

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, November 5, 2025 at 6:02 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Michael Wetherbee	Chairman
Cassie Alba	Assistant Secretary
Scott Edson	Assistant Secretary by telephone
Tom Schumacher	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Rob Alba	RMS
Karen Fisher	Brightview by telephone
Richard Smith	Clay County
Caleb Risinger	Clay County
Bobby Jamieson	GAI Consultants

The following is a summary of the discussions and actions taken at the November 5, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated on Halloween we were hammered with everyone from Middleburg, it was overwhelming. I would like to do something for Azalea Ridge only.

THIRD ORDER OF BUSINESS

**Consideration of Long Bay SUN Trail
Conveyance Tract**

November 5, 2025

Ridgewood Trails CDD

Ms. Giles stated county representatives are here who will go over this and tell us what some of our options are. District counsel is on the line and at some point I will ask her to weigh in and the board will have a discussion.

Mr. Smith gave an overview of the location of the Long Bay SUN Trail and stated we hope to have design and permitting completed by late spring and construction will commence July/August/September.

Mr. Jamieson stated it will be 12 feet wide, mostly asphalt as far from the road as possible to maximize connectivity to existing neighborhoods.

On MOTION by Mr. Schumacher seconded by Mr. Wetherbee with all in favor district staff and the chair were authorized to negotiate with the county to determine a reasonable reimbursement for the conveyance of parcels to Clay County in support of the Long Bay SUN Trail.

Mr. Soriano stated Rich asked if he could pressure wash the sidewalks and he said okay in a public meeting and I have no issue if he wants to move forward with it. I can get proposals and bring them back for your consideration.

FOURTH ORDER OF BUSINESS

Consideration of Fencing (Lot 380)

Mr. Soriano stated it is 4171 Fishing Creek Lane and there are a couple concerns. They are asking to put up a fence around the property. Standing at their front door looking at the road, the left side of their property sits on an unlockable drainage easement. The pipe goes underground between them and their neighbor and goes to the pond behind their house. Those easements are meant to keep clear, not just for access for maintenance but for future issues if you have to deal with the pipe. That is the only true access to the pond for things like mowers and Lake Doctors. We are not supposed to block it and we already have a problem in the front of your neighborhood where there are a couple ponds that we have two easements that are completely blocked now and don't have good access and they didn't come to the CDD. They may have started the process through the HOA and the HOA gives their approval but the homeowner stops there and puts up a fence and block our access. Here we have the ability to get in another way and we have access to get to the pond but if you give permission to them to put up a fence you are blocking off your only true access. If you don't want to tell them no, we want them to be able to use their property, this

November 5, 2025

Ridgewood Trails CDD

is an easement on their property, then we go through a variance we could say install a gate and give us permission or you could do a variation, they want 10-feet and we will give them five-feet.

Mr. Wetherbee stated we can send a letter and let them do what they are requesting but if we need access it would be their responsibility. We need to inform the ones who already has a fences in the easement to make them understand that in an emergency we would need access.

Mr. Soriano stated that is going to be a bigger discussion.

Mr. Edson stated we need to be clear that we are not breaking or creating a precedent on and on future applications we need to follow the same rules.

Ms. Giles asked do you have anything to add about some type of license agreement?

Ms. Buchanan stated we have them but the form we would use is incredibly favorable to the CDD. We try to protect the district. It would require removal upon the CDD's request if the homeowner doesn't do it the CDD has the option to remove it, bill the homeowner for it. The district can access the property when they need to, they are not liable for any damage to the property or the fence. We can draft it and record it in the official records so it runs with the property.

Mr. Wetherbee asked do you recommend allowing the fence?

Ms. Buchanan stated no because it increases complications for the CDD, but I understand that you as a neighbor and representative of your community are trying to find a compromise.

Ms. Giles stated this is not uncommon, it happens in districts when we do a license agreement.

Mr. Wetherbee stated if we have good access around the back of the pond then I say we draft a letter stating if she wants to put the fence up then the responsibility of repairing or replacing the fence or any damage to the property would be on her and the other homeowner and we have to notify the other homeowner as well.

Mr. Edson asked what if you added into it that if we need access and we were denied it that we would require them to return it back to the way it was before we allowed them to do anything.

Mr. Soriano stated we have heard that before even with homes with a gate and we find it locked.

Mr. Alba asked do you want to do the same for all the easements that are blocked?

Mr. Schumacher asked do we need to send out notices too?

Mr. Soriano stated we can do that next because that one has some issues.

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On MOTION by Mr. Wetherbee seconded by Mr. Schumacher with all in favor district counsel was directed to prepare a license agreement for the property at 4171 Fishing Creek Lane to allow the construction of a fence but in the event it has to be accessed it is their responsibility to repair or replace it and to also put the neighbor with the existing fence on notice.

FIFTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2024 Audit Report**

Ms. Giles stated the next item is acceptance of your fiscal year 2024 audit report. In the management letter there were no findings or recommendations, and this is a clean audit.

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee**

Ms. Giles stated Berger Toombs did a great job on the audit, but they had an extremely difficult time in completing these audits by June 30th, the date the audits are supposed to be completed. We had numerous audits that did not meet that June 30th deadline.

Mr. Wetherbee stated I think we need to ask them why they were so late and that will help determine if we approach it in the future.

Ms. Giles stated my only concern in delaying action is October 1st is typically when these audit companies reach into our server and start the review process. We can email them and ask how they feel about being timely for the 2025 audit and I can bring that back to your January meeting. They did have a turnover in personnel and that was part of the reason they were late.

Ms. Alba stated let's find out their response why they were not completed in a timely manner so that when it comes time for us to start looking for next year's audit we can make an informed decision.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from Sterling for Egress Gate**

Mr. Soriano stated this one was tabled from the last meeting because we have a district that is getting rid of one of their gates and I did mention their meeting was a week later and they were happy with the \$800. That is not your total cost because I still have to have Rob and someone

November 5, 2025

Ridgewood Trails CDD

from RMS help him install the gate. They are keeping the crash bars. The cost is going to come in well below the \$2,500.

On MOTION by Mr. Schumacher seconded by Mr. Wetherbee with all in favor staff was authorized a not to exceed amount of \$2,500 for the gate and installation.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Review of Fiscal Year 2025 Goals and Objectives

Ms. Giles stated each of these goals and objectives were met with the standards identified in the reporting form.

On MOTION by Mr. Wetherbee seconded by Mr. Schumacher with all in favor the fiscal year 2025 goals and objectives were approved.

Ms. Giles stated you still have the four hours of ethics training that needs to be completed by December 31st.

D. Operation Manager's Report –Report

Mr. Soriano stated we are finishing the lighting at the back of Azalea Ridge Parkway. We had some complaints that they were too bright and Rob adjusted them and no one has complained since. We did get the permit for the playground. We had a structure installed for the gazebo and playground structure. The problem came in finalizing the permit, the county would not finalize the permit without going through all the other steps that are normal in opening a park. This park has been open for eight to ten years but they made us go through all the steps. The GC had to go through a landscape inspection and unfortunately some of your trees have died in the last decade

November 5, 2025

Ridgewood Trails CDD

and the county wouldn't finalize the permit until we replaced trees. They wanted two long leaf pine trees replaced at the back of the property and the price was higher than I liked but Brightview as able to get it done quickly. It was almost \$4,000 and will be in your packet at the next meeting to be ratified. Two more trees will be installed by the playground itself.

Mr. Wetherbee stated I took my granddaughter there and there was a young person on a motor bike in the playground area and we need to put a stop to that. It could be dangerous. Do we have signage saying no motorized vehicles?

Mr. Soriano stated not at that park. Since we just put in the playground it will be an added usage area with more people than before and we have those signs here and we can put some out there.

The last item is a discussion on the fountains and we are not getting cooperation from any of the owners for access to the easements.

Mr. Schumacher asked what are our options?

Mr. Soriano stated we would have to start by sending letters to the homeowners letting them know that they may have to remove those fences.

Ms. Giles stated or we just don't maintain the landscape back there.

Mr. Soriano stated you have that other option. Residents seem to think that we are required to do big maintenance on these ponds and you are not. St. Johns wants to make sure there is waterflow that the pond works the way it was designed. They don't care if they get mucky. They don't like people complaining about snakes and things like that, it is natural. We could have Lake Doctors go in a couple times a year with a backpack and spray and as to cutting the grass we could do just the main areas around the culverts with trimmers and the maintenance guys can walk through the trees. As to the maintenance that is expected we would not be able to do that.

Mr. Schumacher asked who owns the property behind these homes?

Mr. Soriano stated the pond bank sits behind their properties and we own the pond bank. On the other side of the pond are preserve areas.

Mr. Wetherbee stated just treat it twice a year and if we get complaints we will address the access.

E. Amenity Manager

1. Report

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Ridgewood Trails CDD

Mr. Alba gave an overview of the amenity manager's report, copy of which was provided in the agenda package.

On MOTION by Mr. Wetherbee seconded by Mr. Schumacher with all in favor staff was authorized to obtain a sports streaming package for the clubhouse and amenity center.

2. Brightview QSA

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

NINTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the September 3, 2025 Meeting

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the minutes of the September 3, 2025 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

ELEVENTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
January 7, 2026 at 6:00 p.m. at the Azalea
Ridge Amenity Center, 1667 Azalea Ridge
Boulevard, Middleburg, Florida**

Ms. Giles stated the next meeting will be held January 7, 2026 at 6:00 p.m. in the same location.

November 5, 2025

Ridgewood Trails CDD

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the meeting adjourned at 8:13 p.m.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Michael Wetherbee

4E6242AB6380433...

Chairman/Vice Chairman

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsccd.com

October 29, 2025

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Ridgewood Trails Community Development District Meeting is scheduled for **Wednesday, November 5, 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. Consideration of Long Bay SUN Trail Conveyance Tract
- IV. Consideration of Fencing (Lot 380)
- V. Acceptance of Fiscal Year 2024 Audit Report
- VI. Discussion of Fiscal Year 2025 Audit Services and Appointment of Audit Committee
- VII. Consideration of Proposal from Sterling for Egress Gate
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Review of Fiscal Year 2025 Goals and Objectives
 - D. Operation Manager
 - E. Amenity Manager
 - 1. Report

2. Brightview QSA

IX. Supervisor's Requests and Public Comments

X. Approval of Consent Agenda

A. Approval of the Minutes of the September 3, 2025 Meeting

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

XI. Next Meeting Scheduled for: January 7, 2026 @ 6:00 p.m. at the Azalea Ridge Amenity Center

XII. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

THIRD ORDER OF BUSINESS



Real Estate

PO Box 1366
Green Cove Springs, FL 32043

Physical Address:
477 Houston Street
Admin. Bldg., 4th Floor
Green Cove Springs, FL
32043

Phone: 904-827-3103
904-529-3857

County Manager
Howard Wanamaker

Commissioners:

John Sgromolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke
District 5

www.claycountygov.com



09/30/2025

Re: Long Bay SUN Trail

Ridgewood Trails Community Development District
475 W Town Pl
Ste 114
Saint Augustine FL 32092

Ridgewood Trails CDD,

As part of a planned extension of the Florida Shared-Use Non-motorized (SUN) Trail Program, the County will be adding a 12-foot-wide multi-use trail along Long Bay Rd. The trail is planned to run along the West side of Long Bay Rd and connect to the existing sidewalk. The preferred route is to construct the trail over the existing utility easement that extends down the West side of Long Bay Rd. As a property owner with frontage on Long Bay Rd (**Clay County, FL parcels 02-05-24-005924-010-92 and 02-05-24-005924-010-67**), the County is looking for your support to the project by conveying the portion of your property that has the aforementioned utility easement.

