

Ridgewood Trails

Community Development District

SEPTEMBER 3, 2025

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailscdd.com

August 26, 2025

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, September 3, 2025, at 6:00 p.m.** at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068.

- I. Roll Call
- II. Public Comments *(for agenda items listed below)*
- III. Ratification of Agreements
 - A. T & M Electric
 - B. J.C. Harward
- IV. Consideration of Proposal from Sterling for Egress Gate
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Goals and Objectives for Fiscal Year 2026
 - D. Operation Manager
 - E. Amenity Manager
 - 1. Report
 - 2. Brightview QSA
- VI. Supervisor's Requests and Public Comments

VII. Approval of Consent Agenda

A. Approval of the Minutes of the July 9, 2025, Meeting

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

VIII. Next Meeting Scheduled for: November 5, 2025 @ 6:00 p.m. at the Azalea Ridge Amenity Center

IX. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

THIRD ORDER OF BUSINESS

A.

**AGREEMENT BETWEEN THE RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT AND T & M ELECTRIC OF CLAY COUNTY, LLC
FOR ELECTRICAL SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 23rd day of July, 2025, by and between:

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

T&M Electric of Clay County, LLC, a Florida limited liability, with a mailing address of 200 College Drive, Orange Park, FL 32065 (“Contractor”, together with District, “Parties”).

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide electrical services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide electrical services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto (“Services”); and

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

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

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

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

- A.** Contractor shall provide the Services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including

but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Services shall commence upon execution of this Agreement and be completed within thirty (30) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. ~~Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.~~

Repairs to hard scape, landscape, irrigation or sidewalk is excluded per proposal dated 7/21/2025
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** The District shall pay Contractor a total amount of Thirteen Thousand Nine Hundred Seventy-Five Dollars (\$13,975.00) for the Services as identified in **Exhibit A** attached hereto. The District shall pay Contractor a deposit of 50% of the total amount upon execution of this Agreement and the remaining 50% shall be due upon completion of the Services and acceptance by the District. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor,

materials, or otherwise, to provide the District the maximum benefits of the Services.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District

for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

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

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

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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

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

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

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

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

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

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

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

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

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

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

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

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

- | | |
|---------------------------------|---|
| A. If to District: | Ridgewood Trails Community
Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager |
| With a copy to: | Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel |
| B. If to the Contractor: | T&M Electric of Clay County, LLC
200 College Drive
Orange Park, FL 32065
Attn: Jason Bush |

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

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

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

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

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

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

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

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

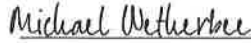
SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts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

[CONTINUED ON FOLLOWING PAGE]

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

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:



Chairperson, Board of Supervisors

**T&M ELECTRIC OF CLAY
COUNTY, LLC**



By: Tom Taylor

Its: Vice President

Exhibit A: Scope of Services

Exhibit A
Scope of Services

T&M ELECTRIC OF CLAY COUNTY, LLC.

**200 College Dr.
Orange Park, Florida 32065
State License #EC0001152
FEIN 59-2052695**

Phone: (904) 272-0272

Fax: (904) 276-7689

July 21, 2025

Proposal Submitted To:

Jay Soriano

Job Location:

Azalea Ridge Middleburg, FL. 32068

Mr. Soriano,

Thank you for allowing us to provide you with a quote for the electrical service work at Azalea Ridge. If you have any questions, please feel free to contact me and thank you again for entrusting T&M Electric with your electrical needs.

- Provide and install (1) excavation of approximately 440' of ditch.
- Provide and install (1) ¾" conduit to each of the (8) bollard location per request approximately 55' between each bollard.
- Provide and install (1) 120v 20-amp circuit with #10 THHN stranded copper conductors.
- Provide and install (1) 20-amp GFI breaker in existing sub.
- Provide and install (8) owner provide bollard lights, and concrete anchors.
- Provide and install (8) concrete bases for bollard lights, 18" diameter and 16" tall.

50% deposit \$6,987.50 due before start.

50% final payment \$6,987.50 due upon completion

Total \$13,975.00

Price excludes repairs to hard scape land scape, irrigation sidewalk.

Sincerely,

Thank you,

Jason Bush

T & M Electric of Clay County, LLC.

200 College Drive

Orange Park, FL 32065

Phone (904) 272-0272

jason@tmelectricinc.com

B.

**AGREEMENT FOR INSTALLATION OF PLAYGROUND EQUIPMENT BETWEEN
THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
AND J.C. HARWARD AND ASSOCIATES, INC.**

THIS AGREEMENT ("Agreement") is made and entered into this 25th day of July, 2025, by and between:

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District"); and

J.C. HARWARD AND ASSOCIATES, INC., a Florida corporation, with a mailing address of 6617 River Point Drive, Fleming Island, FL 32003 ("Contractor", together with District "Parties").

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to install playground equipment improvements within common areas located within the District, as set forth in **Exhibit A**, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a playground equipment installation contractor and has agreed to perform the Work for the District; and

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

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

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

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

- A. Contractor shall provide the Work as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials

outlined therein. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Work shall commence within three (3) weeks of execution of this Agreement and be completed within thirty (30) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor, including any employees, agents, or subcontractors, the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.
- H. The District shall be the sole and exclusive provider of all materials and labor for the installation of mulch, barriers, and fencing enclosures for the playground. The Parties shall coordinate the Work to prevent conflicts, including compliance with permit requirements, and ensure the necessary progression of the Work.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor an amount not to exceed Twenty-Nine Thousand Nine Hundred Fifty-One Dollars (\$29,951.00) for the Work as identified in **Exhibit A** attached hereto. District shall pay Contractor 50% of the contract price after execution of this Agreement; 40% of the contract price upon completion of the installation of the playground equipment, shade structure, and swing; and 10% of the contract price upon receipt of the certificate of



completion by the Clay County Building Department. Such amounts include all materials and labor provided for in **Exhibit A**.

- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to any manufacturer warranties for materials purchased by Contractor for purposes of this Agreement or warranties stated in Exhibit A, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to conform with Exhibit A. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District. Notwithstanding the above, Contractor shall not be responsible for repairing or replacing any Work that was misused, defaced, or intentionally damaged or destroyed by the District or its agents.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the

following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least one million dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to performance of the Work. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to indemnify and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more

than 50% at fault for any claims against the District and/or Contractor.

- B. The District agrees to indemnify and hold harmless the Contractor and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Contractor, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, provided that the District is adjudged to be more than 50% at fault for any claims against the Contractor and/or the District.
- C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

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

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

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



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

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

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

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

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement by providing five (5) days' written notice of termination to the Contractor, provided that Contractor has not cured any failure under this Agreement. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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

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

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

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

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

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

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

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

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

A. If to District:

Ridgewood Trails Community Development
District

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

Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

J.C. Harward and Associates, Inc.
6617 River Point Drive
Fleming Island, Florida 32003
Attn: John C. Harward, Jr.

With a copy to:

Tyler J. Oldenburg, Esq.
Marks Gray, PA
1200 Riverplace Blvd., Suite 800
Jacksonville, Florida 32207

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

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

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

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection



with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

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

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

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



SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. COMPLIANCE WITH E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.095, *Florida Statutes*.

- A. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
- B. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- C. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section



and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[SIGNATURES ON FOLLOWING PAGE]

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

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Michael Wetherbee

Chairperson, Board of Supervisors

**J.C. HARWARD AND
ASSOCIATES, INC.**

John C. Harward Jr.

John C. Harward Jr., President

Exhibit A: Scope of Work

Exhibit A Scope of Work

Sent by John Harward on Jun 30, 2025

Sent



6617 River Point Drive • Fleming Island, FL 32003 • Phone: (904) 838-9400

Jay Soriano
Phone: 9045620249
Cell: +19045620249

Job Address:
3813 Great Falls Loop
Middleburg, FL 32068

Print Date: 6-30-2025

Proposal for Ridgewood Trails

Re: Ridgewood Trails - Fort Challenge Structure - Hexagon Shade Structure - Qty. 1 2-post swing

Good afternoon. Thank you again for this opportunity to work with you and your staff. Below is our scope of work for your review. Please let me know if you have any questions.

Submit owner-supplied documents for permitting. Owners will need to sign and notarize documents. Permit fee allowance is included at \$1200.

Site plan - Excluded

Survey - Excluded

Layout of structure provided by Owner

Site prep by Owner

Clear access to the site with work truck

Silt fence - Excluded

Portoilet

Dumpster by Owner

Playground equipment, shade structure and 2-post swing by Owner

Labor to unpack and install equipment

Concrete for footers for structures per plans

Cleanup for equipment installation. It does not include cleaning up of the border, mulch, fence, table, or bench installers.

Plastic borders by Owner

Mulch by Owner

Aluminum Fence by Owner

Tables and benches by Owner

Tentative Schedule

- 3 weeks from date of signed contract and deposit to mobilize onsite.
- 1.5 weeks for unpacking and installing
- 2 days for plastic borders (by others)
- 3 days for mulch (by others)
- 1 week for aluminum fence installation (by others)
- 3 days for tables and benches (by others)

*Close coordination with owner-supplied subcontractors is needed. Before we start onsite, please confirm that owner-supplied subs can meet the schedule above. Our general conditions have been set for the work to start and progress continuously once site work and playground installation have begun. We have assumed 30 days from start to finish. Any delay beyond this would require a change order for extended general conditions.

Draw schedule

- 50% deposit at time of signing contract
- 40% upon installation of playground equipment, shade structure and swing
- 10% upon certificate of completion by Clay County Building Department

Items	Description
PERMIT ALLOWANCE	
01-700 Permits	
Supervision	cost per week
Buildertrend Flat Rate	
INSTALLATION OF EQUIPMENT	
06-300 Wood Framing	
Portolet	cost per month
Buildertrend Flat Rate	
Labor to prepare permit	
01-710 Labor to Obtain Permits	
Clean up	
01-740 Final Cleaning	
General Conditions	
02-100 General	

Thank you again for this opportunity. We look forward to working with you and your staff.

Sincerely,

John C. Harward Jr.

Approval Deadline: Jul 9, 2025

FOURTH ORDER OF BUSINESS



Proposal #181366

Date: 8/13/2025

Customer

Riverside Management Services

Property:

Ridgewood Trails
3813 Great Falls Loop,
Middleburg , FL 32068

Ridgewood Trails Egress Gate

Add 1-48" walk gate with panic hardware and mesh panels existing pool fence, electronic access control by others.

SFN- Commercial Install

Items	Quantity	Price
48" Egress Gate with Mesh/Panic Bar	1.00	
SFN- Commercial Install:		\$2,500.00
PROJECT TOTAL:		\$2,500.00

Terms & Conditions

By _____

Lauren Baylis

Date 8/13/2025 _____

United Land Services

By _____

Date _____

FIFTH ORDER OF BUSINESS

C.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

E.

