><u>43.89</u></u>		

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

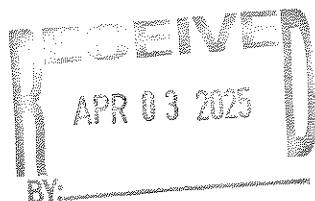
Invoice

Invoice #: 414
Invoice Date: 4/1/2025
Due Date: 4/1/2025
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 - April 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - April 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - April 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - April 2025		3,573.00	3,573.00
Pool Chemicals - Liquid Bleach		89.52	89.52
Pool Chemicals - Trichlor		87.45	87.45
Pool Chemicals - Muriatic Acid		24.46	24.46
Pool Repair - New Pump Installation		275.00	275.00



Alison Moring
4-3-25

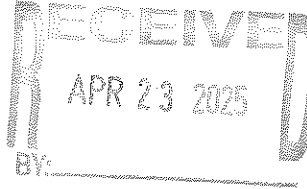
Total	\$8,768.27
Payments/Credits	\$0.00
Balance Due	\$8,768.27

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



April 18, 2025
Invoice No: 81142
Due Date: May 18, 2025

Project Contact Marilee Giles

Project 4000230-00 Ridgewood Trails CDD

Email invoice to: mgiles@gmsnf.com

Professional Services through March 31, 2025

Task 001 General and Coordination

Professional Personnel

		Hours	Rate	Amount	
Employee					
Mansen, Andrew	3/21/2025	.50	150.00	75.00	
Schofield, Joseph	2/24/2025	.25	220.00	55.00	
Public Facilities Report corres/coord.					
Schofield, Joseph	3/5/2025	1.00	240.00	240.00	
Preparation and Board mtg. attendance for engineer's update.					
Totals		1.75		370.00	
Total Labor					370.00
				Total this Task	\$370.00
				Total this Invoice	<u>\$370.00</u>

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

Invoice

Invoice #: 416
Invoice Date: 4/11/2025
Due Date: 4/11/2025
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 March 1 - March 31, 2025	75.44	40.00	3,017.60
Maintenance Supplies		4,114.49	4,114.49
 \$217.06 Amenity General Maintenance 1.320.57200.46100			
 \$3,498.29 Amenity Repairs and Replacement 1.320.57200.46000			
 \$119.38 Janitorial Supplies 1.320.57200.52200			
 \$3,297.36 Field Repairs and Maintenance 1.330.53800.46000			
 Approved Ridgewood Trails CDD <i>Rob Alba</i> 4.15.2025			
<div>RECEIVED APR 17 2025 BY: _____</div> <i>Alison Mossing</i> 4-17-25			

Total \$7,132.09

Payments/Credits \$0.00

Balance Due \$7,132.09

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/4/25	8	R.A.	Inspected area for light bollard project along Azalea Ridge Blvd, started planning for trenching, conduit layout and bollard placement, installed new no parking signs where signs were missing, replaced old deteriorated signs with new ones, leveled post while installing signs, started painting small pool overhang, picked up supplies
3/5/25	2.07	R.A.	Prepared for CDD meeting by setting out tables and chairs, picked up supplies
3/6/25	5.22	R.A.	Panned loft end cap, picked up supplies
3/7/25	4.1	R.A.	Worked on trim in shed
3/11/25	2	A.A.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
3/13/25	10	R.A.	Insulating, paneling and installing trim in shed, moved decorations into loft area, picked up supplies
3/14/25	5.95	R.A.	Repaired fence along power line track that was damaged after mowing for pressure washing, worked on shed trim, picked up supplies
3/18/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/19/25	6.2	R.A.	Cleaned shed and removed construction debris, finished insulating end cap and lower loft ceiling, paneled lower loft ceiling, paneled end cap, picked up supplies
3/21/25	9.8	R.A.	Finished paneling shed interior, finished insulating shed interior, finished trim work in shed, installed air conditioner unit, cleaned up construction debris, picked up supplies
3/25/25	5.5	R.A.	Leveled chlorine tank for large pool, picked up supplies, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris from around community and roadways
3/25/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/26/25	3.3	R.A.	Moved donation couch into lifeguard shack with sofa slip covers, organized lifeguard shack with lifeguard equipment
3/27/25	3.6	R.A.	Began caulking trim and sealing, picked up supplies
3/28/25	3.7	R.A.	Moved second gym television and installed cable channeling, rolled paint on small pool over hang
3/31/25	4	R.A.	Updated community boards, installed ceiling fan light combo in lifeguard shack