Please contact the County via the information below to indicate your support to the project or for additional information.

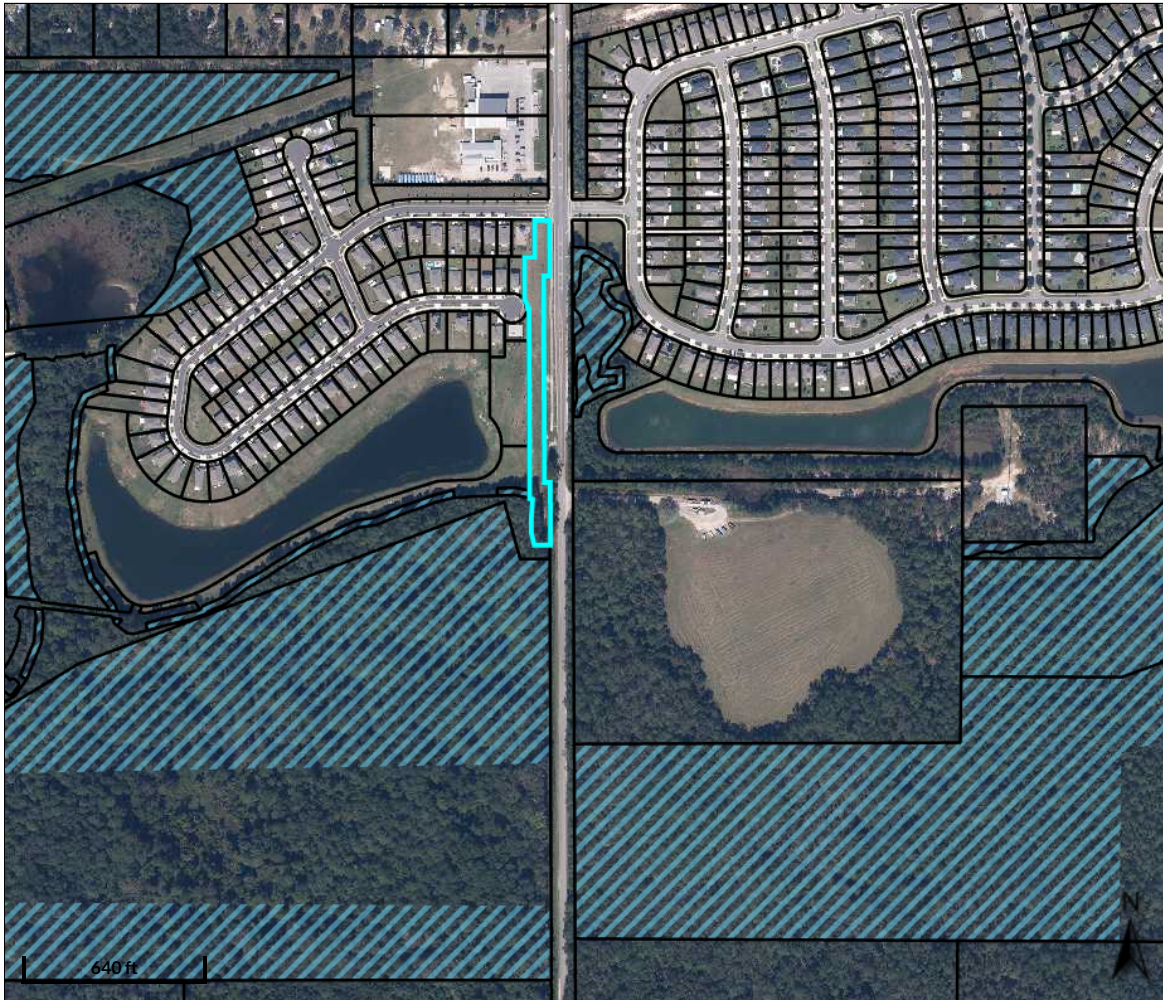
Thanks for your support to Clay County!

Sincerely,

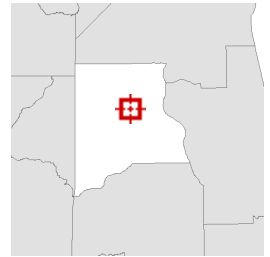
Caleb Risinger
Clay County Board of County Commissioners
Real Estate and Land Conservation Manager
(904) 529-3857
(904) 827-3103
Caleb.Risinger@claycountygov.com



Clay County Property Appraiser's Office



Overview



Legend

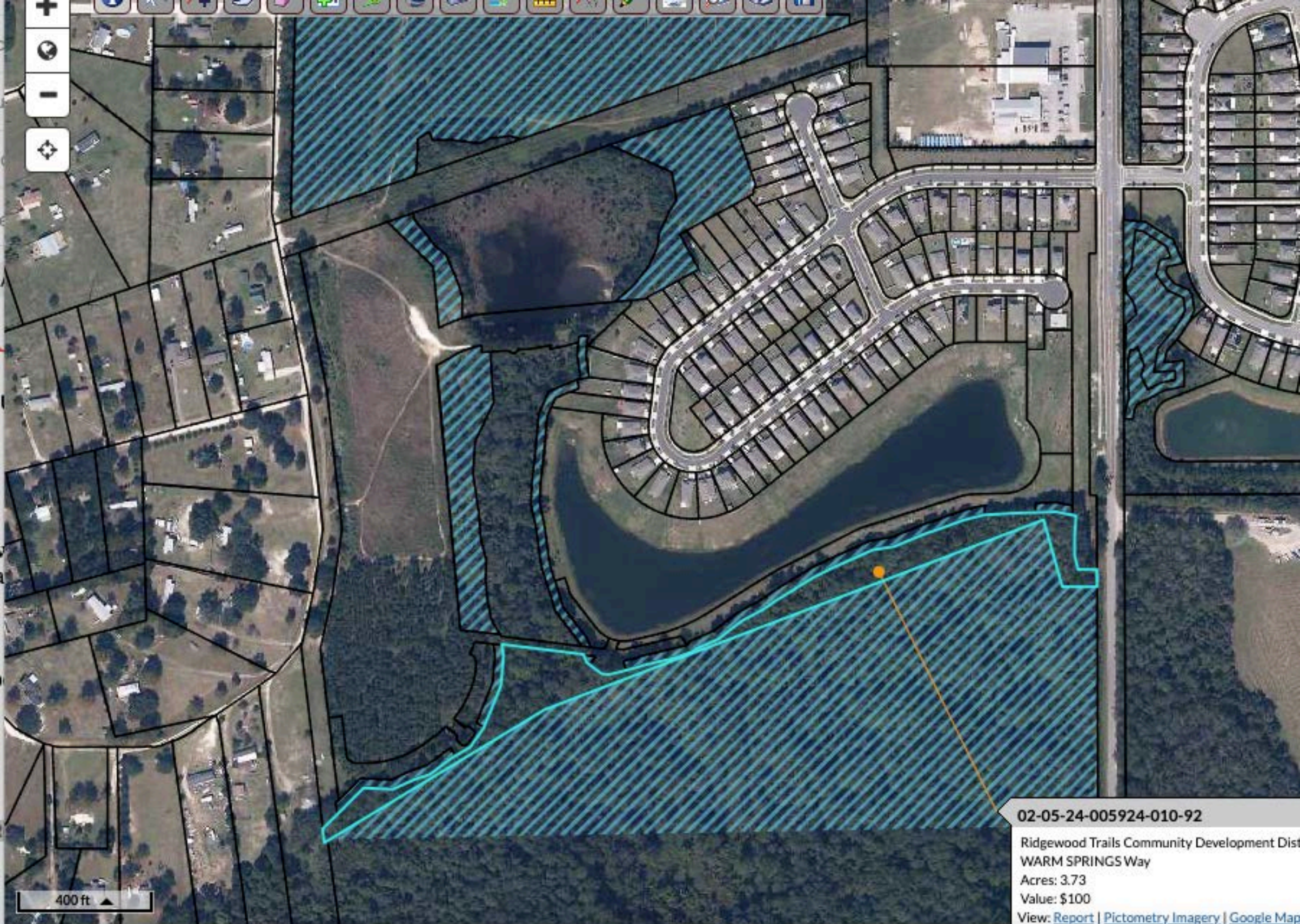
- Parcels
- Roads
- Conservation Easements

?									
Parcel ID	02-05-24-005924-010-67	Physical Address	LONG BAY Rd Middleburg	Land Value	\$100	Last 2 Sales		Reason	Qual
Acres	1.416	Mailing Address	Ridgewood Trails Community Development District	Ag Land Value	\$0	Date	Price		
Property Class	COMMON - VACANT	Address	C/O Sheryl Fuls GMS LLC	Building Value	\$0	5/14/2021	0	UNQUAL/CORRECTIVE/QCD,TD	U
Taxing District	001		475 W Town Pl Saint Augustine, FL 32092	Misc Value	\$0	n/a	0	n/a	n/a
				Just Value	\$100				
				Assessed Value	\$100				
				Exempt Value	\$100				
				Taxable Value	\$0				

Date created: 10/6/2025

Last Data Uploaded: 10/6/2025 4:32:19 AM

Developed by SCHNEIDER
GEOSPATIAL



02-05-24-005924-010-92

Ridgewood Trails Community Development Dist
WARM SPRINGS Way

Acres: 3.73

Value: \$100

View: [Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

?
Parcel ID 02-05-24-005924-010-92
Acres 3.73
Property Class COMMON - VACANT
Taxing District 001

Physical Address WARM SPRINGS Way
Middleburg
Mailing Address Ridgewood Trails Community Development District
475 W Town Pl
Saint Augustine, FL 32092

FOURTH ORDER OF BUSINESS

From: Rob Alba ridgewoodtrailsmgr@rmsnf.com 
Subject: Re: 4171 Fishing Creek Ln. (Lot 380)
Date: October 28, 2025 at 3:10 PM
To: Marilee Giles mgiles@gmsnf.com
Cc: Jay Soriano jsoriano@gmsnf.com, Joe Schofield jschofield@alliant-inc.com, David Landing dlanding@alliant-inc.com,
Katelyn Beach kbeach@gmsnf.com

The HOA is still waiting for the Architectural Review Committee to finish its approval. I don't foresee any issues with them approving it. The fence type and heights are all within covenant specifications. It's just a matter of getting the committee members to finish reviewing and approving it.