1.

9/3/2025

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

September 3rd, 2025

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – September 3rd, 2025

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



Community Updates

MANAGER

- Light pole report completed and sent to Clay Electric
 - 118 Light Poles document and inventoried (addresses/pole #s)
 - 19 Malfunctioning lights
- 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 284 units digitized (50% completion)

MAINTENANCE

- Replaced security chain across powerline entrance at Azalea Ridge Blvd
- Added No Trespass signs to Powerline security chains
- Ordered and installed "Access Card Required" signs and gym rules sign
- Push to exit buttons for pool gates replaced
- Amenity Drop box label installed with contact information.
- 1 of 4 Backflows tested and repaired as per county requirements
- Installed sidewalk at Warm Springs Way playground
- Walked, Measured and Marked locations for Light Bollards with Contractor
- Unpacked and stored mulch borders for Bronco Playground

UPCOMING MAINTENANCE PROJECTS

- Light Bollard installation
- Playground Installation
- Partial erosion ditch fill-in Warm Springs Way retention pond

EVENTS

- Kids Dive-In August 9th
- Adult Swim Dive-In September 1st
- Co-Sponsor Fall Fest Event Planning - October 11th
 - HOA agreed to add \$1000 to support event budget
- Fall Community Yard Sale October 18th/19th

ROOM RENTALS

- Total number of rentals for July and August (7)
- (1) rental tentatively scheduled for September and October





Conclusion

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

Respectfully,

Rob Alba



Number of Poles not working (NW): 19

Street Name	Address #	Lot #	Pole #	Description of Malfunction
Azalea Ridge BLVD	Entry Way	n/a	5	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	8	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	15	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	16	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	17	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	21	Light out all times
Azalea Ridge BLVD	Entry Way	n/a	26	Light out all times
Beacon Rock Lane	3847	159	1	Cycle off/on; low output
Blackwater Way	1822	547	8	Out all times
Great Falls Loop	3920	83	10	low output/ flickering
Great Falls Loop	3946	78	11	Cycle off/on; low output
Great Falls Loop	4154	35	55	out all times
Great Falls Loop	4180	27	?	cycle off/on; low output
Great Falls Loop	4200	22	5	Out all times
Green River Place	4103	386	2	cycle off/on; low output
High Prairie Lane	1880	238	52	flicker/ low output
High Prairie Lane	1921	184	1	cycle off/on/ low output
Packer Meadow Way	4278	321	4	off/on; low output flicker
Reed Valley Way	1894	147	?	Cycle off/on; low output

2.

Quality Site Assessment

Prepared for: Ridgewood Trails CDD

General Information

DATE: Thursday, Aug 21, 2025

NEXT QSA DATE: Tuesday, Nov 18, 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



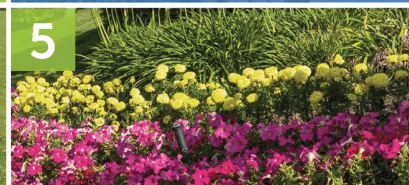
Weed Free



Green Turf



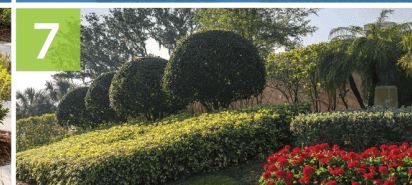
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 1** Summer annuals are healthy and have filled in nicely.
- 2** Mulch install was completed.
- 3** Mulch install was completed and Crape Myrtles are looking healthy.
- 4** Hard edging throughout is looking sharp.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



5 Trimming and detail work is in rotation.

6 Mulch install was completed and beds are weed and trash free.

7 Pavers are crack weed free throughout the Pool and Amenity Center.

8 Base maintenance is in rotation and tree canopies are lifted throughout.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 9** Pond 3 maintenance is in rotation - we were given temporary access on Great Falls Loop to service.
- 10** Mulch install was completed. All Palms will be pruned this month.
- 11** Mulch install was completed and trees are sucker free throughout.
- 12** Property is neatly blown off every visit.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 13** Mulch install was completed.
- 14** Dead Tree at the back of the Bronco Rd. Pocket Park - will submit a proposal to flush cut and remove.
- 15** Pocket Parks throughout are well maintained. Contract mulch does not include these areas - will submit a separate proposal to install mulch.
- 16** JEA Station at the Warm Springs Way Cul-de-Sac is in neat order.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



17 Large pond behind Warm Springs Way is in rotation.

18 Large pond behind Warm Springs Way is in rotation.



SEVENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, July 9, 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
Several Residents	

The following is a summary of the discussions and actions taken at the July 9, 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

**Consideration of Proposal from C Buss
Enterprises for Pool Parts**

Mr. Soriano stated this is a filter bracket that needs to be replaced every couple of years.

On MOTION by Mr. Edson seconded by Ms. Miller with all in favor the proposal from C Buss Enterprises for pool parts in the amount of \$1,976.00 was approved.

FOURTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2026

Ms. Buchanan stated the initial resolution adopts the budget, that is the appropriations resolution, and that identifies the line items and the full amount of the budget as well as the assessments to be collected. It does allow for line-item amendments so long as they are within certain limitations, \$15,00 or 15%.

The second resolution is the assessment resolution and that is put in place to provide for the operation and maintenance assessments necessary to fund the budget and all your assessments will be collected on the Clay County property tax bill. That means that once the taxes are paid by the homeowner, the tax collector will send it to the district in increments throughout winter into early spring. This gives the district's management office the ability to prepare and modify the assessment roll based on the information they have available.

Ms. Giles gave an overview of the proposed fiscal year 2026 general fund, debt service fund and capital reserve fund budgets.

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

Residents had the following comments/questions: reserve fund funding, HOA contribution for playground equipment, capital projects, and regulating sprinklers.

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

A. Consideration of Resolution 2025-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Ms. Giles stated you have heard the comments from the public. Is there any guidance from the board to staff as it pertains to the FY26 budget? You can make changes tonight or adopt it as is.

Mr. Schumacher asked what would keep us from pulling stuff out of the capital reserve?

Ms. Giles stated you can better earmark it. It is on there as capital outlay and one year we put a line at the very bottom we put as asterisk that said, playground equipment, it listed specifically what that was for. Keep in mind all the funds belong to the district; you don't have to box yourself into such tight rules that you can't make business decisions. I think we all agree with Dennis, I wouldn't box yourself in by making a resolution saying you can't ever use capital reserve funds for something not in the reserve study.

Mr. Edson stated last time we approved the budget with an increase of \$75 with the understanding that tonight we could adopt that or a number less than that. I would like it to be less than \$75, but if I'm only talking a few dollars I will go along with the \$75.

Ms. Giles stated right now it is a \$6 per month increase.

Mr. Schumacher stated I agree with Scott.

Ms. Alba asked is a \$50 increase going to cover all the stuff you have to do and be able to fund the capital reserve?

Ms. Giles stated the number is close to what Community Advisors recommended, you can lower the assessment amount, but you cannot go above it.

On MOTION Mr. Edson seconded by Mr. Schumacher with two in favor and Ms. Miller, Ms. Alba and Mr. Wetherbee opposed the motion to lower the increase to \$65 failed.
--

On MOTION by Ms. Miller seconded by Mr. Edson with all in favor Resolution 2025-05 was approved as presented.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor Resolution 2025-06 was approved.
--

FIFTH ORDER OF BUSINESS

Discussion of Suspension Letters

Ms. Giles gave an overview of the incidents and after discussion the board took the following action.

Incident: Minor jumping fence and jumping gate to slide and allowing a non-registered guest to do same.

On MOTION by Ms. Miller seconded by Mr. Wetherbee with four in favor and Ms. Alba abstained from voting the minor Bennet child received 3 months suspension from all district amenities from the date of incident.

Incident: using someone's access card to enter the pool area and smoking at pool and allowing other non-registered guests to get into pool area.

On MOTION by Ms. Alba seconded by Ms. Miller with all in favor Mr. Nevarez's roommate was suspended for 3 months from all district amenities from date of incident.

Incident: Two minors were at the pool and used the slide when it was closed, one minor jumped the fence, a third minor was trespassed.

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the Rivera minor was suspended for 3 months from all district amenities from date of incident.

On MOTION by Ms. Alba seconded by Mr. Schumacker with all in favor the Cassels minor was suspended for 3 months from all district amenities from date of incident.

Incident: 4 minors were using the slide with the rope still attached, the person they rented from just handed them the access card, the age of the kids appeared to be under 16. The adult left the three minors at the pool.

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the access card for the owner and renter was suspended for 3 months from date of incident.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer – Public Facilities Report

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

On MOTION by Mr. Wetherbee seconded by Mr. Edson with all in favor the public facilities report was accepted.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Ms. Giles stated all the supervisors completed their form 1 by July 1st, but you still have your ethics training that is due by December 31st. One supervisor has completed that. If you want to send me an email when you complete that I will keep track of it.

On page 37 is the fiscal year 2026 meeting schedule, the first Wednesday of the month.

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the fiscal year 2026 meeting schedule was approved.

D. Operation Manager's Report –Report

Mr. Soriano outlined the two proposals and the board took the following action.

On MOTION by Mr. Wetherbee seconded by Mr. Schumacher with all in favor the proposal from T&M in the amount of \$13,975 for the installation of eight bollards was approved.

On MOTION by Ms. Miller seconded by Ms. Alba with four in favor and Mr. Edson opposed the proposal from John Harward in the amount of \$29,951 to install the playground equipment was approved and staff was authorized to work with the chair on the playground mulch, border and installation of fencing.

E. Amenity Manager**1. Report**

Mr. Alba reviewed the amenity manager's report, copy of which was included in the agenda package and discussed a back-to-school event and replacement of table and chairs, and construction debris on CDD property.

2. Landscape Inspection Report

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Shroyer asked why not let the HOA use the amenity center without renting it for events such as poker night?

Ms. Alba stated if you want to open the event to all residents within the district there is no issue, but once you privatize it you have to rent it.

Ms. Giles stated HOAs use it for HOA meetings without renting it.

A resident stated we have a speeding issue.

Ms. Giles stated we attempted to do a traffic calming study in the district before and they have issues with speeders and near accidents and have talked to the neighbors involved in that and it doesn't get anywhere. To do a traffic calming survey we would conduct a petition and that petition would be presented to the properties along the street that is being considered for the traffic calming measures and 51% of the houses on the street would have to participate. The tricky part is where do you want the traffic calming survey to happen and will branch out to properties along streets where access is dependent upon this street. It is something the board can talk about again, but residents get more attention from their county commissioner and public works than Jay is going to get.

Mr. Soriano stated the more residents who call or email the commissioner, the more attention they will get. I will point out that this is not our road, it is the county's road to maintain.