TOTAL 75.44

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	2/25/25	Side Tables Set of 2 (2)	346.13	R.A.
	2/26/25	No Parking on Grass Signs (10)	486.46	R.A.
	3/5/25	No Motor Vehicles Signs (10)	453.71	R.A.
	3/5/25	Dog Pot	206.99	R.A.
	3/5/25	Lifeguard Chair	558.95	R.A.
	3/5/25	15' PVC Floor Cord Protector	39.73	R.A.
	3/6/25	2 Gallon Killz Paint	34.48	R.A.
	3/6/25	1x4 8" Trim Board Primed (16)	165.23	R.A.
	3/6/25	1/8x48"x96" Wall Panel (5)	114.89	R.A.
	3/13/25	1"x4"x8' Primed Trim Board (12)	123.92	R.A.
	3/13/25	4x8 Shiplap Panel (8)	340.22	R.A.
	3/13/25	10K BTU Portable A/C	573.85	R.A.
	3/13/25	250 Ft Mason Line	7.90	R.A.
	3/14/25	Fence Panel Infill Pack	68.97	R.A.
	3/19/25	1x4 8" Trim Board Primed (11)	113.60	R.A.
	3/21/25	12Ft 1x4 Primed Trim Boards (12)	185.89	R.A.
	3/25/25	Cord Cover Kit	45.80	R.A.
	3/25/25	Mountain Granite Gravel (3)	18.87	R.A.
	3/25/25	Cord Cover Kit Outlet Box	12.02	R.A.
	3/25/25	25' RG6 Coax Cable	19.53	R.A.
	3/25/25	25' Triple Tap Extension Cord	17.22	R.A.
	3/27/25	Fast Dry White Caulking (3)	17.18	R.A.
	3/27/25	1'x4' 8FT Primed Trim (3)	30.98	R.A.
	4/2/25	Swiffer Wetjet Refill 2pk	16.07	R.A.
	4/2/25	Microfiber Clothes 6pk	5.73	R.A.
	4/2/25	100ct Disposable Gloves (2)	41.33	R.A.
	4/2/25	Airwick Lavendar Refill 7pk	18.38	R.A.
	4/2/25	Airwick Starter Kit Plug In	6.88	R.A.
	4/2/25	Swiffer Pad Refill 8ct	17.22	R.A.
	4/2/25	4" Foam Roller 5pk	12.63	R.A.
	4/2/25	Oxi Powder	13.77	R.A.
TOTAL			<u>\$4,114.49</u>	

Invoice

Invoice #: 417
Invoice Date: 4/15/2025
Due Date: 4/15/2025
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 Pressure Wash all Multi-Use Paths, Starting at Amenity Center and going back to the Second Entrance Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 4.16.2025		1,500.00	1,500.00

RECEIVED
 APR 16 2025
 BY: _____

Alison Morning
 4-16-25

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00

RIDGEWOOD TRAILS CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL**

<u>Description</u>	<u>Amount</u>
Completed March 2025 Pressure wash all of mutiluse path, Starting at the Amenity Center and going back the second entrance.	\$ 1,500.00
TOTAL DUE:	<u><u>\$ 1,500.00</u></u>

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

Invoice

Invoice #: 418
Invoice Date: 4/15/2025
Due Date: 4/15/2025
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 Washed Patio Furniture, Water Slide Structure, and Light Posts		309.00	309.00
Approved Ridgewood Trails CDD General Facility Maintenance 1.320.57200.46100 <i>Rob Alba</i> 4.16.2025			
<div>RECEIVED APR 16 2025 BY: _____ <i>Alison Moring</i> 4-16-25</div>			

Total	\$309.00
Payments/Credits	\$0.00
Balance Due	\$309.00

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

Service Detail

Bill To: Ridgewood Trails CDD

Invoice Date: 4/1/25

Due Date: Upon Receipt

Amount Due: \$ 309.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed patio furniture, water slide structure and light posts	\$309.00

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

TOTAL AMOUNT DUE: \$309.00

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

Remit Payment



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 620538164
DATE: 04/08/2025
ORDER: 620538164

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
04/08/2025	08:45 AM			08:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/08/2025		09:24 AM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$92.70
Approved Ridgewood Trails CDD Pest Control 1.320.57200.43200 Rob Alba 4.10.2025		
RECEIVED APR 10 2025 BY: _____		
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.