There is another entry point that is primarily used for maintenance by landscape crews and pond maintenance. It is a CDD owned and controlled easement that is used as an access point. I have included a map of the area circling the entry point.

On Tue, Oct 28, 2025 at 12:58 PM Marilee Giles mgiles@gmsnf.com wrote:
Gentlemen,

The resident provided more information today so forwarding to you again for your review and approval. Please let this group know if you have any concerns with this fence request.

Rob - Does landscape and Lake Maintenance crews have access to this pond by way of another access point? Do you know if the HOA approved the fence type?

Katelyn - Please update the Agenda packet with these new documents.

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: Emily Baldasso mrandmrsumps@gmail.com
Subject: Re: 4171 Fishing Creek Ln. (Lot 380)
Date: October 28, 2025 at 12:53:45 PM EDT
To: Marilee Giles mgiles@gmsnf.com, "kbeach@gmsnf.com" kbeach@gmsnf.com

Hello Marilee,

Thank you for your consideration. Robert Alba has asked me to send over all the documents that we submitted through the Azalea Ridge HOA so I have those attached to this email. The fencing company currently has a plan drawn up to include a 4 ft gate on the north side of the property (please see Diagram of Fence attached). However if needed we can add two large 5-6 ft swinging gates instead to be over the easement so they can be easily opened if needed. We can leave the gates unlocked at all times to allow anyone access or if possible I would like to add a lock and give whoever would need access a key to the lock. Either option would work for me. Thank you again for your consideration and I look forward to hearing from you soon.

Thanks,

Daniel Umpleby

On Thu, Oct 23, 2025 at 9:11 AM Marilee Giles mgiles@gmsnf.com wrote:

Emily,

I am in receipt of your request and will add it to the Agenda for the November 5th meeting.

Katelyn - Please add this request (email and attachments) to the Agenda for Board consideration.

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

On Oct 22, 2025, at 10:44 PM, Emily Baldasso <mrandsrsumps@gmail.com> wrote:

Hello Marilee,

We recently purchased the 4171 Fishing Creek Ln. property in the Azalea Ridge neighborhood and are looking to fence in the backyard. We have contacted the HOA and they have advised that we reach out to yourself and the CDD to get approval to build a fence since a portion of the fence would be over a drainage easement on the north side of the property. I've attached a copy of the property survey and also a diagram of the survey showing our proposal for building the fence and where it will be located.

We have two dogs and two young kids so our goal when purchasing this home was to be able to fence in the backyard to give them a free space to roam and play. Of course we want to make sure we are going about it the right way and getting the correct permission for doing so. We are happy to cooperate with the fence however we need to in order to get it built and are happy to allow anyone from the city, water companies, etc. access to our backyard at anytime if that is needed.

Please let me know if that would be possible to get permission and what steps we would need to take.
Thank you for your time!

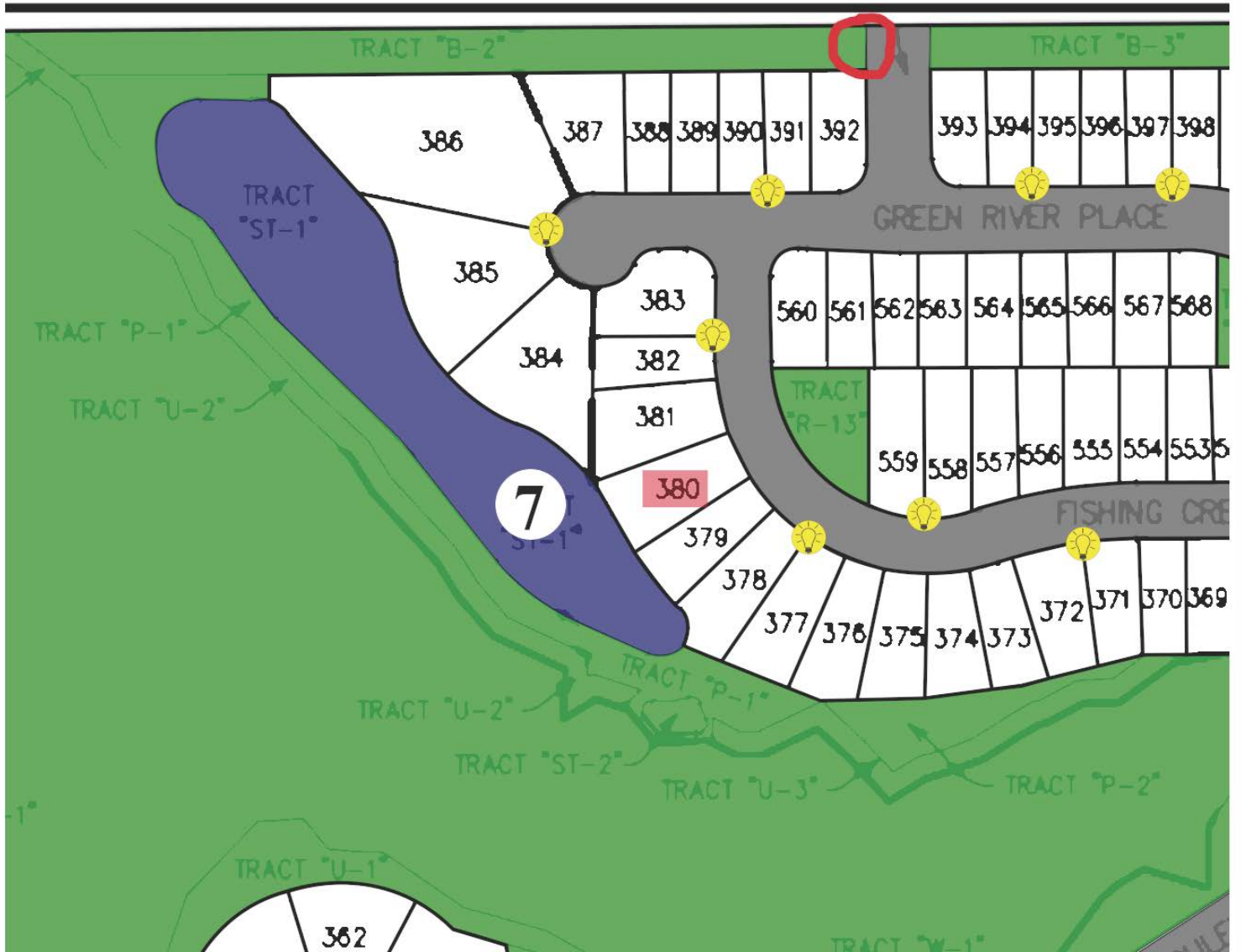
Sincerely,

Daniel and Emily Umpleby
904-735-7138

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Thank you,

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



SWI FENCE ESTIMATE


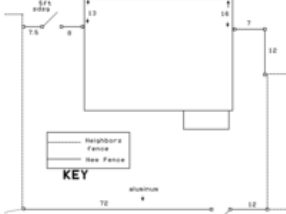

SWi Fence, LLC
1020 SR- 16
St Augustine, FL 32084
(904) 502-4361

Sales Representative
Clay Mason
clay.swiflorida@gmail.com



Daniel Umpleby
Job #22-4449 - Daniel Umpleby
4171 Fishing Creek Ln
Middleburg, FL 32068

Estimate #	22-6036
Date	9/25/2025

Item	Description	Unit of Measure	Qty
Fence			
6VPW	6' Tall white vinyl privacy section stick built onsite Rail - 1 3/4" x 7" T&G picket - 7/8" x 6" ribbed	EACH	5.00
 			
559VPW	5" X 5" white vinyl post (no dig hardware) SS20 galvanized steel post with (2) UNI-5 and a rail lock Post driven a min. depth of 3.5'	EACH	6.00
42A	4' tall 2 rail Aluminum style fence with flush top and flush bottom Specifications: Rails: 1" Picket size: 5/8" Picket Spacing: 3 7/8"	Sect	15.00
			
42AP	2" two rail Aluminum fence post. no dig post with Aluminum I bean insert driven a min. depth of 3	EACH	16.00
Gates			

Item	Description	Unit of Measure	Qty
65VPGW	6' tall x 5' wide White vinyl privacy gate w/hardware Hinges - self closing stainless steel Latch - paddle latch Nylon Gate Handle W/Bumper - Black Internal Square metal Gate Frame Standard spacing between gate and posts is 1.5" for proper hinge spacing.	EACH	1.00
559VGPW	5" X 5" white vinyl Hinge gate post with (no dig hardware) SS40 galvanized steel post with (1) UNI-5 (2) gate stiffener insert and welded flange	EACH	1.00
559VGPW	5" X 5" white vinyl latch gate post with (no dig hardware) SS20 galvanized steel post with (1) UNI-5 (2) gate post stiffener and welded flange	EACH	1.00
442AG	4' wide 4' tall two rail Aluminum gate with flush top and flush bottom Self closing hinge Standard gravity latch	EACH	1.00
SWI Is Here To Help Every Step Of The Way			
Warranty			
Warranty - SWI	SWI Fence lifetime workmanship guarantee - no charge We want you to have confidence that you are buying a quality fence that is built to last. If ever there is a problem with our craftsmanship we will warranty it for the life of the fence.	LS	
AW	Aluminum Warranty - Limited lifetime	Items	
VW	Vinyl Warranty - Limited Lifetime	LS	
HOA			
HOA	Building permit and HOA application preparation. No charge for HOA assistance. Permitting fees are accessed when applicable. We understand how daunting it can be to get all the approvals needed to build your new fence and we want you to know we are here to help. Send us your HOA Application or City Permit and we will help you prepare these application for you to submit.	LS	
Financing			

Item	Description	Unit of Measure	Qty
Finance	<p>We understand that a fence is a major purchase and we're here to help. We have partnered with Marine Finance to offer several ways to fund your project.</p> <p>For qualifying customers, you can choose 90 days no interest with a 1% processing fee or 6 to 12 months no interest for 3-4.5% processing fee. If you are looking for longer terms Marine Finance also offers up to 120-month loans.</p> <p>Rates are subject to change.</p> <p>Applying is easy and takes only a few minutes! Use the link below to get started!</p> <p>https://swiflorida.com/financing/</p>	Items	

What make SWI Fence different?