Mr. Edson stated I was a little strong on the suspension but keep in mind it is a lot of children and you don't want to hurt the parents, but I don't know how else to get through to them. Sometimes we have to get through to the parents to supervisor their child.

Mr. Wetherbee stated I would like to commend Rob; he is doing an awesome job. We are having problems with the access cards as far as people letting other people in who don't have an access card. We have pool rules posted but does it say must have access card to enter?

Mr. Soriano stated we have resident only signs and things like that but I don't think it says anything about access cards. When people jump the fence they know it is wrong.

Mr. Wetherbee stated when we moved here we were told that eventually this would become the adult pool. There is nothing that says we can't change that, right.

Mr. Soriano stated if you have an interest in going that route there is nothing that says you can't. But it is tough to change things, it has been open to everyone and to change it to adult only may be tough.

Ms. Miller stated my concern would be people bringing their children up here and dropping them off at that pool and expect the lifeguards to watch the kids while they come over here. We would need a policy that you can't drop your kid off and come to the adult pool.

Mr. Wetherbee stated if we don't do that can we think about the gate being moved to the front because if you go to this pool you have to go through the gate to go to the restroom and back through the gate.

Mr. Soriano stated I don't think that would be too hard. We will look at that.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

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

On MOTION by Mr. Edson seconded by Mr. Wetherbee with all in favor the minutes of the May 7, 2025 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

NINTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
September 3, 2025 at 6:00 p.m. at the Azalea
Ridge Amenity Center, 1667 Azalea Ridge
Boulevard, Middleburg, Florida**

Ms. Giles stated the next meeting is scheduled for September 3, 2025 at 6:00 p.m. in the same location.

On MOTION by Ms. Miller seconded by Mr. Edson with all in favor the meeting adjourned at 8:53 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
July 31, 2025



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

Ridgewood Trails
Community Development District
Combined Balance Sheet
July 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	\$ 59,658	\$ 70,664	\$ -	\$ -	\$ 130,322
Assessments Receivable	-	-	-	-	-
Due from Others	5,940	-	-	-	5,940
<u>Investments:</u>					
State Board of Administration (SBA)	294,383	189,165	-	-	483,548
US Bank - Custody Account	45,703	-	-	-	45,703
<u>Series 2007</u>					
Reserve A	-	-	10,913	-	10,913
Interest A	-	-	-	-	-
Revenue A	-	-	8,027	-	8,027
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,249	1,249
Prepaid Expenses	1,129	-	-	-	1,129
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 409,616	\$ 259,829	\$ 18,940	\$ 1,249	\$ 689,633
Liabilities:					
Accounts Payable	\$ 6,058	\$ 43,926	\$ -	\$ -	\$ 49,984
Accrued Expenses	-	-	-	-	-
Due to Other	-	-	-	-	-
Total Liabilities	\$ 6,058	\$ 43,926	\$ -	\$ -	\$ 49,984
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,129	\$ -	\$ -	\$ -	\$ 1,129
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	-	18,940	-	18,940
Capital Project	-	-	-	1,249	1,249
Assigned for:					
Capital Reserve Fund	-	215,903	-	-	215,903
Unassigned	402,428	-	-	-	402,428
Total Fund Balances	\$ 403,557	\$ 215,903	\$ 18,940	\$ 1,249	\$ 639,649
Total Liabilities & Fund Balance	\$ 409,616	\$ 259,829	\$ 18,940	\$ 1,249	\$ 689,633

Ridgewood Trails
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 613,960	\$ 1,483
Interest Earned/Misc. Income	12,000	10,000	17,269	7,269
Rental Revenue	3,675	3,675	4,075	400
Total Revenues	\$ 628,152	\$ 626,152	\$ 635,304	\$ 9,152

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 6,667	\$ 5,000	\$ 1,667
PR-FICA	612	- 510	383	128
Engineering	3,200	2,667	2,200	467
Attorney	20,000	16,667	4,349	12,318
Annual Audit	3,270	-	-	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,124	937	937	-
Trustee Fees	4,600	4,517	4,517	-
Management Fees	51,320	42,767	42,767	-
Information Technology	1,908	1,590	1,590	-
Website Maintenance	1,272	1,060	1,060	-
Telephone	350	292	150	142
Postage & Delivery	800	667	942	(275)
Insurance General Liability	8,498	8,498	8,267	231
Printing & Binding	1,500	1,250	919	331
Legal Advertising	1,800	1,500	1,050	450
Other Current Charges	907	756	296	460
Office Supplies	100	83	4	79
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,612	\$ 96,777	\$ 80,781	\$ 15,997

Ridgewood Trails
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 17,029	\$ 17,029	\$ 15,866	\$ 1,163
Amenity Manager	42,876	35,730	35,730	-
Facility Assistant	7,500	6,250	-	6,250
General Facility Maintenance	12,190	10,158	4,305	5,853
Repairs & Replacements	30,000	25,000	30,845	(5,845)
Lifeguards	19,488	8,484	8,484	-
Pool Maintenance	18,950	17,145	17,145	-
Pool Chemicals	17,798	14,832	4,722	10,110
Water & Sewer	13,000	10,833	9,168	1,666
Electric	16,100	13,417	11,163	2,253
Internet/Cable	6,840	5,700	6,329	(629)
Janitorial	11,891	9,909	9,909	-
Janitorial Supplies	2,500	2,083	791	1,292
Security System	8,467	7,056	7,306	(250)
Refuse Service	3,012	2,510	2,633	(123)
Special Events	5,000	3,146	3,146	-
Pool Permit	475	475	475	-
Pest Control	1,200	1,000	919	81
Access Cards	1,000	833	470	363
Subtotal Amenity Center Expenditures	\$ 235,316	\$ 191,591	\$ 169,407	\$ 22,184
Grounds Maintenance Expenditures				
Operations Management	\$ 25,785	\$ 21,488	\$ 21,488	\$ -
Electric	3,000	2,500	2,045	455
Water	8,300	6,916	6,498	418
Repairs & Maintenance	18,200	15,167	17,017	(1,850)
Landscape Maintenance	143,582	119,652	109,761	9,890
Lake Maintenance	8,802	7,335	6,920	415
Irrigation Repairs	5,000	962	962	-
Subtotal Grounds Maintenance Expenditures	\$ 212,669	\$ 174,019	\$ 164,691	\$ 9,329
Total Operations & Maintenance	\$ 447,984	\$ 365,611	\$ 334,098	\$ 31,513
Total Expenditures	\$ 563,596	\$ 462,388	\$ 414,879	\$ 47,510
Excess (Deficiency) of Revenues over Expenditures	\$ 64,556	\$ 163,764	\$ 220,425	\$ 56,661
<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)	\$ 97,788	\$ 154,449	\$ 56,661
Fund Balance - Beginning	\$ 1,420		\$ 249,108	
Fund Balance - Ending	\$ -		\$ 403,557	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	2,000	2,000	7,572	5,572
Total Revenues	\$ 2,000	\$ 2,000	\$ 7,572	\$ 5,572
Expenditures:				
Capital Reserves	\$ 60,000	\$ 50,000	\$ 43,926	\$ 6,074
Other Current Charges	600	500	293	207
Repair & Replacement	-	-	3,053	(3,053)
Total Expenditures	\$ 60,600	\$ 50,500	\$ 47,271	\$ 3,229
Excess (Deficiency) of Revenues over Expenditures	\$ (58,600)	\$ (48,500)	\$ (39,700)	\$ 8,800
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	\$ 17,476	\$ 26,276	\$ 8,800
Fund Balance - Beginning	\$ 208,426		\$ 189,627	
Fund Balance - Ending	\$ 215,802		\$ 215,903	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	13,391	\$ 32
Interest Income	500	417	734	318
Total Revenues	\$ 13,859	\$ 13,775	\$ 14,125	\$ 350
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		\$ 2,063	
Net Change in Fund Balance	\$ 1,796	\$ -	\$ 2,063	\$ -
Fund Balance - Beginning	\$ 6,471		\$ 16,877	
Fund Balance - Ending	\$ 8,267		\$ 18,940	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	42	\$ 42
Total Revenues	\$ -	\$ -	\$ 42	\$ 42
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 42	\$ 42
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 42	\$ 42
Fund Balance - Beginning	\$ -		\$ 1,207	
Fund Balance - Ending	\$ -		\$ 1,249	

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	\$ 2,802	\$ -	\$ -	\$ -	\$ 613,960
Interest Earned/Misc. Income	641	469	1,460	3,010	1,985	2,147	2,909	1,682	1,470	1,497	-	-	17,269
Rental Revenue	-	550	150	-	-	1,000	150	150	1,125	950	-	-	4,075
Total Revenues	\$ 641	\$ 43,614	\$ 545,236	\$ 5,510	\$ 4,475	\$ 11,357	\$ 13,738	\$ 2,889	\$ 5,397	\$ 2,447	\$ -	\$ -	\$ 635,304

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 5,000
PR-FICA	-	77	-	77	-	77	-	77	-	77	-	-	383
Engineering	-	-	-	110	-	370	1,720	-	-	-	-	-	2,200
Attorney	336	800	-	384	166	785	65	1,813	-	-	-	-	4,349
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,576	-	-	-	-	-	-	-	-	-	-	-	5,576
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	94	94	94	94	94	94	94	94	94	94	-	-	937
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	4,277	4,277	-	-	42,767
Information Technology	159	159	159	159	159	159	159	159	159	159	-	-	1,590
Website Maintenance	106	106	106	106	106	106	106	106	106	106	-	-	1,060
Telephone	-	45	-	20	-	15	-	21	26	23	-	-	150
Postage & Delivery	60	29	81	28	79	8	12	7	516	122	-	-	942
Insurance General Liability	8,267	-	-	-	-	-	-	-	-	-	-	-	8,267
Printing & Binding	39	0	30	1	23	15	35	42	707	27	-	-	919
Legal Advertising	46	-	45	-	46	-	110	46	756	-	-	-	1,050
Other Current Charges	-	-	-	10	53	30	37	68	48	49	-	-	296
Office Supplies	1	0	0	0	1	0	1	0	1	0	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,265	\$ 6,586	\$ 4,792	\$ 9,654	\$ 5,003	\$ 6,934	\$ 6,615	\$ 7,709	\$ 6,689	\$ 6,533	\$ -	\$ -	\$ 80,781