PLEASE PAY FROM THIS INVOICE

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

INVOICE NO.

DATE

BILL TO

APRIL 16, 2025 INV 41625

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

DESCRIPTION

UNIT PRICE

TOTAL

Spring Fling/Easter Egg Hunt co-sponsor event

800.00

800.00

Approved
Ridgewood Trails CDD
Special Events
1.320.57200.49500
Rob Alba
5.1.2025

RECEIVED
MAY 01 2025
BY: _____

TOTAL DUE BY DATE

\$800.00

EL GAUCHO GRILL
6127 GEORGE WOOD LN E
JACKSONVILLE, FL 32244
9043102625

Cashier: Pao
05-Apr-2025 12:27:36P

Transaction 000017

2 El Gaucho Steak \$34.00
Sandwich

Subtotal \$34.00
Taxes 7.5% \$2.55

Total \$36.55
Tip \$10.97

CREDIT CARD SALE \$47.52
VISA 9403

Retain this copy for statement
validation

05-Apr-2025 2:33:44P
\$47.52 | Method: CONTACTLESS
VISA CREDIT
XXXXXXXXXXXX9403
VISA CARDHOLDER
Reference ID: 509500500019
Auth ID: 005039
MID: *****6880
AID: A0000000031010
AthNtwkNm: VISA

.....
How are we doing?
Text "8czpxd" to 73752
to send us your feedback
.....

Online: <https://clover.com/p/MKJVN6DFZR3W>

Customer Info

Name:
Ron

Clover ID: 9FD1G9JBCZF9T
Payment MKJVN6DFZR3W

Clover Privacy Policy
<https://clover.com/privacy>

ROAMING RONIN LLC
15490 WOODBURY DRIVE
JACKSONVILLE, FL 32234
9045442111

ORDER: M125

Dine In

05-Apr-2025 2:07:58P

Transaction 103495

1 Teriyaki \$16.00
Chicken \$0.00

1 Lemonade \$4.00
Strawberry \$1.00

1 Teriyaki \$16.00
Shrimp \$0.00
Sub Fried Rice \$3.00

1 Fried Rice \$10.00
Chicken \$3.00

1 Egg Roll \$3.00
2 for \$5 \$2.00

Subtotal \$58.00
Sales tax 7.5% \$4.35
credit card fee (3.0%) \$1.74

Total \$64.09
Tip \$19.23

CREDIT CARD SALE \$83.32
VISA 9403

Retain this copy for statement
validation

05-Apr-2025 2:29:03P
\$83.32 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX9403
ROBERT ALBA
Reference ID: 509500526538
Auth ID: 005722
MID: *****9884
AID: A0000000031010
AthNtwkNm: VISA

Clover ID: KHECB49R1ZQ98
Payment 4WD7281188S7Y

Clover Privacy Policy
<https://clover.com/privacy>



INVOICE

April 1, 2025

First Coast Vendor Village!
Rebecca Fixel
3068 Jacob Fixel Court
Jacksonville, Florida 32257

Azalea Ridge HOA
Awakenings Management
Attn: Vina Delcomyn
4213 County Road 218
Suite #1
Middleburg, Florida 32068

**Azalea Ridge
SPRING FLING
Saturday, April 5, 2025 - 11:00am – 3:00pm**

DJ for Tunes (4hrs)	\$100.00
Cookie Decorating Bar (150 sugar cookies) Icing, plates, silverware with person to run it included)	\$400.00
2 Inflatables with generators Slide/Bounce Combo	\$250.00
Inflatable Game	\$250.00
Face painter (4 hours)	\$300.00
Cornhole, Giant Jenga, and Giant Connect Four	no charge
BUNNIES!	no charge
10x20 Canopy with Weights	no charge
TOTAL:	\$1,300.00

Make checks payable to: First Coast Vendor Village
3068 Jacob Fixel Court
Jacksonville, Florida 32257

DUE UPON RECEIPT

3068 Jacob Fixel Court * Jacksonville * Florida 32257 * 904-703-5860 * info@FirstCoastVendorVillage.com



INVOICE

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

Customer #: 24319930
Invoice #: 9328595
Invoice Date: 5/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For May <div>Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 4.30.2025</div> <div>RECEIVED APR 30 2025 BY: _____</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 #: 9328595
Invoice Date: 5/1/2025