SWI Difference	<p>1 - Well trained professional tradesman. We pay more to ensure you get top quality installers on your project</p> <p>2 - Steel post option on all wood fences</p> <p>3 - Welded frame gates on wooden gates to prevent sagging</p> <p>4 - 1 year anti-sag warranty on gates. Your gate is guaranteed to latch correctly or we will service it for free!</p> <p>5 - Lifetime anti-settle guarantee on posts using our No-Dig install methods. Have you ever see a post that settled and now looks funny? You won't worry about that with us!</p> <p>6 - Proportional spacing. Have you ever seen that odd little 2' section of fence at the end of a long run? This is to avoid cutting every section so that they are approximately equal in space. We take the time to make all your sections roughly the same even if it means trimming every section.</p> <p>7 - We don't play games with uninsured subcontractors to avoid taxes and work comp. We don't want the liability nor should you.</p> <p>8 - We understand that the bitterness of low quality is remembered long after the sweetness of low price is forgotten. We strive to deliver the best value, not a cheap fence.</p>	Items	1.00
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Sub Total	\$4,973.74
Total	\$4,973.74

SPECIAL INSTRUCTIONS

All Estimates expire 3 days after the date of issuance.

Azalea Ridge HOA of Clay County
Architectural Review Board
Design Review Application

Two sets of plans required with each application.

TO: Azalea Ridge HOA of Clay County, 4213 County Road 218, Suite 1, Middleburg, Florida 32068 Vina.Delcomyn@Awakeningsami.com
Ph. (904) 291-9598 Fax (904) 291-3365

FROM: Property Owner: Daniel and Emily Umpleby Lot 380 Phase 1-2 Date 10/20/2025
Property Address: 4171 Fishing Creek Lane Middleburg FL 32068
Phone Number: 904-735-7138

Mailing address (if different than property address) N/A

Fence Plan and Detail

(Submit 2 copies of survey with fence location sketched onto it; submit color sample denote type, height)

Pool Plan and Detail

(Attach 2 copies of survey with pool location sketched on it.) *Note: All pools must be screened or fenced, landscaped and all plans must be submitted with pool. Only one fee is paid, whichever is higher.)

Landscaping

(Attach 2 copies of proposed landscape plan.)

Other: _____

Exterior Color Selections

(Attach color chip samples. denote body, trim and roof colors.)

Screen Room or Addition

(Attach 2 copies of survey showing footprint, color and material, all elevation drawings and landscape plan.)

Play Equipment

(Attach 2 copies of survey with location of equipment indicated, photo of play equipment and proposed landscape plan.)

Basketball Backboards

(Black pole with white backboard)

REVIEW FEES: Check is made payable to Homeowners Association. Please note that review fees are not due at this time.

Pools and Screens - \$0 Review Fee & \$0 Deposit

Room Additions - \$0 Review Fee & \$0 Deposit

Fences Only & Screen/Glass existing covered patio or bump out - \$0

Basketball Backboards, Gas Tank/Shallow Well Pumps \$0

Play Structures - \$0

Tree Removal - \$0 Satellite/ Antennas - \$0

Signature: Daniel Umpleby

Date: 10/20/25

Do Not Write Below This Line

TO: _____

Date Received by ARB: _____

From: Architectural Review Board

Your application is approved/disapproved subject to the following conditions, if any:

Signature: _____

Printed Name: _____

Date: _____

Title: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

THE FOLLOWING APPLIES TO THE CONSTRUCTION OF POOLS, SCREENS AND ROOM ADDITIONS:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's lights to use and enjoy all possible property lights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner.

In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots common areas or wetlands. The Owner is responsible for informing the primary contractor.

Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to disapproval and enforced compliance to the approved plans may result.

GREEN RIVER PLACE

PAGE 2 OF 3 - NOT VALID WITHOUT ALL PAGES

**BOUNDARY SURVEY OF LANDS IN:
SECTION 36, TOWNSHIP 04 SOUTH, RANGE 24 EAST
CLAY COUNTY, FLORIDA**

GREEN RIVER PLACE

BEARINGS BASED ON NORTH AMERICAN DATUM
OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

L-1
S 00°21' 06" E 151.17'(P)
S 00°16' 44" E 151.17'(M)

C-1
R= 230.00' (P&M)
L=53.12'(P) 53.12'(M)
Δ=13°13'54"(P) 13°14'48"(M)
S 26°30' 44" E 53.00'(P)
S 26°27' 40" E 53.06'(M)

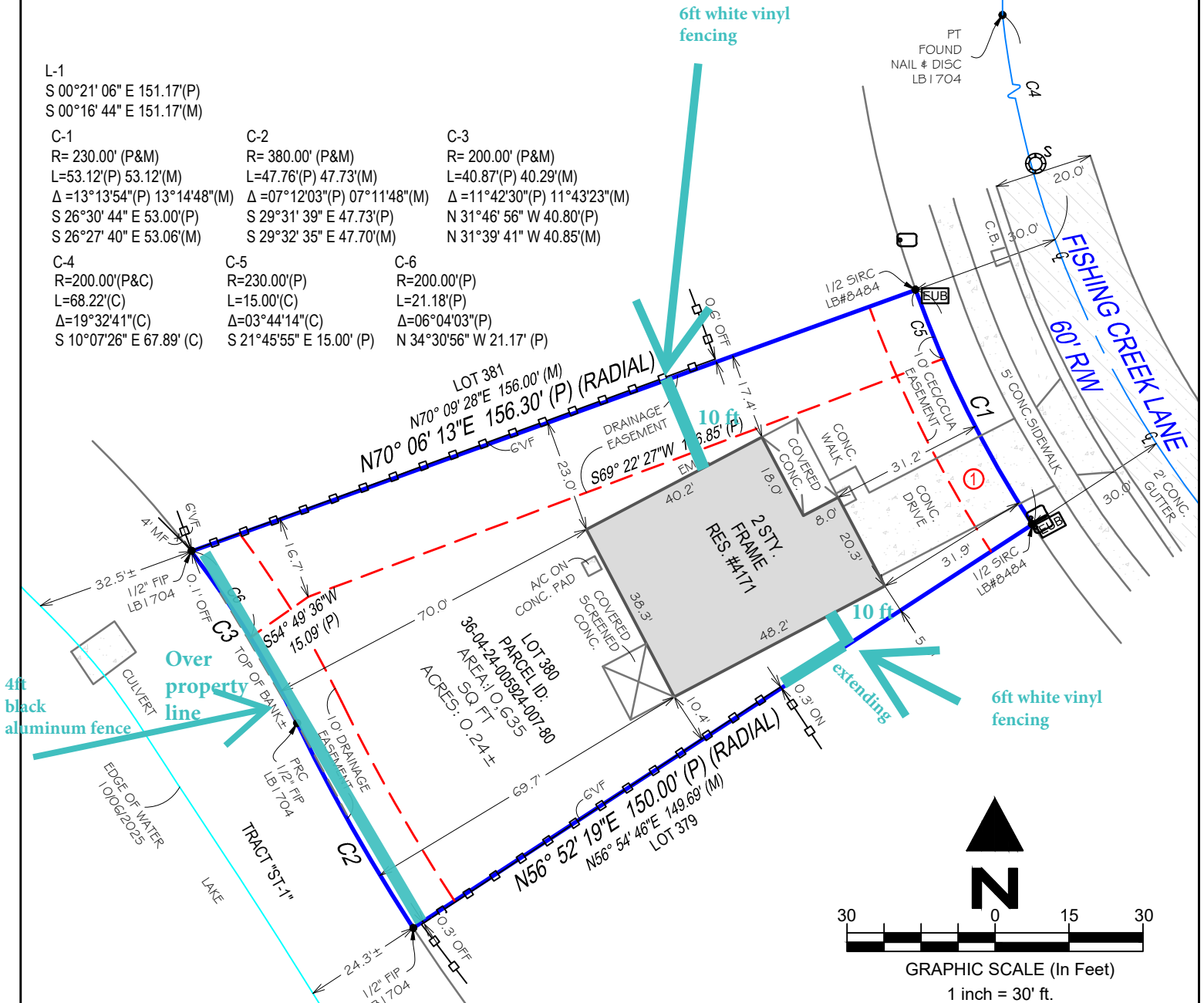
C-2
R= 380.00' (P&M)
L=47.76'(P) 47.73'(M)
Δ=07°12'03"(P) 07°11'48"(M)
S 29°31' 39" E 47.73'(P)
S 29°32' 35" E 47.70'(M)

C-3
R= 200.00' (P&M)
L=40.87'(P) 40.29'(M)
Δ=11°42'30"(P) 11°43'23"(M)
N 31°46' 56" W 40.80'(P)
N 31°39' 41" W 40.85'(M)

C-4
R=200.00'(P&C)
L=68.22'(C)
Δ=19°32'41"(C)
S 10°07'26" E 67.89' (C)

C-5
R=230.00'(P)
L=15.00'(C)
Δ=03°44'14"(C)
S 21°45'55" E 15.00' (P)

C-6
R=200.00'(P)
L=21.18'(P)
Δ=06°04'03"(P)
N 34°30'56" W 21.17' (P)



PROPERTY ADDRESS: 4171 FISHING CREEK LANE MIDDLEBURG, FL. 32068

LEGAL DESCRIPTION:

LOT 380, AZALEA RIDGE UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 44 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

POINTS OF INTEREST:

1. CONCRETE DRIVE OVER 10' CEC/CCUA EASEMENT

FIELD WORK DATE:

10/06/2025

CAD DRAFTER:
D.C.

SURVEY NUMBER:
092525.04

REVISION DATE:



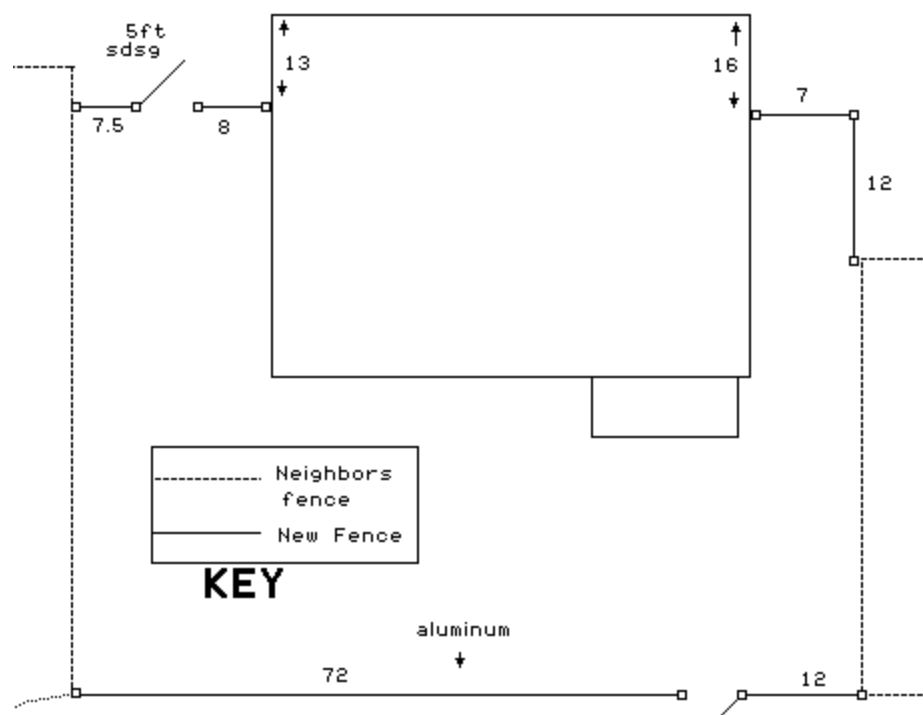
Pablo Alvarez, PSM
2025.10.08 11:37:16 -04'00'

SURVEYOR'S CERTIFICATION

REPRODUCTIONS OF THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION, AND WAS ELECTRONICALLY CERTIFIED BY THE PROFESSIONAL LAND SURVEYOR AND MAPPER LISTED HEREON, AS TIMESTAMPED ON BORDER.