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	3,573	3,573	-	-	35,730
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	422	425	164	-	621	217	1,097	215	1,144	-	-	-	4,305
Repairs & Replacements	2,591	2,942	1,843	3,129	2,296	3,506	996	3,629	9,913	-	-	-	30,845
Lifeguards	-	-	-	-	-	907	-	3,000	4,577	-	-	-	8,484
Pool Maintenance	1,579	1,579	1,579	1,579	1,579	1,579	1,854	1,579	1,579	2,658	-	-	17,145
Pool Chemicals	142	-	1,036	76	64	1,252	201	-	1,390	562	-	-	4,722
Water & Sewer	789	948	890	965	810	858	825	999	960	1,124	-	-	9,168
Electric	1,087	1,009	1,155	1,091	1,029	874	965	1,007	1,451	1,495	-	-	11,163
Internet/Cable	563	594	594	623	659	659	659	659	659	659	-	-	6,329
Janitorial	991	991	991	991	991	991	991	991	991	991	-	-	9,909
Janitorial Supplies	-	-	69	-	103	119	123	212	165	-	-	-	791
Security System	701	2,035	558	573	573	573	573	716	430	573	-	-	7,306
Refuse Service	257	258	258	257	261	261	259	276	266	279	-	-	2,633
Special Events	-	1,457	571	-	319	-	800	-	-	-	-	-	3,146
Pool Permit	-	-	-	-	-	-	-	475	-	-	-	-	475
Pest Control	90	90	90	93	93	93	93	93	93	93	-	-	919
Access Cards	-	-	-	-	-	-	-	470	-	-	-	-	470
Subtotal Amenity Center Expenditures	\$ 28,652	\$ 15,900	\$ 13,370	\$ 12,950	\$ 12,972	\$ 15,463	\$ 13,010	\$ 17,893	\$ 27,191	\$ 12,007	\$ -	\$ -	169,407
Grounds Maintenance Expenditures													
Operations Management	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ 2,149	\$ -	\$ -	21,488
Electric	193	201	199	203	204	204	203	201	219	219	-	-	2,045
Water	493	678	620	484	591	417	572	664	964	1,014	-	-	6,498
Repairs & Maintenance	1,579	1,413	2,440	1,768	3,347	5,249	520	340	360	-	-	-	17,017
Landscape Maintenance	11,953	10,704	11,429	11,454	10,704	10,704	10,704	10,704	10,704	10,704	-	-	109,761
Lake Maintenance	692	692	692	692	692	692	692	692	692	692	-	-	6,920
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	\$ 15,088	\$ 14,777	\$ -	\$ -	164,691
Total Operations & Maintenance	\$ 45,710	\$ 31,736	\$ 30,899	\$ 29,699	\$ 31,385	\$ 34,877	\$ 27,849	\$ 32,878	\$ 42,279	\$ 26,784	\$ -	\$ -	334,098
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	\$ 41,812	\$ (31,512)	\$ 40,588	\$ 48,968	\$ 33,317	\$ -	\$ -	414,879
Excess (Deficiency) of Revenues over Expenditures	\$ (65,333)	\$ 5,291	\$ 509,545	\$ (33,844)	\$ (31,913)	\$ (30,454)	\$ 45,250	\$ (37,699)	\$ (43,571)	\$ (30,870)	\$ -	\$ -	220,425

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	\$10,913
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
11	6/17/25	61.11	2,801.94	2,863.05
		-	-	-
TOTAL TAX ROLL RECEIPTS		13,390.89	613,959.85	627,350.74

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	100.24%	100.24%	100.24%

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>				
	6/1/25 - 6/30/25	2828-2841	\$43,501.90	
	7/1/2025 - 7/31/25	2842-2852	\$34,144.94	
				\$77,646.84
<u>Capital Reserve</u>				
<u>Autopayments</u>				
	6/2/25	CCUA	\$1,662.69	
	6/6/25	Comcast	276.77	
	6/9/25	Waste Pro	266.29	
	6/12/25	Comcast	382.36	
	6/25/25	Newlane Finance	395.12	
	6/30/25	CCUA	1,924.55	
	7/1/25	Clay Electric	1,670.40	
	7/7/25	Comcast	276.81	
	7/8/25	Waste Pro	279.39	
	7/14/25	Comcast	382.40	
	7/18/25	IRS FICA tax payment	153.00	
	7/25/25	CCUA	2,138.40	
	7/28/25	Newlane Finance	395.12	
	7/31/25	Clay Electric	1,714.00	
				\$11,917.30
TOTAL				\$89,564.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/05/25	00088	6/03/25 144706	202506 310-51300-42500		*	644.03	
		MAILED NOTICED					
		6/03/25 144706	202506 310-51300-42000		*	504.43	
		POSTAGE					
				ADVANCED DIRECT MARKETING SERVICES			1,148.46 002828
6/05/25	00119	5/27/25 9363319	202505 330-53800-46301		*	235.26	
		RAIN/FREEZE SENSOR WIRED					
				BRIGHTVIEW LANDSCAPE SERVICES INC			235.26 002829
6/05/25	00119	6/01/25 9367735	202506 330-53800-46200		*	10,703.68	
		JUN LANDSCAPE MAINTENANCE					
				BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002830
6/05/25	00126	6/01/25 424933	202506 320-57200-34510		*	35.00	
		ACCESS CONTROL - JUN					
				HI-TECH SYSTEM ASSOCIATES			35.00 002831
6/05/25	00042	6/01/25 278908B	202506 330-53800-46400		*	692.00	
		JUN LAKE MAINTENANCE					
				THE LAKE DOCTORS, INC.			692.00 002832
6/05/25	00039	5/16/25 421	202504 320-57200-46100		*	788.27	
		APR AMENITY GEN MAINT					
		5/16/25 421	202504 320-57200-46000		*	996.35	
		APR AMENITY RPR & RPLC					
		5/16/25 421	202504 320-57200-52200		*	122.78	
		APR JANITORIAL SUPPLIES					
		5/16/25 421	202504 330-53800-46000		*	519.99	
		APR FIELD RPR AND RPLC					
				RIVERSIDE MANAGEMENT SERVICES INC			2,427.39 002833
6/05/25	00118	5/22/25 76052142	202505 320-57200-34510		*	142.95	
		JUN SECURITY SERVICES					
				VECTOR SECURITY INC			142.95 002834
6/16/25	00003	6/01/25 277	202506 310-51300-34000		*	4,276.67	
		JUN MANAGEMENT FEES					
		6/01/25 277	202506 310-51300-35200		*	106.00	
		JUN WEBSITE ADMIN					
		6/01/25 277	202506 310-51300-35100		*	159.00	
		JUN INFO TECH					
		6/01/25 277	202506 310-51300-31300		*	93.67	
		JUN DISSEM AGENT SRVCS					
		6/01/25 277	202506 310-51300-51000		*	.63	
		OFFICE SUPPLIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/25 277	202506 310-51300-42000		*	12.01	
		POSTAGE					
		6/01/25 277	202506 310-51300-42500		*	63.45	
		COPIES					
		6/01/25 277	202506 310-51300-41000		*	25.94	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,737.37 002835
6/16/25 00143		6/04/25 7089380	202506 320-57200-52100		*	897.00	
		POOL CHEMICALS-JUNE					
				HAWKINS INC			897.00 002836
6/16/25 00039		6/01/25 422	202506 320-57200-34200		*	990.92	
		JUN JANITORIAL SERVICES					
		6/01/25 422	202506 320-57200-46500		*	1,579.17	
		JUN POOL MAINT SERVICES					
		6/01/25 422	202506 330-53800-34000		*	2,148.75	
		JUN CONTRACT ADMIN					
		6/01/25 422	202506 320-57200-46200		*	3,573.00	
		JUN FACILITY MANAGEMENT					
		6/01/25 422	202506 320-57200-46000		*	3,785.40	
		POOL RPR-PREM MOTOR 3-PH					
		6/01/25 422	202506 320-57200-46000		*	1,859.97	
		POOL RPR-3-PH VFD 230VAC					
		6/01/25 422	202506 320-57200-46000		*	577.50	
		POOL RPR-BROKEN MARK TILE					
		6/01/25 422	202506 320-57200-52100		*	52.47	
		POOL CHEM-TRICHLOR					
		6/01/25 422	202506 320-57200-52100		*	153.45	
		POOL CHEM-LIQUID BLEACH					
		6/01/25 422	202506 320-57200-52100		*	133.65	
		POOL CEM-CAL HYPO					
		6/01/25 422	202506 320-57200-52100		*	6.11	
		POOL CHEM-PHOSPHATE RMVR					
		6/01/25 422	202506 320-57200-52100		*	35.48	
		POOL CHEM-DE POWDER					
		6/01/25 422	202506 320-57200-52100		*	126.48	
		POOL CHEM-TILE SOAP					
				RIVERSIDE MANAGEMENT SERVICES INC			15,022.35 002837
6/16/25 00130		6/10/25 62078019	202506 320-57200-43200		*	92.70	
		JUN RODENT CONTROL					
				TURNER PEST CONTROL LLC			92.70 002838
6/25/25 00015		6/05/25 2025-298	202506 310-51300-48000		*	378.00	
		1/2 PUB HEAR FY26 BUD 7/9					

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/25/25	PAGE	3
*** CHECK DATES 06/01/2025 - 07/31/2025 ***														
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 #
		6/05/25 2025-298	202506 310-51300-48000		*	378.00	
		2/2 PUB HEAR FY26 BUD 7/9		OSTEEN MEDIA GROUP - CLAY TODAY			756.00 002839
6/25/25 00039		5/31/25 423	202505 320-57200-45100		*	2,999.63	
		MAY LIFEGUARDS		RIVERSIDE MANAGEMENT SERVICES INC			2,999.63 002840
6/25/25 00039		6/18/25 425	202505 320-57200-46100		*	214.83	
		MAY AMENITY GENERAL MAINT					
		6/18/25 425	202505 320-57200-46000		*	2,845.03	
		MAY AMENITY RPR & RPLC					
		6/18/25 425	202505 320-57200-52200		*	212.26	
		MAY JANITORIAL SUPPLIES					
		6/18/25 425	202505 330-53800-46000		*	339.99	
		MAY FIELD RPR & MAINT		RIVERSIDE MANAGEMENT SERVICES INC			3,612.11 002841
7/02/25 00119		7/01/25 9401158	202507 330-53800-46200		*	10,703.68	
		JUL LANDSCAPE MAINTENANCE		BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002842
7/02/25 00151		6/29/25 06292025	202506 300-36900-10100		*	500.00	
		DEPOSIT REFUND		STEVE AND SHILO SULLIVAN			500.00 002843
7/02/25 00118		6/21/25 76213064	202507 320-57200-34510		*	142.95	
		JUL SECURITY SERVICES		VECTOR SECURITY INC			142.95 002844
7/17/25 00003		7/01/25 278	202507 310-51300-34000		*	4,276.67	
		JUL MANAGEMENT FEES					
		7/01/25 278	202507 310-51300-35200		*	106.00	
		JUL WEBSITE ADMIN					
		7/01/25 278	202507 310-51300-35100		*	159.00	
		JUL INFO TECH					
		7/01/25 278	202507 310-51300-31300		*	93.67	
		JUL DISSEM AGENT					
		7/01/25 278	202507 310-51300-51000		*	.30	
		OFFICE SUPPLIES					
		7/01/25 278	202507 310-51300-42000		*	121.53	
		POSTAGE					
		7/01/25 278	202507 310-51300-42500		*	26.70	
		COPIES					
		7/01/25 278	202507 310-51300-41000		*	23.15	
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			4,807.02 002845