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

CLAY TODAY

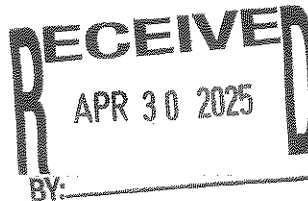
A Division of Oslen Media Group

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

BILL TO
Sarah Sweetling
Ridgewood Trails C.D.D.
475 W Town Pl
#114
SAINT AUGUSTINE, FL 32092

INVOICE

Invoice Number: 2025-296743
Invoice Date: 4/24/2025
Due Date: 5/23/2025



Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 144927	Notice of Meeting May 7, 2025	CT - Clay Today	Apr 24	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

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

Affidavit attached to this invoice.

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of May 7, 2025

LEGAL: 144927


Was published in said newspaper in the issues:

4/24/2025

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 04/24/2025

Christie Lou Wayne 

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

Notice of Meeting Ridgewood Trails Community Development District

The meeting of the Board of Supervisors of the
Ridgewood Trails Community Development Dis-
trict will be held on Wednesday, May 7, 2025 at
6:00 p.m. at the Azalea Ridge Amenty Center,
1667 Azalea Ridge Boulevard, Middle-
burg, Florida 32058. The meeting is open to the
public and will be conducted in accordance with
the provisions of Florida Law for Community
Development Districts. A copy of the agenda for
the meeting may be obtained from the District
Manager, at 475 West Town Place, Suite 114,
St. Augustine, Florida 32092 (and phone (904)
940-5850). The meeting may be continued to
a date, time, and place to be specified on the
record at the meeting. There may be occasions
when one or more Supervisors will participate
by telephone.

Any person requiring special 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 144927 Published 4/24/2025 in Clay
County's Clay Today newspaper

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
718416	5/1/2025	\$692.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

000000006621300100000002707350000006920043

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 5/11/2025

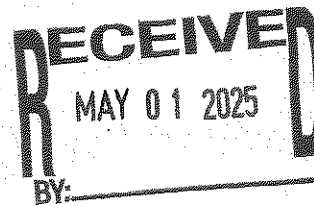
Invoice 270735B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2025	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
05.01.2025



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



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 75890612
Invoice Date: 04/21/2025
Branch: 72
Account Number: 6433093
Due Date: 05/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 05/01/2025 To: 05/31/2025 RECURRING SERVICES			142.95	0.00	142.95

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
4.30.2025

RECEIVED
APR 30 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

MS9GW7JF



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT
D
Invoice Number: 75890612
Invoice Date: 04/21/2025
Account Number: 6433093
Due Date: 05/21/2025
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.

00000000720000000643309390075890612000000000142958

Governmental Management Services, LLC

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

Invoice**Invoice #:** 276**Invoice Date:** 4/30/25**Due Date:** 4/30/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
SCP - (Repair & Replacement)- March 2025- Statement Date Closing 3/20/24		7.53	7.53
<div>RECEIVED MAY 07 2025 BY: _____</div>			
Total			\$7.53
Payments/Credits			\$0.00
Balance Due			\$7.53



194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927
Phone 904-739-3511
Fax 904-908-6983

INVOICE

EMERGENCY RESPONSE

1-800-424-9300

INVOICE #	CS202719
ORDER #	CS207307
DATE	02/17/25
PAGE	1 of 1

BILL TO

277678
RIDGEWOOD TRAILS CDD
475 W TOWN PL
SAINT AUGUSTINE, FL 32092-3648

SHIP TO

194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927



CUSTOMER P/O NUMBER SHOP		SHIP VIA PRIORITY PICK		WRITTEN BY LARRY HORNE(194)		ORDER DATE 02/17/25	
CUSTOMER RELEASE NUMBER		FREIGHT TERMS 02 IN/OUTBOUND		PAYMENT TERMS NET 30 DAYS		DUE DATE 03/19/25	
JOB / SHIP-TO NAME RIDGEWOOD TRAILS		PURCHASING AGENT		CONTACT JAY SORIANO		PHONE 904-239-5309	

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHP-QTY	B/O	PRICE	EXTENSION
1	USS-60-5022		PS201 .75" GENERAL SERVICE SEAL ASSY	EA	1	1	1	0	7.53	7.53
			A-02-D							

___ PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
7.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.53

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: LARRY HORNE(194)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277678 Cust Name: RIDGEWOOD TRAILS CDD
Inv#: CS202719 Invoice Date: 02/17/25 Invoice Amount: \$7.53

Remit To:
SCP DISTRIBUTORS LLC
DEPT 0594
PO BOX 850001
ORLANDO, FL 32885-0594

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 275
Invoice Date: 5/1/25
Due Date: 5/1/25
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 - May 2025		4,276.67	4,276.67
Website Administration - May 2025		106.00	106.00
Information Technology -May 2025		159.00	159.00
Dissemination Agent Services - May 2025		93.67	93.67
Office Supplies		0.30	0.30
Postage		6.90	6.90
Copies		42.15	42.15
Telephone		21.12	21.12
<div data-bbox="389 1085 698 1270"><div>RECEIVED</div><div>MAY 07 2025</div><div>BY: _____</div></div>			

Total \$4,705.81

Payments/Credits \$0.00

Balance Due \$4,705.81



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 423330
Invoice Date: 05/01/2025
Completed: 05/01/2025
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			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
05.08.2025

RECEIVED
MAY 14 2025
BY: _____

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

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

Invoice

Invoice #: 419
Invoice Date: 5/1/2025
Due Date: 5/1/2025
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 - May 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - May 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - May 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - May 2025		3,573.00	3,573.00
Pool O-Ring for Small Pool Pump		30.76	30.76
Pool Leaf Skimmer Net		76.96	76.96
Safety Buoy		577.50	577.50
Safety Rope		99.00	99.00
<div><div>RECEIVED</div><div>MAY 07 2025</div><div>BY: _____</div></div> <div><i>Alison Mossing</i> 5-7-25</div>			

Total	\$9,076.06
Payments/Credits	\$0.00
Balance Due	\$9,076.06



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-6305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 620663283
DATE: 05/09/2025
ORDER: 620663283

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
05/09/2025	07:20 AM			07:20 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/09/2025		08:16 AM

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

CPCSMART	SMART Rodent Control Program	\$92.70
----------	------------------------------	---------

SUBTOTAL	\$92.70
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$92.70

AMOUNT DUE	\$92.70
------------	---------

Approved
Ridgewood Trails CDD
Pest Control
1.320.57200.43200
Rob Alba
05.14.2025

RECEIVED
MAY 14 2025
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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

Jim Oliver
Ridgewood Trails Community Development District
475 West Town Place, Suite 114
Augustine, FL

May 14, 2025
Invoice No: 81362
Due Date: June 13, 2025

Project Contact Jim Oliver

Project 4000230-01

Ridgewood Trails Public Facilities Report 2025

Email invoices to bperegrino@gmsnf.com

Professional Services through April 30, 2025

Task 001 Site Visit and Public Facilities Report

Fee

Total Fee 1,720.00

Percent Complete

100.00

Total Earned

1,720.00

Previous Fee Billing

0.00

Current Fee Billing

1,720.00

Total Fee

1,720.00

Total this Task

\$1,720.00

Task 099 Reimbursable Expenses

Total this Task

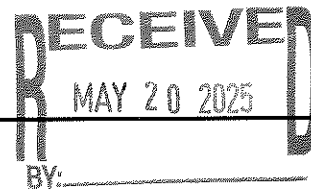
0.00

Total this Invoice

\$1,720.00

Billings to Date

	Current	Prior	Total
Fee	1,720.00	0.00	1,720.00
Totals	1,720.00	0.00	1,720.00





Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 423967
Invoice Date: 05/20/2025
Completed: 05/20/2025
Terms: Due On Receipt
Bid#: 0
Job: 9398-1
475 West Town Place

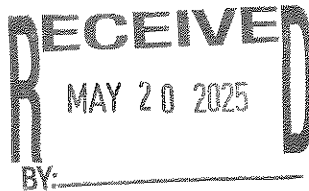
Bill to:

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

HiTechFlorida.com

Description	Qty	Rate	Amount
Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL			
Shipping and Handling	1.00	\$20.00	20.00
HID ProxCard II 1326 Clamshell Card - 50 Pack	2.00	\$225.00	450.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Access Cards
1.320.57200.49100
Rob Alba
5.20.2025



Tech Resolution Note:

Access

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	\$470.00
Payments	\$0.00
Balance Due	\$470.00