**RIVER CITY
SURVEYING & MAPPING**
LB#8484
904.675.9300
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256



FIFTH ORDER OF BUSINESS

**Ridgewood Trails
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Ridgewood Trails Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Ridgewood Trails Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Ridgewood Trails Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Ridgewood Trails Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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



To the Board of Supervisors
Ridgewood Trails Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 14, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

*Berger Toombs Elam
Gaines & Frank*

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

October 14, 2025

Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$2,535,904 (net position). Unrestricted net position for Governmental Activities was \$438,733. Restricted net position was \$4,595. Net investment in capital assets was \$2,092,576.
- ◆ Governmental activities revenues totaled \$656,086 while governmental activities expenses totaled \$678,742.

Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 451,148	\$ 390,719
Restricted assets	18,084	16,051
Capital assets	2,216,432	2,315,050
Total Assets	2,685,664	2,721,820
Current liabilities	24,359	28,876
Non-current liabilities	125,401	134,384
Total Liabilities	149,760	163,260
investment		
in capital assets	2,092,576	2,181,892
Net position - restricted	4,595	2,952
Net position - unrestricted	438,733	373,716
Total Net Position	\$ 2,535,904	\$ 2,558,560

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

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

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 627,040	\$ 568,922
General Revenues		
Miscellaneous revenues	5,600	8,650
Investment earnings	23,446	10,945
Total Revenues	<u>656,086</u>	<u>588,517</u>
Expenses		
General government	97,394	96,814
Physical environment	320,985	304,853
Culture/recreation	252,550	244,747
Interest and other charges	7,813	8,275
Total Expenses	<u>678,742</u>	<u>654,689</u>
Change in Net Position	(22,656)	(66,172)
Net Position - Beginning of Year	<u>2,558,560</u>	<u>2,624,732</u>
Net Position - End of Year	<u><u>\$ 2,535,904</u></u>	<u><u>\$ 2,558,560</u></u>

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

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

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Buildings and improvements	\$ 571,641	\$ 571,641
Infrastructure	2,690,994	2,690,994
Equipment	140,222	124,011
Accumulated depreciation	(1,186,425)	(1,071,596)
Capital Assets, Net	<u>\$ 2,216,432</u>	<u>\$ 2,315,050</u>

Current year capital asset activity consisted of additions to equipment, \$16,211, and depreciation, \$114,829.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower capital outlay and insurance expenditures than were anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In June 2007, the District issued \$8,305,000 Series 2007A Capital Improvement Revenue Bonds. These bonds were issued to fund certain infrastructure facilities for the benefit of the District. As of September 30, 2024, the balance outstanding was \$125,000.
- In December 2021, the District entered into a financed purchase agreement of \$19,419, for security equipment. The balance outstanding at September 30, 2024 was \$9,646.

Economic Factors and Next Year's Budget

Ridgewood Trails Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Ridgewood Trails Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

Ridgewood Trails Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 61,084
Investments	361,999
Prepaid expenses	25,262
Deposits	2,803
Total Current Assets	<u>451,148</u>
Non-current Assets	
Restricted assets	
Investments	18,084
Capital assets, being depreciated	
Buildings and improvements	571,641
Infrastructure	2,690,994
Equipment	140,222
Accumulated depreciation	<u>(1,186,425)</u>
Total Non-current Assets	<u>2,234,516</u>
Total Assets	<u>2,685,664</u>
LIABILITIES	
Current Liabilities	
Accounts payable	11,865
Due to other governments	550
Accrued interest payable	2,943
Financed purchase payable	4,001
Bonds payable	5,000
Total Current Liabilities	<u>24,359</u>
Non-current Liabilities	
Financed purchase payable	5,645
Bonds payable, net	119,756
Total Non-current liabilities	<u>125,401</u>
Total Liabilities	<u>149,760</u>
NET POSITION	
Net investment in capital assets	2,092,576
Restricted for debt service	3,388
Restricted for capital projects	1,207
Unrestricted	438,733
Total Net Position	<u>\$ 2,535,904</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Primary government			
Governmental Activities			
General government	\$ (97,394)	\$ 107,474	\$ 10,080
Physical environment	(320,985)	255,462	(65,523)
Culture/recreation	(252,550)	250,720	(1,830)
Interest and other charges	(7,813)	13,384	5,571
Total Governmental Activities	<u>\$ (678,742)</u>	<u>\$ 627,040</u>	<u>(51,702)</u>
General revenues:			
Miscellaneous revenues			5,600
Investment earnings			23,446
Total General Revenues			<u>29,046</u>
Change in Net Position			(22,656)
Net Position - October 1, 2023			2,558,560
Net Position - September 30, 2024			<u>\$ 2,535,904</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 61,084	\$ -	\$ -	\$ 61,084
Investments	361,999	-	-	361,999
Prepaid expenses	25,262	-	-	25,262
Deposits	2,803	-	-	2,803
Restricted assets				
Investments	-	16,877	1,207	18,084
Total Assets	<u>\$ 451,148</u>	<u>\$ 16,877</u>	<u>\$ 1,207</u>	<u>\$ 469,232</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 11,865	\$ -	\$ -	\$ 11,865
Due to other governments	550	-	-	550
Total Liabilities	<u>12,415</u>	<u>-</u>	<u>-</u>	<u>12,415</u>
FUND BALANCES				
Nonspendable				
Prepaid expenses	25,262	-	-	25,262
Deposits	2,803	-	-	2,803
Restricted				
Debt service	-	16,877	-	16,877
Capital projects	-	-	1,207	1,207
Assigned for capital reserves	189,626	-	-	189,626
Unassigned	221,042	-	-	221,042
Total Fund Balances	<u>438,733</u>	<u>16,877</u>	<u>1,207</u>	<u>456,817</u>
Total Liabilities and Fund Balances	<u>\$ 451,148</u>	<u>\$ 16,877</u>	<u>\$ 1,207</u>	<u>\$ 469,232</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 456,817
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$2,690,994, buildings and improvements, \$571,641, and equipment, \$140,222, net of accumulated depreciation, \$(1,186,425), used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.	2,216,432
Long-term liabilities, including bonds payable, \$(125,000), net of bond discount, net, \$244, and financed purchase payable, \$(9,646), are not due and payable in the current period; and therefore, are not reported at the fund level.	(134,402)
Accrued interest expense for long-term debt is not a current financial use; and therefore, it is not reported at the governmental fund level.	<u>(2,943)</u>
Net Position of Governmental Activities	<u><u>\$ 2,535,904</u></u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 613,656	\$ 13,384	\$ -	\$ 627,040
Miscellaneous revenues	5,600	-	-	5,600
Investment earnings	22,452	936	58	23,446
Total Revenues	<u>641,708</u>	<u>14,320</u>	<u>58</u>	<u>656,086</u>
Expenditures				
Current				
General government	97,394	-	-	97,394
Physical environment	231,501	-	-	231,501
Culture/recreation	227,205	-	-	227,205
Capital outlay	16,211	-	-	16,211
Debt service				
Principal	3,813	5,000	-	8,813
Interest	567	7,345	-	7,912
Total Expenditures	<u>576,691</u>	<u>12,345</u>	<u>-</u>	<u>589,036</u>
Net Change in Fund Balances	65,017	1,975	58	67,050
Fund Balances - October 1, 2023	<u>373,716</u>	<u>14,902</u>	<u>1,149</u>	<u>389,767</u>
Fund Balances - September 30, 2024	<u>\$ 438,733</u>	<u>\$ 16,877</u>	<u>\$ 1,207</u>	<u>\$ 456,817</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 67,050
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(114,829), exceeded capital outlay, \$16,211, in the current year.	(98,618)
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Payment of long-term liabilities are reported as expenditures at the fund level but such repayments reduce long-term liabilities in the Statement of Net Position.	8,813
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Amortization expense of bond discounts does not require the use of current financial resources and therefore, is not reported at the governmental fund level. This is the amount of amortization in the current period.	(18)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	117
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Change in Net Position of Governmental Activities	<u>\$ (22,656)</u>
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See accompanying notes to financial statements.

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

For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 612,477	\$ 612,477	\$ 613,656	\$ 1,179
Miscellaneous revenues	4,200	4,200	5,600	1,400
Interest earnings	1,300	1,300	22,452	21,152
Total Revenues	<u>617,977</u>	<u>617,977</u>	<u>641,708</u>	<u>23,731</u>
Expenditures				
Current				
General government	113,690	113,690	97,394	16,296
Physical environment	211,269	211,269	231,501	(20,232)
Culture/recreation	263,638	263,638	227,205	36,433
Capital outlay	60,000	60,000	16,211	43,789
Debt Service				
Principal	-	-	3,813	(3,813)
Interest	-	-	567	(567)
Total Expenditures	<u>648,597</u>	<u>648,597</u>	<u>576,691</u>	<u>71,906</u>
Net Change in Fund Balances	(30,620)	(30,620)	65,017	95,637
Fund Balances - October 1, 2023	<u>180,691</u>	<u>180,691</u>	<u>373,716</u>	<u>193,025</u>
Fund Balances - September 30, 2024	<u>\$ 150,071</u>	<u>\$ 150,071</u>	<u>\$ 438,733</u>	<u>\$ 288,662</u>

See accompanying notes to financial statements.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

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

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets

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

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

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

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

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

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

d. Bond Discounts

Bond discounts are amortized over the life of the bonds using the straight-line method.

e. Budgets

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

f. Net Position

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

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

“Total fund balances” of the District’s governmental funds, \$456,817, differs from “net position” of governmental activities, \$2,535,904, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$ 571,641
Infrastructure	2,690,994
Equipment	140,222
Accumulated depreciation	<u>(1,186,425)</u>
Net Capital Assets	<u><u>\$ 2,216,432</u></u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not current financial uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (125,000)
Bond discount, net	244
Financed purchase payable	<u>(9,646)</u>
Total	<u><u>\$ (134,402)</u></u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	<u><u>\$ (2,943)</u></u>
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Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

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

The “net change in fund balances” for government funds, \$67,050, differs from the “change in net position” for governmental activities, \$(22,656), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the fund level. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the period.