RDGE --RIDGEWOOD-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/17/25	00143	7/10/25 7127871	202507 320-57200-46500 POOL CHEMICALS - JUL	HAWKINS INC	*	897.00	897.00	002846
7/17/25	00126	7/01/25 426503	202507 320-57200-34510 ACCESS CONTROL - JUL	HI-TECH SYSTEM ASSOCIATES	*	35.00	35.00	002847
7/17/25	00117	7/09/25 3594727	202503 310-51300-31500 MAR GENERAL SERVICES		*	785.00		
		7/09/25 3594727A	202504 310-51300-31500 APR GENERAL SERVICES		*	65.00		
		7/09/25 3594727B	202505 310-51300-31500 MAY GENERAL SERVICES	KUTAK ROCK LLP	*	1,812.50	2,662.50	002848
7/17/25	00042	7/01/25 287100B	202507 330-53800-46400 JUL LAKE MAINTENANCE	THE LAKE DOCTORS, INC.	*	692.00	692.00	002849
7/17/25	00039	6/30/25 426	202506 320-57200-45100 JUN LIFEGUARDS	RIVERSIDE MANAGEMENT SERVICES INC	*	4,577.16	4,577.16	002850
7/17/25	00039	7/01/25 424	202507 320-57200-34200 JUL JANITORIAL SERVICES		*	990.92		
		7/01/25 424	202507 320-57200-46500 JUL POOL MAINT SERVICES		*	1,579.17		
		7/01/25 424	202507 330-53800-34000 JUL CONTRACT ADMIN		*	2,148.75		
		7/01/25 424	202507 320-57200-46200 JUL FACILITY MANAGEMENT		*	3,573.00		
		7/01/25 424	202507 320-57200-52100 POOL CHEM-TRICHLOR		*	279.84		
		7/01/25 424	202507 320-57200-52100 POOL CHEM-LIQUID BLEACH		*	146.30		
		7/01/25 424	202507 320-57200-52100 POOL CHEM-MURIATIC ACID		*	12.23		
		7/01/25 424	202507 320-57200-52100 POOL CHEM-PHOSPHATE RMVR		*	36.63		
		7/01/25 424	202507 320-57200-52100 POOL CHEM-CYANURIC ACID		*	86.68		
		7/01/25 424	202507 320-57200-46500 POOL RPR-NEW TORO VALVE	RIVERSIDE MANAGEMENT SERVICES INC	*	181.41	9,034.93	002851

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/17/25	00130	7/02/25 62090402	202507 320-57200-43200	JUL RODENT CONTROL	*	92.70	
TURNER PEST CONTROL LLC							92.70 002852

TOTAL FOR BANK A						77,646.84	
TOTAL FOR REGISTER						77,646.84	

Advanced Direct Marketing Services

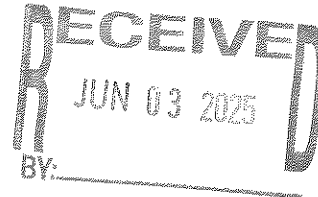
3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
6/3/2025	144706

BILL TO

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



	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Ridgewood Trails CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	691	0.10854	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	691	0.35	241.85
Fold customer materials	691	0.06443	44.52
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	691	0.09021	62.34
#10 Window Envelopes printed one color black ink	711	0.25713	182.82
Postage	691	0.73	504.43
Subtotal		\$1,148.46	
Sales Tax (7.5%)		\$0.00	
Total		\$1,148.46	

INVOICE



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

Customer #: 24319930
Invoice #: 9363319
Invoice Date: 5/27/2025
Sales Order: 8656374
Cust PO #:

Project Name: Azalea Ridge - Proposal to install wired Rain/Freeze sensor
Project Description: Located on front clock that runs the annuals at Blanding Blvd

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Rain/Freeze Sensor (Wired)	1.000	EA	235.26	235.26
	Approved Ridgewood Trails CDD Irrigation Repairs 1.330.53800.46301 <i>Rob Alba</i> 5.29.2025				
	RECEIVED MAY 29 2025 BY: _____				
				Total Invoice Amount	235.26
				Taxable Amount	
				Tax Amount	
				Balance Due	235.26

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24319930
Invoice #: 9363319
Invoice Date: 5/27/2025

Amount Due: \$ 235.26

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



May 05, 2025

Page 1 of 2

Proposal for Extra Work at Ridgewood Trails CDD

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

Project Name Azalea Ridge - Proposal to install wired Rain/Freeze sensor

Project Description Located on front clock that runs the annuals at Blanding Blvd

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Rain/Freeze Sensor (Wired)	\$235.26	\$235.26

For internal use only

SO# 8656374
JOB# 346100568
Service Line 150

Total Price \$235.26

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the order is dispatched to their location or Customer will be liable for a maximum travel charge of \$125.00 and billed to Customer.

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

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

Acceptance of the Contract

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

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

Customer:

	Annex Manager
Signature _____	Title _____
Rob Alba	May 05, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature _____	Title _____
Karen E Fisher	May 05, 2025
Printed Name _____	Date _____

Job #: 346100568

SO #: 8856374

Proposed Price: \$235.26

Indra Dudley

From: Karen Fisher
Sent: Monday, May 5, 2025 7:50 AM
To: Gonzalo Castellon
Cc: Indra Dudley
Subject: FW: Ridgewood Trails QSA and Irrigation Proposal

Rain sensor approved! (Ridgewood, not Freedom).

Thank you,

Karen Fisher
Associate Account Manager
BrightView Landscapes, LLC

11530 Davis Creek Ct
Jacksonville, FL 32256
C. 904.510.2605
Karen.Fisher@brightview.com



From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Sent: Friday, May 2, 2025 4:27 PM
To: Karen Fisher <Karen.Fisher@brightview.com>
Subject: Re: Ridgewood Trails QSA and Irrigation Proposal

EXTERNAL E-MAIL

Sorry for the delay Karen,
Please go ahead with the rain sensor proposal.

On Fri, Apr 25, 2025 at 2:30 PM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Hi Rob,

Happy Friday!

Attached is your March QSA that was completed at the end of March/beginning of this month, let me know if this will work for your report. If not, no problem, I will go by today and conduct a new one.

Also, I have attached an irrigation proposal for the rain sensor up front. After noticing the dead flowers, irrigation came out and found that the wires in the rain sensor had gone bad leaving the rain sensor open/the system off as the sensor was reading that we had rain.

Please let me know if you need further explanation and again I will get them replaced once this is taken care of.

Thank you,

Karen Fisher

Associate Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



--

Thank you,

Rob Alba

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

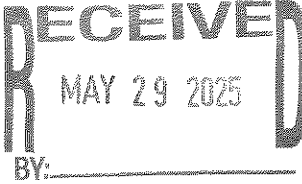
INVOICE

BrightView

Landscape Services

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

Customer #: 24319930
Invoice #: 9367735
Invoice Date: 6/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For June Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 5.29.2025 	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 #: 9367735
Invoice Date: 6/1/2025

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 424933
Invoice Date: 06/01/2025
Completed: 06/02/2025
Terms: Due on Aging Date
Bid#:

Bill to:

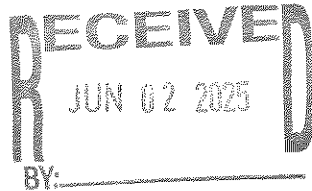
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
2-11885-AC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL			
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
06.02.2025



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:



The Lake Doctors, Inc.

Lake Management Services

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	6/1/2025	\$692.00

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

00000000066213001000000027890800000006920042

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

RIDGEWOOD TRAILS CDD

3813 Great Falls Loop Middleburg, FL 32068

Invoice Due Date 6/11/2025

Invoice 278908B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	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
06.02.2025

RECEIVED
JUN 02 2025
BY: _____

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

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

Invoice

Invoice #: 421
Invoice Date: 5/16/2025
Due Date: 5/16/2025
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 April 1 - April 30, 2025	55.6	40.00	2,224.00
Maintenance Supplies		203.39	203.39
 \$788.27 Amenity General Maintenance 1.320.57200.46100			
 \$996.35 Amenity Repair and Replace 1.320.57200.46000			
 \$122.78 Janitorial Supplies 1.320.57200.52200			
 \$519.99 Field Repair and Maintenance 1.330.53800.46000			
 \$2427.39 Approved Ridgewood Trails CDD Rob Alba 5.19.2025			
<div>RECEIVED MAY 23 2025 BY: _____ <i>Alison Moring</i> 5-23-25</div>			

Total	\$2,427.39
Payments/Credits	\$0.00
Balance Due	\$2,427.39

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/25	2	R.A.	Straightened and organized pool furniture, removed debris on pool deck and around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris at entryways and common areas
4/1/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/2/25	3	R.A.	Started painting gym bathroom doors, picked up supplies
4/3/25	3	R.A.	Finished painting gym bathroom doors, set out spring fling vendor village event signs through out community, removed debris from pool deck, straightened and organized pool deck furniture and set up umbrellas
4/5/25	3	R.A.	Set up for Spring Fling Event, cleaned up from event
4/8/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/7/25	5.6	R.A.	Straightened and organized pool furniture, set up pool deck umbrellas, blew leaves and mulch off pool deck, removed debris from pool deck
4/8/25	2	R.A.	Removed debris from amenity center, common areas, pool, playground and roadways, changed trash receptacles, changed and restocked dog waste receptacles
4/8/25	1	A.A.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris at entryways and common areas
4/9/25	6	R.A.	Built side tables for umbrellas, drilled holes to fit over umbrella stands, removed debris from pool deck, straightened and organized pool deck furniture, blew leaves and mulch off pool deck
4/10/25	6	R.A.	Removed large umbrellas, installed umbrella stand tables and re-installed large umbrellas, removed maintenance supplies from large pool bathroom closet and organized them into maintenance closer, removed debris on pool deck, blew leaves and mulch off pool deck, straightened and organized pool furniture and set up umbrellas
4/14/25	4	R.A.	Replaced broken or missing no motor vehicles signs, replaced old and faded signs, picked up community yard sale signs
4/15/25	4	R.A.	Replaced broken dog waste pot at Marias River Ct and Great Falls Lop, removed debris from common area and front entrance, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/15/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/17/25	5	R.A.	Assembled and installed foot stand for new lifeguard chair, inspected power line track disturbance reported by board member, straightened and organized pool furniture, blew mulch off pool deck, set up umbrellas, prepped clubhouse for rental
4/18/25	3	R.A.	Installed ceiling trim in large pool bathrooms, re-installed vent fan panels, re-installed attic access panel
4/23/25	1	A.A.	Removed debris from common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/30/25	3	R.A.	Removed broken umbrella from pool deck, removed debris around pool deck, straightened and organized pool deck furniture, blew off mulch from pool deck, filled gym cleaners and restocked paper towels
4/30/25	1	A.A.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris at entryways and common areas

TOTAL 55.6

MILES 0

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

Period Ending 5/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
RT				
RIDGEWOOD TRAILS				
	4/9/25	3" Light Pole Adapter	53.10	R.A.
	4/14/25	Envelope and Postage	2.05	R.A.
	4/15/25	Flat Washers 5/16 (10)	3.45	R.A.
	4/15/25	2"x8" Push Sign	2.22	R.A.
	4/15/25	Drill Point Screw/Rubber Washer 50pk	19.80	R.A.
	4/16/25	Soft Soap Refill (2)	14.90	R.A.
	4/16/25	Paper Towels 12pk	32.18	R.A.
	4/16/25	Toilet Paper 30pk	43.68	R.A.
	5/2/25	Foaming Bleach Spray	4.92	R.A.
	5/2/25	Refill Lavender Lysol	14.47	R.A.
	5/2/25	Disinfectant Wipes 3pk	12.63	R.A.
		TOTAL	\$203.39	



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 76052142
Invoice Date: 05/22/2025
Branch: 72
Account Number: 6433093
Due Date: 06/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 06/01/2025 To: 06/30/2025 RECURRING SERVICES			142.95	0.00	142.95
<p>Approved Ridgwood Trails CDD Security 1.320.57200.34510 Rob Alba 5.29.2025</p> <p>RECEIVED MAY 29 2025 BY: _____</p>					

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

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

MS9GW7JF



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

**VECTOR
SECURITY.**

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number: 76052142
Invoice Date: 05/22/2025
Account Number: 6433093
Due Date: 06/21/2025
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.

00000000720000000643309390076052142000000000142953

How to Reach Customer Care

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



KNOCK, KNOCK.

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

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

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

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

For more information:
vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

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

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

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

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

Invoice

Invoice #: 277
Invoice Date: 6/1/25
Due Date: 6/1/25
Case:
P.O. Number:

Bill To:

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

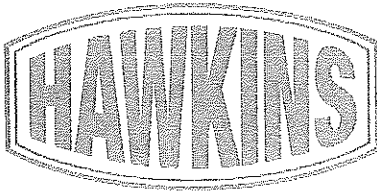
Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,276.67	4,276.67
Website Administration - June 2025		106.00	106.00
Information Technology - June 2025		159.00	159.00
Dissemination Agent Services - June 2025		93.67	93.67
Office Supplies		0.63	0.63
Postage		12.01	12.01
Copies		63.45	63.45
Telephone		25.94	25.94
<div data-bbox="410 1106 716 1287" data-label="Text"><p>RECEIVED JUN 04 2025 BY: _____</p></div>			

Total \$4,737.37

Payments/Credits \$0.00

Balance Due \$4,737.37

Original



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

INVOICE

Total Invoice	\$897.00
Invoice Number	7089380
Invoice Date	6/4/25
Sales Order Number/Type	4834171 SL
Branch Plant	74
Shipment Number	5788093

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

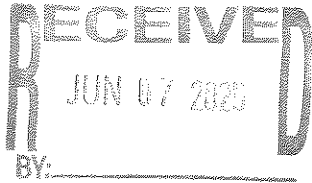
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
7/4/25	Net 30	PPD Origin	HWTG						387
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	300.0000	GA	\$2.9500	GA	2,901.0 LB	\$885.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500
Rob Alba
6.7.2025



Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

\$897.00

No Discounts on Freight

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

CHECK REMITTANCE:

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

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

Phone Number: (612) 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#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:

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

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 §§80-1.4(a), 60-300.5(a) and 60-741.6(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.

www.hawkinsinc.com

Job# 1272156

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

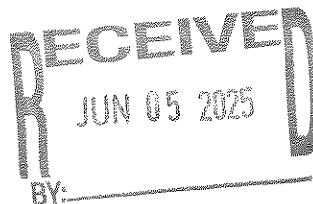
Invoice

Invoice #: 422
Invoice Date: 6/1/2025
Due Date: 6/1/2025
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 - June 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - June 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - June 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - June 2025		3,573.00	3,573.00
Pool Repair - Install 7.5HP Premium Efficiency Motor 3-Phase 1800RPM and Complete Seal Kit for C-Series Pump Motor - Motor Seal, Paper Gaskets - Shaft Sleeve		3,785.40	3,785.40
Pool Repair - Install 7.5HP 3-Phase VFD 230VAC		1,859.97	1,859.97
Pool Repair - Install Broken / Missing Depth Marker Tiles along Perimeter		577.50	577.50
Pool Chemicals - Trichlor		52.47	52.47
Pool Chemicals - Liquid Bleach		153.45	153.45
Pool Chemicals - Cal Hypo		133.65	133.65
Pool Chemicals - Phosphate Remover		6.11	6.11
Pool Chemicals - DE Powder		35.48	35.48
Pool Chemicals - Tile Soap		126.48	126.48



Alison Mossing
6-5-25

Total	\$15,022.35
Payments/Credits	\$0.00
Balance Due	\$15,022.35



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: 620780191
DATE: 06/10/2025
ORDER: 620780191

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
06/10/2025	11:11 AM			11:11 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/10/2025		12:00 PM

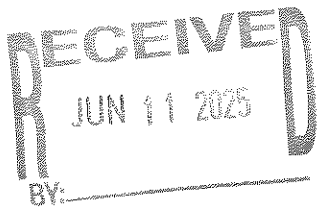
Service	Description	Price
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CPCSMART SMART Rodent Control Program \$92.70

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

Approved
Ridgewood Trails CDD
Pest Control
1.320.57200.43200
Rob Alba
6.11.2025

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



INVOICE

Invoice Number: 2025-298316
Invoice Date: 6/5/2025
Due Date: 7/1/2025

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

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

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 150401	4x9 Back display w/ map Notice of Public Hearing FY 2026 Budget July 9, 2025	CT - Clay Today	Jun 5	2025		Column Inch	Black & White	9.0000	\$378.00
Total:									\$378.00

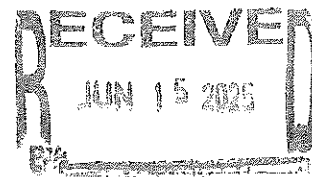
1st run

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.





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 32082

INVOICE

Invoice Number: 2025-298317
Invoice Date: 6/12/2025
Due Date: 7/11/2025

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 160401	4x9 Back display w/ map Notice of Public Hearing FY 2026 Budget July 9, 2025	CT - Clay Today	Jun 12	2025		Column Inch	Black & White	9.0000	\$378.00
Total:								\$378.00	

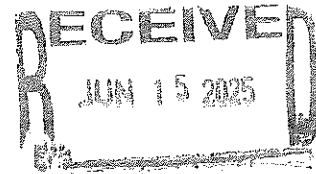
2nd run

Please mail payments to:
Osteon 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 Outcault, who on oath says that he is the publisher of
the "Clay Today" newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Ridgewood Trails CDD/ Legal Notice

In the matter of Public Hearing July 9, 2025

LEGAL: 150401

Was published in said newspaper in the issues:

6/5/2025 and 6/12/2025

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 preceding 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 reward for
the purpose of securing this advertisement for publication in
the said newspaper.

H. Outcault

Signed to me and subscribed before me 06/12/2025

Christy Lynn Wayne

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32063
Telephone (904) 264-3200
FAX (904) 264-3385
E-Mail kgw@claytodayonline.com
Christy Wayne christy@outcaultmedia.com

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSES-
SMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COL-
LECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGU-
LAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Ridgewood Trails Com-
munity Development District ("District") will hold the following public hear-
ings and regular meeting:

DATE: July 9, 2025
TIME: 6:00 p.m.
LOCATION: Azalea Ridge Amenity Center
1667 Azalea Ridge Boulevard
Middleburg, Florida 32068

The first public hearing is being held pursuant to Chapter 190, *Flori-
da Statutes*, to receive public comment and objections on the District's
proposed budget ("Proposed Budget") for the fiscal year beginning
October 1, 2025, and ending September 30, 2026 ("FY 2026"). The
second public hearing is being held pursuant to Chapters 190, *Florida
Statutes*, to consider the imposition of operations and maintenance special
assessments ("O&M Assessments") upon the lands located within
the District to fund the Proposed Budget for FY 2026; to consider the
adoption of an assessment roll; and to provide for the levy, collection,
and enforcement of O&M Assessments. At the conclusion of the public
hearings, the Board will, by resolution, adopt a budget and levy O&M
Assessments as finally approved by the Board. A regular Board meeting
of the District will also be held where the Board may consider any other
District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within
the District for the purpose of funding the District's general adminis-
trative, operations, and maintenance budget. A description of the ser-
vices to be funded by the O&M Assessments, and the properties to be
improved and benefitted from the O&M Assessments, are all set forth
in the Proposed Budget. A geographic depiction of the property poten-
tially subject to the proposed O&M Assessments is identified in the map
attached hereto. The table below shows the schedule of the proposed
O&M Assessments, which are subject to change at the hearing:

Land Use	Total of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
CO	470	.71	\$963.06
LO	221	.85	\$1149.67

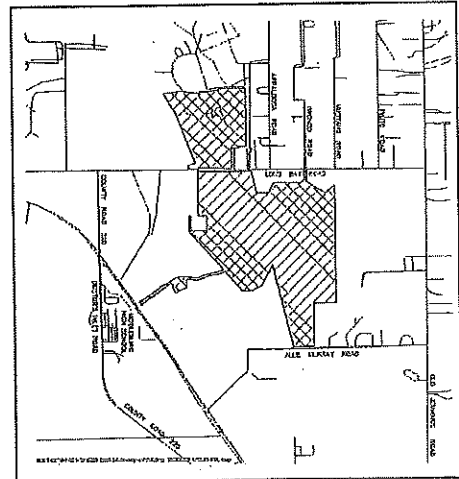
* Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND
USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESI-
DENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT
AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/
or early payment discounts imposed on assessments collected by the
Clay County ("County") Tax Collector on the tax bill. Moreover, pursuant
to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as
the "maximum rate" authorized by law for O&M Assessments, such that
no public hearing on O&M Assessments shall be held or notice pro-
vided in future years unless the O&M Assessments are proposed to be
increased or another criterion within Section 197.3632(4), *Florida Stat-
utes*, is met. Note, the O&M Assessments do not include debt service
assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector col-
lect the O&M Assessments imposed on certain developed property and
will directly collect the O&M Assessments on the remaining benefitted
property, if any, by sending out a bill at least thirty (30) days prior to the
first Assessment due date. It is important to pay your O&M Assessment
because failure to pay will cause a tax certificate to be issued against
the property which may result in loss of title or, for direct billed O&M
Assessments, may result in a foreclosure action which also may result

in a loss of title. The District's decision to collect O&M Assessments on
the County tax roll or by direct billing does not preclude the District from
later electing to collect those or other assessments in a different manner
at a future time.