Depreciation	\$ (114,829)
Capital outlay	<u>16,211</u>
Total	<u>\$ (98,618)</u>

Long-term debt transactions

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

Debt principal payments	<u>\$ 8,813</u>
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Amortization of the bond discount does not require the use of current resources and therefore is not reported at the fund level.

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

Change in accrued interest payable	<u>\$ 117</u>
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Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$81,909 and the carrying value was \$61,084. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Florida PRIME	39 Days*	\$ 351,657
First American Treasury Obligations Fund	31 Days*	18,084
U.S. Bank Money Market	N/A	10,342
Total		<u>\$ 380,083</u>

* Weighted Average Maturity

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

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

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

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100% of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligations Fund and Florida PRIME were rated AAAm by Standard & Poor's. The District's investment in U.S. Bank Money Market is not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market represent 3%, the investments in First American Treasury Obligations Fund represents 5% and the investments in Florida PRIME represents 92% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – SPECIAL ASSESSMENT REVENUES

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

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

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 2,690,994	\$ -	\$ -	\$ 2,690,994
Buildings and improvements	571,641	-	-	571,641
Equipment	124,011	16,211	-	140,222
Total Capital assets Depreciated	<u>3,386,646</u>	<u>16,211</u>	<u>-</u>	<u>3,402,857</u>
Less accumulated depreciation for:				
Infrastructure	(886,171)	(89,484)	-	(975,655)
Buildings and improvements	(135,585)	(14,658)	-	(150,243)
Equipment	(49,840)	(10,687)	-	(60,527)
Total Accumulated Depreciation	<u>(1,071,596)</u>	<u>(114,829)</u>	<u>-</u>	<u>(1,186,425)</u>
Total Capital Assets Depreciated, Net	<u>\$ 2,315,050</u>	<u>\$ (98,618)</u>	<u>\$ -</u>	<u>\$ 2,216,432</u>

Depreciation of \$114,829 was charged to physical environment, \$89,484, and culture/recreation, \$25,345.

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT

The following is a summary of bonded debt activity for the District for the year ended September 30, 2024:

Bonds payable debt at October 1, 2023	\$ 130,000
Principal payments	<u>(5,000)</u>
Bonds payable debt at September 30, 2024	\$ 125,000
Less: bond discount, net	<u>(244)</u>
Bonds Payable, Net at September 30, 2024	<u>\$ 124,756</u>

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

Capital Improvement Revenue Bonds

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

\$ 125,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 5,000	\$ 7,063	\$ 12,063
2026	5,000	6,780	11,780
2027	5,000	6,498	11,498
2028	5,000	6,215	11,215
2029	10,000	5,933	15,933
2030-2034	50,000	21,188	71,188
2035-2038	45,000	6,778	51,778
Totals	<u>\$ 125,000</u>	<u>\$ 60,455</u>	<u>\$ 185,455</u>

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Significant Bond Provisions

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

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2007A	\$ 10,546	\$ 15,000

Ridgewood Trails Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – FINANCED PURCHASE

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

The annual requirements to amortize principal and interest of the financed purchase as of September 30, 2024, were as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2025	\$ 4,380
2026	4,380
2027	1,460
Total minimum lease payments	10,220
Less: amount representing interest	(574)
Present value of minimum lease payments	<u>\$ 9,646</u>

NOTE H – RISK MANAGEMENT

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Ridgewood Trails Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 14, 2025.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Ridgewood Trails Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

October 14, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Ridgewood Trails Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated October 14, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 14, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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



To the Board of Supervisors
Ridgewood Trails Community Development District

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Ridgewood Trails Community Development District. It is management's responsibility to monitor the Ridgewood Trails Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Ridgewood Trails Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,171.60
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$534,013.77
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: No construction
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Ridgewood Trails Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Ridgewood Trails Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$883.26 – \$1,069.86 for the General Fund and \$761.14 – \$920.15 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$627,040.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$125,000 Series 2007A Bonds due on May 1, 2038 at a fixed interest rate of 5.65%.

Additional Matters

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

Purpose of this Letter

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

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

October 14, 2025



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have examined Ridgewood Trails Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Ridgewood Trails Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Ridgewood Trails Community Development District's compliance based on our examination.

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

In our opinion, Ridgewood Trails Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

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

October 14, 2025

SIXTH 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 _____

EIGHTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

Chair/Vice Chair:

Signed by:

Michael Wetherbee

Print Name: Michael Wetherbee

Date: 2025-11-07

Ridgewood Trails Community Development District

District Manager:

Signed by:

Marilee Giles

Print Name: Marilee Giles

Date: 2025-11-07

Ridgewood Trails Community Development District

E.

1.

11/5/2025

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

November 5th, 2025

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – November 5th, 2025

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



Community Updates

MANAGER

- Comcast contracts renegotiated and lowered
- Light bollard project coordination complete
- Bronco playground project coordination complete

MAINTENANCE

- Irrigation re-routes for light bollard project
- Adjusted light bollards for intensity and light color
- Installed mulch borders and fencing for Bronco playground
- Installed Double Gates behind storage shed
- Pressure washed entry way sign
- Painted stained areas of sign and patched minor damages
- Large pool filters replaced
- Replaced cracked pool depth marker tiles
- Irrigation repair in large field
- Amenity TV centered and leveled
- Holiday Decorations

UP COMING MAINTENANCE

- Landscaping around light bollard area

EVENTS

- Co-Sponsor Fall Fest Event - October 11th
 - Pumpkin Patch and Movie Night
- Winter Event December 20th – Santa's Workshop and Movie Night

ROOM RENTALS

- Total number of rentals for September and August (1)
- (2) rental tentatively scheduled for November and December

Happy Holidays!





Conclusion

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

Respectfully,

Rob Alba



2.

Quality Site Assessment

Prepared for: Ridgewood Trails CDD

General Information

DATE: Tuesday, Oct 28, 2025

NEXT QSA DATE: Monday, Jan 26, 2026

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



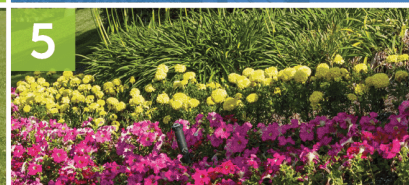
Weed Free



Green Turf



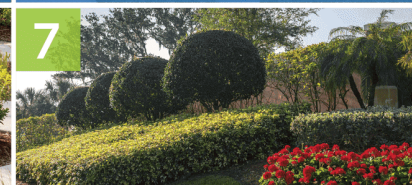
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 1** Newly installed annuals are looking healthy and showing great color. All Palms throughout have been pruned.
- 2** Main entrance is neatly blown off. Trash is picked up every visit.
- 3** Pond along the main entrance road is in rotation.
- 4** Lots of ant piles developing throughout the community, the crew is baiting them during their detail section work.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 5** Hard edging throughout is in rotation.
- 6** Secondary entrance monument sign beds are weed and debris free.
- 7** Mail kiosk area is looking sharp.
- 8** Secondary entrance playground is well maintained. Fence lines are well defined.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 9** Pond behind Warm Spring Way is in rotation.
- 10** Dead Pine Tree was observed at the secondary entrance off Long Bay Rd.
- 11** Two Long Leaf Pine Trees were installed at the Bronco Rd. Pocket Park.
- 12** The crew has started maintaining the new playground at the Bronco Rd. Pocket Park.

Maintenance Items

13



13 Bronco Rd. going toward the third entrance is in rotation. Trees are lifted.

TENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, September 3, 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	Assistant Secretary
Scott Edson	Assistant Secretary
Tom Schumacher	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the September 4, 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

Ratification of Agreements

A. T&M Electric

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the agreement with T&M Electric was ratified.

B. J.C. Harward

On MOTION by Ms. Alba seconded by Ms. Miller with all in favor the agreement with J.C. Harward was ratified.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Sterling for Egress Gate

This item tabled.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Goals and Objectives for Fiscal Year 2026

On MOTION by Mr. Edson seconded by Mr. Schumacher with all in favor the fiscal year 2026 goals and objectives were approved.

D. Operation Manager

Mr. Soriano stated we are waiting on the permits from the county on the playground, the GC is updating us on a regular basis. We need a quick discussion on the pond issue. There is a fence issue blocking access.

Mr. Alba stated one homeowner has given us permission to use their yard as a passthrough to get to the pond but it is not big enough to put a boat through.

Mr. Soriano stated I want to make sure that Rob makes personal contact to have that conversation with them. They may not realize what they did by putting up the fence that blocks the easement. I want to send them a letter to see if they will work with us.

Mr. Alba stated there is a 30-foot easement and there are four homes. Each homeowner has built all the way to the halfway point so there is a 15-foot fence line on each side, no gates. There is no access. I can contact the homeowners and let them know that this is a drainage easement, we need access to the pond for maintenance. We can install a gate in the fence line in the front and rear and have access when we need it or we have to remove fences.

Mr. Edson stated but you are going to make personal contact with the four homeowners.

Mr. Alba stated that is what the operations manager would like me to do.

Mr. Edson stated then after we get feedback from you as to their responses, you can go to the next step, which may be something in writing agreeing to whatever.

Mr. Alba stated right, essentially informing them it is a drainage easement, the CDD has the responsibility to use it to maintain the pond and we need access.

Mr. Edson asked is this their property?

Mr. Alba stated it is their property but it is an easement they are required to allow us to access. This is a state level run program for maintenance of water systems.

Ms. Giles asked is this the pond behind Big Springs Point?

Mr. Alba stated yes.

Ms. Giles asked could lake maintenance and landscape go in through the wooded area just before the conservation easement at Azalea Ridge, then come on the backside of those houses?

Mr. Soriano stated that may be an option. I would have to look to see how overgrown the area is but that may be a possible solution.

Ms. Giles stated if there wasn't an agreement in place, it is never too late and that agreement helps the homeowner and the district and that agreement would be filed with the county.

E. Amenity Manager

1. Report

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

Mr. Schumacher asked can we make the yard sale one day rather than two days or say it is Saturday and Sunday if it rains on Saturday.

2. Brightview QSA

Ms. Fisher gave an overview of the Brightview site assessment and stated for the last couple years we have done the mulch in the focal areas, entranceway, pool because you only have a certain amount of yardage in the contract, which leaves the pocket parks without mulch. We can propose to do those additional areas or next year we could just do those areas in places we haven't done the last couple of years. We can bring a proposal to the next meeting for the pocket parks.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Ms. Sinift stated I wish that someone would have knocked on my door if you have any questions about what I was doing in my backyard instead of having conversations here and thinking I did something inappropriate.

A resident stated we are talking about the powerlines. There was a big issue behind my house there was always bricks and stuff and evidently then somebody went down there because they saw that there were ruts.

Ms. Giles stated I think that was reported to a supervisor about the stuff on district property behind your house, but I'm not familiar with yours.

Ms. Sinift stated I had a big dumpster back there and I was told we were doing construction in my backyard and we had left big ruts in the back.

Mr. Schumacher stated that was reported to me and I went down and looked at it and there were ruts that should have been approved by us before they drove over it.

Ms. Sinift stated that was only there for a week and a half and the person that came back there fixed everything like he said he would, graded it all the way back to the road much better than it was beforehand. When I purchased the house they put 15 bundles of bamboo around my backyard, which grew to be 30+ feet tall and grew everywhere. I had to pay somebody to remove them and it took four dumpsters to get all that bamboo out of my backyard. The roots were incredibly large and had somebody just come out there and asked, I would have been more than happy to give you a complete tour of what has happening. I am the person out there every time they drove down our lines making sure they understand because there are turtles out there. I have videos of them driving over the turtle holes and I told the guy while he was doing it and he said this is my job. They were mowing under the powerlines.

Mr. Schumacher asked was it Brightview? Who are we talking about?

Ms. Sinift stated this is the county and part of it is owned by the county and part of it is owned by the district or something like that. It is supposed to be done every couple years.

Ms. Giles stated it sounds like two issues. If any property owner is going to be on district property the property owner is supposed to coordinate with the district. Typically, you would go through the HOA for any of those improvements or changes but if you are going to trespass on district property you would need to coordinate with the district, not the other way around. I think someone reported there were items behind that fence line on the district's property and that is what was discussed at the last meeting. We contacted Scott and he cleaned it up and it is no big deal.

Supervisors Comments

Mr. Edson stated about three weeks there was a traffic fatality on Blanding Boulevard coming out of Azalea Ridge and we seldom go out and turn left, we go out the back way. As they build more on the back way it is going to be worse. I would love a traffic light there but there has to be enough home sites to warrant a light.

I mentioned it before, I walk a lot and since I became a supervisor on the board I walk part of the CDD area and I offer the opportunity to any of the three board members that are not involved with Freedom if you would like a tour of Freedom, we have a golf cart and I would be glad to take any of you through Freedom and show you what we have in Freedom.

Mr. Schumacher stated I still have a request to pressure wash the entrance sign.

Mr. Alba stated I will reach out to the pressure washing person.

Mr. Schumacher stated the residents still want to get the sidewalk and curbs at that entrance pressure washed so they look halfway decent. I talked to the engineering director at Green Cove and he said you can do it and you wanted something in writing.

Mr. Soriano stated unfortunately we can't go on their property and do that work because it is a liability for the district if we do something we have been told many times not to do.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

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

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the minutes of the July 9, 2025 meeting were approved as presented.

- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the balance of the consent agenda items was approved.
--

EIGHTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
November 5, 2025 at 6:00 p.m. at the Azalea
Ridge Amenity Center, 1667 Azalea Ridge
Boulevard, Middleburg, Florida**

Ms. Giles stated the next meeting will be held November 5, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Wetherbee seconded by Ms. Miller with all in favor the meeting adjourned at 6:56 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
September 30, 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
September 30, 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	\$ 34,563	\$ 23,448	\$ -	\$ -	\$ 58,011
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from Capital Reserve	5,400	-	-	-	5,400
<u>Investments:</u>					
State Board of Administration (SBA)	216,233	190,565	-	-	406,797
US Bank - Custody Account	46,033	-	-	-	46,033
<u>Series 2007</u>					
Reserve A	-	-	10,985	-	10,985
Interest A	-	-	-	-	-
Revenue A	-	-	8,080	-	8,080
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,257	1,257
Prepaid Expenses	25,175	-	-	-	25,175
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 330,207	\$ 214,012	\$ 19,065	\$ 1,257	\$ 564,542
Liabilities:					
Accounts Payable	\$ 9,768	\$ -	\$ -	\$ -	\$ 9,768
Accrued Expenses	10,771	-	-	-	10,771
Due to Other	-	-	-	-	-
Due to General Fund	-	5,400	-	-	5,400
Total Liabilities	\$ 20,540	\$ 5,400	\$ -	\$ -	\$ 25,940
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 25,175	\$ -	\$ -	\$ -	\$ 25,175
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	-	19,065	-	19,065
Capital Project	-	-	-	1,257	1,257
Assigned for:					
Capital Reserve Fund	-	208,612	-	-	208,612
Unassigned	284,492	-	-	-	284,492
Total Fund Balances	\$ 309,667	\$ 208,612	\$ 19,065	\$ 1,257	\$ 538,602
Total Liabilities & Fund Balance	\$ 330,207	\$ 214,012	\$ 19,065	\$ 1,257	\$ 564,542

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,477	\$ 612,477	\$ 613,960	\$ 1,483
Interest Earned/Misc. Income	12,000	12,000	19,574	7,574
Rental Revenue	3,675	3,675	4,875	1,200
Total Revenues	\$ 628,152	\$ 628,152	\$ 638,409	\$ 10,257

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,000	\$ 6,000	\$ 2,000
PR-FICA	612	612	459	153
Engineering	3,200	3,200	2,200	1,000
Attorney	20,000	20,000	6,215	13,785
Annual Audit	3,270	3,270	3,270	-
Assessment Administration	5,576	5,576	5,576	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,124	1,124	1,124	-
Trustee Fees	4,600	4,600	4,517	83
Management Fees	51,320	51,320	51,320	-
Information Technology	1,908	1,908	1,908	-
Website Maintenance	1,272	1,272	1,272	-
Telephone	350	350	195	155
Postage & Delivery	800	800	1,258	(458)
Insurance General Liability	8,498	8,498	8,267	231
Printing & Binding	1,500	1,500	1,029	471
Legal Advertising	1,800	1,800	1,151	649
Other Current Charges	907	907	414	493
Office Supplies	100	100	5	95
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 115,612	\$ 115,612	\$ 96,955	\$ 18,657

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 17,029	\$ 17,029	\$ 15,866	\$ 1,163
Amenity Manager	42,876	42,876	42,876	-
Facility Assistant	7,500	7,500	-	7,500
General Facility Maintenance	12,190	12,190	8,727	3,463
Repairs & Replacements	30,000	30,000	36,209	(6,209)
Lifeguards	19,488	19,488	16,888	2,600
Pool Maintenance	18,950	18,950	21,477	(2,528)
Pool Chemicals	17,798	17,798	5,655	12,143
Water & Sewer	13,000	13,000	10,804	2,196
Electric	16,100	16,100	14,295	1,805
Internet/Cable	6,840	6,840	7,648	(808)
Janitorial	11,891	11,891	11,891	-
Janitorial Supplies	2,500	2,500	1,443	1,057
Security System	8,467	8,467	8,452	15
Refuse Service	3,012	3,012	3,190	(178)
Special Events	5,000	5,000	4,904	96
Pool Permit	475	475	475	-
Pest Control	1,200	1,200	1,104	96
Access Cards	1,000	1,000	883	117
Subtotal Amenity Center Expenditures	\$ 235,316	\$ 235,316	\$ 212,788	\$ 22,528
Grounds Maintenance Expenditures				
Operations Management	\$ 25,785	\$ 25,785	\$ 25,785	\$ (1)
Electric	3,000	3,000	2,489	511
Water	8,300	8,300	8,767	(467)
Repairs & Maintenance	18,200	18,200	24,655	(6,455)
Landscape Maintenance	143,582	143,582	131,169	12,413
Lake Maintenance	8,802	8,802	8,304	498
Irrigation Repairs	5,000	5,000	962	4,038
Subtotal Grounds Maintenance Expenditures	\$ 212,669	\$ 212,669	\$ 202,131	\$ 10,537
Total Operations & Maintenance	\$ 447,984	\$ 447,984	\$ 414,919	\$ 33,065
Total Expenditures	\$ 563,596	\$ 563,596	\$ 511,874	\$ 51,722
Excess (Deficiency) of Revenues over Expenditures	\$ 64,556	\$ 64,556	\$ 126,535	\$ 61,979
<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)	\$ (1,420)	\$ 60,559	\$ 61,979
Fund Balance - Beginning	\$ 1,420		\$ 249,108	
Fund Balance - Ending	\$ -		\$ 309,667	

Ridgewood Trails
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest	\$ 2,000	\$ 2,000	\$ 8,971	6,971
Total Revenues	\$ 2,000	\$ 2,000	\$ 8,971	\$ 6,971
Expenditures:				
Capital Reserves	\$ 60,000	\$ 60,000	\$ 47,144	\$ 12,856
Other Curent Charges	600	600	366	234
Repair & Replacement	-	-	8,453	(8,453)
Total Expenditures	\$ 60,600	\$ 60,600	\$ 55,962	\$ 4,638
Excess (Deficiency) of Revenues over Expenditures	\$ (58,600)	\$ (58,600)	\$ (46,990)	\$ 11,610
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	\$ 7,376	\$ 18,986	\$ 11,610
Fund Balance - Beginning	\$ 208,426		\$ 189,627	
Fund Balance - Ending	\$ 215,802		\$ 208,612	

Ridgewood Trails
Community Development District
Debt Service Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	\$ 13,391	\$ 32
Interest Income	500	500	860	360
Total Revenues	\$ 13,859	\$ 13,859	\$ 14,251	\$ 392
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		\$ 2,189	
Net Change in Fund Balance	\$ 1,796	\$ -	\$ 2,189	\$ -
Fund Balance - Beginning	\$ 6,471		\$ 16,877	
Fund Balance - Ending	\$ 8,267		\$ 19,065	

Ridgewood Trails
Community Development District
Capital Projects Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 50	\$ 50
Total Revenues	\$ -	\$ -	\$ 50	\$ 50
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 50	\$ 50
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 50	\$ 50
Fund Balance - Beginning	\$ -		\$ 1,207	
Fund Balance - Ending	\$ -		\$ 1,257	

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	1,312	993	19,574
Rental Revenue	-	550	150	-	-	1,000	150	150	1,125	950	800	-	4,875
Total Revenues	\$ 641	\$ 43,614	\$ 545,236	\$ 5,510	\$ 4,475	\$ 11,357	\$ 13,738	\$ 2,889	\$ 5,397	\$ 2,447	\$ 2,112	\$ 993	\$ 638,409

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 6,000
PR-FICA	-	77	-	77	-	77	-	77	-	77	-	77	459
Engineering	-	-	-	110	-	370	1,720	-	-	-	-	-	2,200
Attorney	336	800	-	384	166	785	65	1,813	449	1,418	-	-	6,215
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	3,270	3,270
Assessment Administration	5,576	-	-	-	-	-	-	-	-	-	-	-	5,576
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	94	94	94	94	94	94	94	94	94	94	94	94	1,124
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	4,277	4,277	51,320
Information Technology	159	159	159	159	159	159	159	159	159	159	159	159	1,908
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Telephone	-	45	-	20	-	15	-	21	26	23	-	45	195
Postage & Delivery	60	29	81	28	79	8	12	7	516	122	285	31	1,258
Insurance General Liability	8,267	-	-	-	-	-	-	-	-	-	-	-	8,267
Printing & Binding	39	0	30	1	23	15	35	42	707	27	96	14	1,029
Legal Advertising	46	-	45	-	46	-	110	46	756	-	101	-	1,151
Other Current Charges	-	-	-	10	53	30	37	68	48	49	48	70	414
Office Supplies	1	0	0	0	1	0	1	0	1	0	1	0	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,265	\$ 6,586	\$ 4,792	\$ 9,654	\$ 5,003	\$ 6,934	\$ 6,615	\$ 7,709	\$ 7,138	\$ 7,950	\$ 5,166	\$ 9,142	\$ 96,955