Additional Provisions

The public hearings and meeting are open to the public and will be
conducted in accordance with the provisions of Florida law. A copy of
the Proposed Budget, proposed assessment roll, and the agenda for the
public hearings and meeting may be obtained at the offices of the
District Manager, Governmental Management Services, 475 West Town
Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("Dis-
trict Manager's Office"), during normal business hours, or by visiting
the District's website at ridgewoodtrailsdcd.com. The public hearings
and meeting may be continued in progress to a date, time certain, and
place to be specified on the record at the public hearings or meeting.
There may be occasions when staff or board members may participate
by speaker telephone.

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

Please note that all affected property owners have the right to appear
at the public hearings and meeting and may also file written objections
with the District Manager's Office within twenty days of publication of
this notice. Each person who decides to appeal any decision made by
the Board with respect to any matter considered at the public hearings
or meeting is advised that person will need a record of proceedings and
that, accordingly, the person may need to ensure that a verbatim record
of the proceedings is made, including the testimony and evidence upon
which such appeal is to be based.

Marilee Giles
District Manager

Legal 150401 published June 5 & 12, 2025 in Clay County's Clay Today Newspaper.

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

Invoice

Invoice #: 423
Invoice Date: 5/31/2025
Due Date: 5/31/2025
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 - May 2025	145.12	20.67	2,999.63
<div data-bbox="418 1276 727 1470"><p>RECEIVED JUN 13 2025 BY: _____</p><p><i>Alison Mossing</i> 6-13-25</p></div>			

Total \$2,999.63

Payments/Credits \$0.00

Balance Due \$2,999.63

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
145.12	Lifeguarding Services for Ridgewood Trails Covering May 2025	\$ 20.67	\$2,999.63
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$2,999.63</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/25	5.75	Z.M.	Lifeguarding
5/3/25	5.75	E.P.	Lifeguarding
5/4/25	5.8	L.D.	Lifeguarding
5/4/25	5.77	E.P.	Lifeguarding
5/4/25	5.82	Z.M.	Lifeguarding
5/11/25	5.85	L.D.	Lifeguarding
5/11/25	5.75	E.P.	Lifeguarding
5/11/25	3.78	S.M.	Lifeguarding
5/17/25	2.27	L.D.	Lifeguarding
5/17/25	2.32	E.P.	Lifeguarding
5/17/25	2.5	Z.M.	Lifeguarding
5/18/25	5.88	Z.M.	Lifeguarding
5/18/25	6.02	E.P.	Lifeguarding
5/18/25	6.02	S.M.	Lifeguarding
5/24/25	5.78	E.P.	Lifeguarding
5/24/25	5.82	Z.M.	Lifeguarding
5/24/25	5.75	M.M.	Lifeguarding
5/25/25	5.85	L.D.	Lifeguarding
5/25/25	5.95	E.P.	Lifeguarding
5/25/25	5.9	Z.M.	Lifeguarding
5/26/25	5.77	L.D.	Lifeguarding
5/26/25	5.88	E.P.	Lifeguarding
5/26/25	5.87	Z.M.	Lifeguarding
5/26/25	5.67	S.M.	Lifeguarding
5/31/25	5.82	L.D.	Lifeguarding
5/31/25	5.9	E.P.	Lifeguarding
5/31/25	5.88	Z.M.	Lifeguarding
TOTAL	<u><u>145.12</u></u>		

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

Invoice

Invoice #: 425
Invoice Date: 6/18/2025
Due Date: 6/18/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025	76.02	40.00	3,040.80
Maintenance Supplies		571.31	571.31

Approved

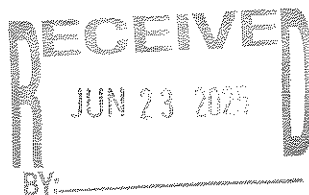
\$214.83
Amenity General Maintenance
1.320.57200.46100

\$2845.03
Amenity Repairs and Replacement
1.320.57200.46000

\$212.26
Janitorial Supplies
1.320.57200.52200

\$339.99
Field Repairs and Maintenance
1.330.53800.46000

\$3612.11
Ridgewood Trails CDD
Rob Alba
6.21.2025



Alison Moring
6-23-25

Total	\$3,612.11
Payments/Credits	\$0.00
Balance Due	\$3,612.11

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	3	R.A.	Cut down slat board in admin office for easier access to wiring, reset routers and computer to re-establish internet, reinstalled slat board
5/2/25	3.02	R.A.	Set up umbrellas, blew leaves and debris off pool deck, straightened and organized pool deck furniture, organized lifeguard shack and lifeguard equipment, picked up supplies
5/3/25	3.6	R.A.	Prepped pool deck and slide for lifeguards, prepped amenity clubhouse for rental, put out reserved signs and back drop stand, removed loose debris around facility, picked up items and put in lost and found
5/4/25	3	R.A.	Set up lifeguard equipment, removed debris around amenity center, straightened and organized pool furniture
5/6/25	1	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/7/25	3	R.A.	Blew mulch from pool deck and removed debris around amenity center, checked bathrooms and supplies to stock items, checked gym and stocked wipes and disinfectant spray and paper towels, straightened pool deck furniture and set up pool umbrellas
5/8/25	4	R.A.	Repaired large pool pack cover by replacing broken tarp straps with heavy duty zip ties, straightened pool deck furniture, setup umbrellas, blew off mulch, removed debris on pool deck
5/9/25	3.07	R.A.	Inspected soccer field after truck damage, documented damage and measured area, contacted Brightview for estimate repair, contacted CCSO and filed police report, straightened pool furniture, removed debris on pool deck, setup umbrellas
5/10/25	3	R.A.	Prepared pool deck for storms by stowing umbrellas and flipping tables, removed debris around amenity center, straightened pool deck, removed debris from pool deck
5/11/25	2.02	R.A.	Set up pool deck from previous days storms, installed foot rest for new lifeguard chair
5/14/25	4	R.A.	Removed debris around amenity center, field, pool deck and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened and organized pool furniture, set up umbrellas, blew off mulch from pool deck, picked up supplies
5/14/25	1.5	A.A.	Removed debris from roadway entrances, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/16/25	7	R.A.	Back filled hole at base of newly installed light pole due to washout from storms, installed post for sign "No Parking on Grass" at CDD pond along Azalea Ridge Boulevard, straightened maintenance closet, picked up pool deck and furniture, picked up supplies
5/17/25	3	R.A.	Straightened pool furniture, put up umbrellas, removed debris on pool deck, around amenity center, field and parking lot, checked and changed trash receptacles
5/18/25	3	R.A.	Moved pool tables and furniture back to large pool from small pool area, removed debris around pool deck, straightened furniture on pool deck, sprayed slide, slide area and slide tower for wasp nests
5/20/25	3	R.A.	Straightened pool furniture, put up umbrellas, removed debris on pool deck, around amenity center, field and parking lot, checked and changed trash receptacles, arranged amenity area for HOA meeting, picked up supplies
5/20/25	1	A.A.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris from roadways
5/21/25	4	R.A.	Straightened pool furniture, storm came in put up umbrellas, found pool level high and investigated, pipe broken inside large pool filters pack causing water level to rise, shut off water main and contacted pool company for repairs, cleaned debris away from gym after vending machine removal
5/22/25	4.2	R.A.	Set up pool furniture and umbrellas after storm, removed debris from pool deck, blew mulch off pool deck, skimmed pools to remove debris, removed debris in parking lot and around amenity center
5/24/25	3.38	R.A.	Fixed flooding from urinal in men's pool bathroom, soaped and rinsed floor in men's pool bathroom, set up pool reserved signs for small pool, helped lifeguards stow equipment, removed debris from pool deck
5/25/25	3	R.A.	Adjusted men's gym bathroom door to fully close, straightened pool furniture, put up umbrellas, removed debris from around amenity, blew mulch off pool deck
5/27/25	1	A.A.	Removed debris from roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/29/25	3.08	R.A.	Cleaned pool deck, removed debris from pool deck and around amenity center, set up umbrellas, cleaned lifeguard shack, picked up supplies
5/30/25	3.08	R.A.	Put out umbrellas after storm, straightened pool furniture and blew mulch off pool deck, prepped amenity center for rental, removed debris around facility
5/31/25	3.07	R.A.	Walked facility and sprayed for wasps/homets/bees, blew mulch off pool deck, removed debris on pool deck and around facility, set up umbrellas, straightened pool furniture

TOTAL 76.02

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

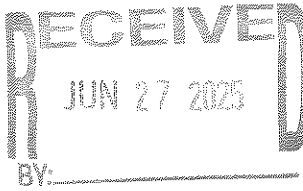
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	5/2/25	Gym Wipes 4pk	116.89	R.A.
	5/7/25	13 Gallon Trash Bags 150ct	22.97	R.A.
	5/7/25	55 Gallon Trash Bags 40ct	28.72	R.A.
	5/7/25	Toilet Paper 30ct	43.68	R.A.
	5/8/25	24" Heavy Cable Ties (2)	30.38	R.A.
	5/14/25	#10 Envelopes 150ct	6.77	R.A.
	5/14/25	Black Gel Pens 20ct	24.69	R.A.
	5/14/25	Lubricating Shred Sheets 12ct	17.20	R.A.
	5/16/25	4x4 6' Pressure Treated	11.71	R.A.
	5/16/25	50lb Sand (2)	15.11	R.A.
	5/18/25	Spectracide Wasp Spray 2pk (5)	40.08	R.A.
	5/18/25	2 Way Waterproof Walkie Talkie 4pk	126.09	R.A.
	6/2/25	Cinder Blocks 8x8x16 (2)	4.99	R.A.
	6/2/25	Half Cinder Blocks (2)	7.18	R.A.
	6/2/25	Cinder Blocks 8x8x16 (15)	37.43	R.A.
	6/4/25	Cinder Blocks 8x8x16 (15)	37.43	R.A.
		TOTAL	<u>\$571.31</u>	

INVOICE



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

Customer #: 24319930
Invoice #: 9401158
Invoice Date: 7/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For July Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 6.27.2025  BY: _____	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 #: 9401158
Invoice Date: 7/1/2025

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

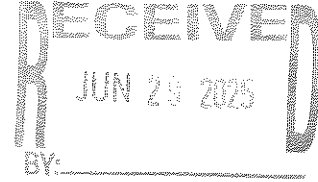
From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Re: Deposit Refund
Date: June 29, 2025 at 10:39 PM
To: Marilee Giles mgiles@gmsnf.com
Cc: tpolvere@gmsnf.com, Ridgewood Trails Amenity Manager ridgewoodtrailsmgr@gmsnf.com



Hi Marilee,

I don't see this refund processed yet. Todd this was in the 6/4 deposit. Will you process refund.
Below is the complete address on the money order.

1821 Cherry Creek Way
Middleburg FL 32068



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

On Jun 28, 2025, at 3:39 PM, Marilee Giles <mgiles@gmsnf.com> wrote:

Todd,

Please let Rob know the status of this refund.

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

Begin forwarded message:

From: Rob Alba <ridgewoodtrailsmgr@gmsnf.com>
Date: June 28, 2025 at 2:05:27 PM EDT
To: Marilee Giles <mgiles@gmsnf.com>
Subject: Deposit Refund

Good afternoon Marilee,

I spoke with you about two months ago about a resident that had put their rental and deposit on a single money order. I attached a sticky note with the money order to cash it and refund the deposit to the homeowners ASAP. They came in today asking where the deposit refund was and how long the process would take. I told them I would ask management and get back with them. Their information is below:

Steve and Shilo Sullivan
1821 Cherry Creek Way
There was a \$250 rental fee and a \$250 deposit on a single \$500 money order.

--

Thank you,

Rob Alba
Amenity Manager
Ridgewood Trails CDD
3813 Great Falls Loop
Middleburg, FL 32068
Office: 904-214-3346



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

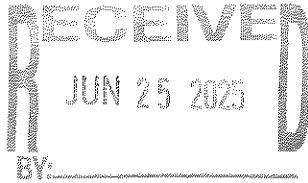
Account Information

Invoice Number: 76213064
Invoice Date: 06/21/2025
Branch: 72
Account Number: 6433093
Due Date: 07/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 07/01/2025 To: 07/31/2025 RECURRING SERVICES			142.95	0.00	142.95

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
6.25.2026



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

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

MS9GW7JF



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

**VECTOR
SECURITY.**

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT
D
Invoice Number: 76213064
Invoice Date: 06/21/2025
Account Number: 6433093
Due Date: 07/21/2025
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.

00000000720000000643309390076213064000000000142955

How to Reach Customer Care

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



KNOCK, KNOCK.

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

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

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

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

For more information:
vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

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

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

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

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

Invoice

Invoice #: 278
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

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

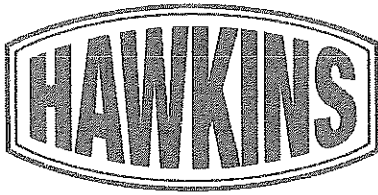
Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		4,276.67	4,276.67
Website Administration - July 2025		106.00	106.00
Information Technology - July 2025		159.00	159.00
Dissemination Agent Services - July 2025		93.67	93.67
Office Supplies		0.30	0.30
Postage		121.53	121.53
Copies		26.70	26.70
Telephone		23.15	23.15
<div><div>RECEIVED</div><div>JUL 02 2025</div><div>BY: _____</div></div>			

Total \$4,807.02

Payments/Credits \$0.00

Balance Due \$4,807.02

Original



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

INVOICE

Total Invoice	\$897.00
Invoice Number	7127871
Invoice Date	7/10/25
Sales Order Number/Type	4873084 SL
Branch Plant	74
Shipment Number	5837800

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

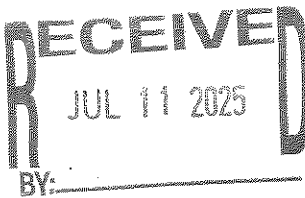
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/9/25	Net 30	PPD Origin	HWTG						387
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	300.0000	GA	\$2.9500	GA	2,901.0 LB	\$885.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500
Rob Alba
7.11.2025



Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

\$897.00

No Discounts on Freight

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

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION:

Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 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#: USBKUS44IMT

Type of Account: Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

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 §§80-1.4(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.

www.hawkinsinc.com

Job# 1420344



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 426503
Invoice Date: 07/01/2025
Completed: 07/01/2025
Terms: Due on Aging Date
Bid#:

Bill to:

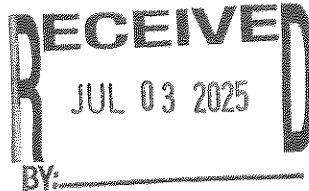
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

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
7.3.2025



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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

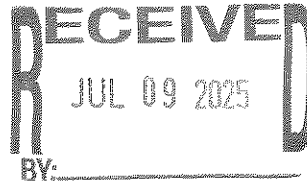
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

July 9, 2025



Reference: Invoice No. 3594727

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. 3594727
17623-1

Re: General

For Professional Legal Services Rendered

03/03/25	K. Haber	0.70	178.50	Confer with Giles regarding parking enforcement policies; revise policies and correspond with Giles and Soriano regarding same
03/05/25	K. Buchanan	1.50	487.50	Prepare for and attend March board meeting
03/17/25	J. Gillis	0.10	17.00	Review Capitol Conversations distribution list and update same
03/17/25	K. Haber	0.40	102.00	Prepare notice of rule-making and notice of rule development regarding parking enforcement; correspond with Sweeting and Giles regarding same
04/28/25	K. Buchanan	0.20	65.00	Perform meeting follow up and identify open items
05/01/25	K. Haber	0.60	153.00	Prepare resolution adopting parking enforcement and resolution approving budget; correspond with Sweeting and Giles regarding same
05/07/25	K. Buchanan	2.00	650.00	Prepare for and attend May board meeting

KUTAK ROCK LLP

Ridgewood Trails CDD

July 9, 2025

Client Matter No. 17623-1

Invoice No. 3594727

Page 2

05/13/25	K. Haber	0.50	127.50	Prepare budget notices; correspond with Sweeting regarding same
05/16/25	K. Haber	1.20	306.00	Prepare addendum to water management agreement; prepare amenities management agreement; correspond with Giles and Sweeting regarding same
05/17/25	G. Lovett	1.50	397.50	Monitor legislative process relating to matters impacting special districts
05/28/25	K. Haber	0.70	178.50	Prepare interim suspension letter; correspond with Giles regarding same

TOTAL HOURS 9.40

TOTAL FOR SERVICES RENDERED \$2,662.50

TOTAL CURRENT AMOUNT DUE \$2,662.50

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	7/1/2025	\$692.00

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

0000000006621300100000002871000000006920041

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

RIDGEWOOD TRAILS CDD
Invoice Due Date 7/11/2025

3813 Great Falls Loop Middleburg, FL 32068
Invoice 287100B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	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
07.03.2025



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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$692.00

This Invoice Total:

\$692.00

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

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

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

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

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

Invoice

Invoice #: 426
Invoice Date: 6/30/2025
Due Date: 6/30/2025
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 - June 2025	221.44	20.67	4,577.16
<div data-bbox="461 1241 771 1432"><p>RECEIVED JUL 08 2025 BY: _____</p></div> <div data-bbox="383 1495 782 1652"><p>Alison Moring 7-8-25</p></div>			

Total	\$4,577.16
Payments/Credits	\$0.00
Balance Due	\$4,577.16

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
221.44	Lifeguarding Services for Ridgewood Trails Covering June 2025	\$ 20.67	\$4,577.16
LIFEGUARDS # 320-572-4510			
TOTAL DUE:			<u>\$4,577.16</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	5.8	L.D.	Lifeguarding
6/1/25	5.77	S.M.	Lifeguarding
6/1/25	5.92	E.P.	Lifeguarding
6/6/25	5.73	S.M.	Lifeguarding
6/6/25	5.87	Z.M.	Lifeguarding
6/6/25	5.83	E.P.	Lifeguarding
6/7/25	5.75	L.D.	Lifeguarding
6/7/25	5.78	Z.M.	Lifeguarding
6/7/25	5.88	E.P.	Lifeguarding
6/8/25	5.33	L.D.	Lifeguarding
6/8/25	5.47	Z.M.	Lifeguarding
6/8/25	5.22	E.P.	Lifeguarding
6/13/25	5.08	L.D.	Lifeguarding
6/13/25	5.13	S.M.	Lifeguarding
6/13/25	4.98	Z.M.	Lifeguarding
6/14/25	2	R.A.	Lifeguarding
6/14/25	7.85	L.D.	Lifeguarding
6/14/25	7.88	Z.M.	Lifeguarding
6/14/25	7.88	E.P.	Lifeguarding
6/15/25	5.02	L.D.	Lifeguarding
6/15/25	5	S.M.	Lifeguarding
6/15/25	5.13	Z.M.	Lifeguarding
6/20/25	5.8	L.D.	Lifeguarding
6/20/25	5.75	S.M.	Lifeguarding
6/20/25	5.88	E.P.	Lifeguarding
6/21/25	5.75	L.D.	Lifeguarding
6/21/25	5.83	Z.M.	Lifeguarding
6/21/25	4.5	E.P.	Lifeguarding
6/22/25	5.77	L.D.	Lifeguarding
6/22/25	5.75	S.M.	Lifeguarding
6/22/25	5.8	E.P.	Lifeguarding
6/27/25	5	S.M.	Lifeguarding
6/27/25	5.05	Z.M.	Lifeguarding
6/27/25	5.02	E.P.	Lifeguarding
6/28/25	4.57	L.D.	Lifeguarding
6/28/25	5.07	Z.M.	Lifeguarding
6/28/25	5.02	E.P.	Lifeguarding
6/29/25	6.5	S.M.	Lifeguarding
6/29/25	5.05	Z.M.	Lifeguarding
6/29/25	5.03	E.P.	Lifeguarding

TOTAL	<u><u>221.44</u></u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 424
Invoice Date: 7/1/2025
Due Date: 7/1/2025
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 - July 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - July 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - July 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - July 2025		3,573.00	3,573.00
Pool Chemicals - Trichlor		279.84	279.84
Pool Chemicals - Liquid Bleach		146.30	146.30
Pool Chemicals - Muriatic Acid		12.23	12.23
Pool Chemicals - Phosphate Remover		36.63	36.63
Pool Chemicals - Cyanuric Acid		86.68	86.68
Pool Repair - Install New Toro Valve		181.41	181.41
<div data-bbox="358 1140 673 1346"><p>RECEIVED JUL 08 2025 BY: _____</p></div> <div data-bbox="394 1528 792 1671"><p><i>Alison Moring</i> 7-7-25</p></div>			

Total	\$9,034.93
Payments/Credits	\$0.00
Balance Due	\$9,034.93



**Turner
Pest
Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5309 • Toll Free: 800-225-6306 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 620904029
DATE: 07/02/2025
ORDER: 620904029

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

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

Work Date	Time	Target Pest	Technician	Time In
07/02/2025	11:31 AM			11:31 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/02/2025		12:11 PM

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
07.03.2025

RECEIVED
JUL 03 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