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	3,573	3,573	42,876
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	422	425	164	-	621	217	1,097	215	1,144	2,740	1,340	341	8,727
Repairs & Replacements	2,591	2,942	1,843	3,129	2,296	3,506	996	3,629	9,913	1,104	1,960	2,300	36,209
Lifeguards	-	-	-	-	-	907	-	3,000	4,577	4,047	4,358	-	16,888
Pool Maintenance	1,579	1,579	1,579	1,579	1,579	1,579	1,854	1,579	1,579	2,658	2,753	1,579	21,477
Pool Chemicals	142	-	1,036	76	64	1,252	201	-	1,390	562	769	164	5,655
Water & Sewer	789	948	890	965	810	858	825	999	960	1,124	868	769	10,804
Electric	1,087	1,009	1,155	1,091	1,029	874	965	1,007	1,451	1,495	1,661	1,471	14,295
Internet/Cable	563	594	594	623	659	659	659	659	659	659	659	659	7,648
Janitorial	991	991	991	991	991	991	991	991	991	991	991	991	11,891
Janitorial Supplies	-	-	69	-	103	119	123	212	165	52	135	464	1,443
Security System	701	2,035	558	573	573	573	573	716	430	573	573	573	8,452
Refuse Service	257	258	258	257	261	261	259	276	266	279	280	278	3,190
Special Events	-	1,457	571	-	319	-	800	-	-	506	-	1,252	4,904
Pool Permit	-	-	-	-	-	-	-	475	-	-	-	-	475
Pest Control	90	90	90	93	93	93	93	93	93	93	93	93	1,104
Access Cards	-	-	-	-	-	-	-	470	-	-	413	-	883
Subtotal Amenity Center Expenditures	\$ 28,652	\$ 15,900	\$ 13,370	\$ 12,950	\$ 12,972	\$ 15,463	\$ 13,010	\$ 17,893	\$ 27,191	\$ 20,456	\$ 20,426	\$ 14,506	\$ 212,788
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	\$ 2,149	\$ 2,149	25,785
Electric	193	201	199	203	204	204	203	201	219	219	221	223	2,489
Water	493	678	620	484	591	417	572	664	964	1,014	1,196	1,073	8,767
Repairs & Maintenance	1,579	1,413	2,440	1,768	3,347	5,249	520	340	360	-	4,035	3,603	24,655
Landscape Maintenance	11,953	10,704	11,429	11,454	10,704	10,704	10,704	10,704	10,704	10,704	10,704	10,704	131,169
Lake Maintenance	692	692	692	692	692	692	692	692	692	692	692	692	8,304
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	\$ 18,997	\$ 18,443	\$ 202,131
Total Operations & Maintenance	\$ 45,710	\$ 31,736	\$ 30,899	\$ 29,699	\$ 31,385	\$ 34,877	\$ 27,849	\$ 32,878	\$ 42,279	\$ 35,233	\$ 39,423	\$ 32,949	\$ 414,919
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	\$ 49,417	\$ 43,183	\$ 44,589	\$ 42,091	\$ 511,874
Excess (Deficiency) of Revenues over Expenditures	\$ (65,333)	\$ 5,291	\$ 509,545	\$ (33,844)	\$ (31,913)	\$ (30,454)	\$ 45,250	\$ (37,699)	\$ (44,020)	\$ (40,736)	\$ (42,477)	\$ (41,098)	\$ 126,535

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	\$10,985
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>				
	8/1/25 - 8/31/25	2853-2869	\$41,939.65	
	9/1/2025 - 9/30/25	2870-2882	\$60,821.51	
				\$102,761.16
<u>Capital Reserve</u>				
 <u>Autopayments</u>				
	8/6/25	Comcast	276.81	
	8/6/25	Waste Pro	279.72	
	8/12/25	Comcast	382.50	
	8/25/25	Newlane Finance	395.12	
	8/29/25	Clay Electric	50.13	
	9/2/25	CCUA	2,063.78	
	9/2/25	Clay Electric	1,832.55	
	9/5/25	Waste Pro	277.78	
	9/5/25	IRS FICA tax payment	153.00	
	9/8/25	Comcast	276.81	
	9/8/25	Comcast	382.50	
	9/25/25	Newlane Finance	395.12	
	9/29/25	CCUA	1,841.68	
	9/30/25	Clay Electric	50.24	
				\$8,657.74
TOTAL				\$111,418.90

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/11/25	00126	8/01/25 428039	202508 320-57200-34510	ACCESS CONTROL - AUG	*	35.00	
				HI-TECH SYSTEM ASSOCIATES			35.00 002860
8/11/25	00042	8/01/25 295448B	202508 330-53800-46400	AUG LAKE MAINTENANCE	*	692.00	
				THE LAKE DOCTORS, INC.			692.00 002861
8/11/25	00039	8/01/25 428	202508 320-57200-34200	AUG JANITORIAL SERVICES	*	990.92	
		8/01/25 428	202508 320-57200-46500	AUG POOL MAINTENANCE SRVC	*	1,579.17	
		8/01/25 428	202508 330-53800-34000	AUG CONTRACT ADMIN	*	2,148.75	
		8/01/25 428	202508 320-57200-46200	AUG FACILITY MANAGEMENT	*	3,573.00	
		8/01/25 428	202508 320-57200-52100	POOL CHEM-TRICHLOR	*	367.29	
		8/01/25 428	202508 320-57200-52100	POOL CHEM-DE POWDER	*	35.48	
		8/01/25 428	202508 320-57200-52100	POOL CHEM-LIQUID BLEACH	*	235.13	
		8/01/25 428	202508 320-57200-52100	POOL CHEM-MURIATIC ACID	*	48.93	
		8/01/25 428	202508 320-57200-46500	POOL SRVC-CODE BROWN SRVC	*	247.50	
		8/01/25 428	202508 320-57200-52100	POOL CHEM-BICARB	*	82.50	
				RIVERSIDE MANAGEMENT SERVICES INC			9,308.67 002862
8/29/25	00055	8/14/25 25536	202508 330-53800-46000	BACKFLOW TEST/CERTIFIED	*	368.05	
				BOB'S BACKFLOW & PLUMBING SERVICES			368.05 002863
8/29/25	00015	8/07/25 2025-301	202508 310-51300-48000	8/7 NTC OF MTGS/FY26	*	54.60	
				OSTEEN MEDIA GROUP - CLAY TODAY			54.60 002864
8/29/25	00015	8/21/25 2025-301	202508 310-51300-48000	9/3 NTC OF MTG	*	46.20	
				OSTEEN MEDIA GROUP - CLAY TODAY			46.20 002865
8/29/25	00143	8/21/25 7175836	202508 320-57200-46500	POOL CHEMICALS - AUG	*	926.50	
				HAWKINS INC			926.50 002866
				RDGE --RIDGEWOOD-- BPEREGRINO			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/29/25	00039	7/31/25 430	202507 320-57200-45100		*	4,046.57	
		JUL LIFEGUARDS		RIVERSIDE MANAGEMENT SERVICES INC			4,046.57 002867
8/29/25	00039	8/13/25 431	202507 320-57200-46100		*	2,740.00	
		JUL AMENITY GENERAL MAINT					
		8/13/25 431	202507 320-57200-46000		*	641.60	
		JUL AMENITY RPR & RPLC					
		8/13/25 431	202507 320-57200-52200		*	51.70	
		JUL JANITORIAL SUPPLIES					
		8/13/25 431	202507 320-57200-46000		*	462.65	
		JUL FIELD RPR & MAINT					
		8/13/25 431	202507 320-57200-49500		*	506.00	
		JUL SPECIAL EVENT		RIVERSIDE MANAGEMENT SERVICES INC			4,401.95 002868
8/29/25	00130	8/08/25 62101795	202508 320-57200-43200		*	92.70	
		AUG RODENT CONTROL		TURNER PEST CONTROL LLC			92.70 002869
9/05/25	00119	8/21/25 9471158	202508 330-53800-46000		*	1,036.75	
		PUSH BACK WOOD LINE		BRIGHTVIEW LANDSCAPE SERVICES INC			1,036.75 002870
9/05/25	00119	8/21/25 9471166	202508 330-53800-46000		*	1,036.75	
		PUSH BACK WOOD LINE		BRIGHTVIEW LANDSCAPE SERVICES INC			1,036.75 002871
9/05/25	00119	9/01/25 9473622	202509 330-53800-46200		*	10,703.68	
		SEP LANDSCAPE MAINTENANCE		BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 002872
9/05/25	00003	9/01/25 280	202509 310-51300-34000		*	4,276.67	
		SEP MANAGEMENT FEES					
		9/01/25 280	202509 310-51300-35200		*	106.00	
		SEP WEBSITE ADMIN					
		9/01/25 280	202509 310-51300-35100		*	159.00	
		SEP INFO TECH					
		9/01/25 280	202509 310-51300-31300		*	93.67	
		SEP DISSEM AGENT SRVCS					
		9/01/25 280	202509 310-51300-51000		*	.33	
		OFFICE SUPPLIES					
		9/01/25 280	202509 310-51300-42000		*	30.84	
		POSTAGE					
		9/01/25 280	202509 310-51300-42500		*	14.25	
		COPIES					

RDGE --RIDGEWOOD-- BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/27/25	PAGE 4
*** CHECK DATES 08/01/2025 - 09/30/2025 ***												
RIDGEWOOD TRAILS CDD												
BANK A RIDGEWOOD TRAILS												

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/01/25 280	202509 310-51300-41000		*	44.65	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,725.41 002873
9/05/25 00153		9/03/25 09032025	202508 300-36900-10100		*	100.00	
		RM&POOL - POOL REFUND					
				GREG UNTALAN			100.00 002874
9/05/25 00126		9/01/25 429535	202509 320-57200-34510		*	35.00	
		ACCESS CONTROL - SEP					
				HI-TECH SYSTEM ASSOCIATES			35.00 002875
9/05/25 00042		9/01/25 303799B	202509 330-53800-46400		*	692.00	
		SEP LAKE MAINTENANCE					
				THE LAKE DOCTORS, INC.			692.00 002876
9/05/25 00118		8/22/25 76530686	202509 320-57200-34510		*	142.95	
		SEP SECURITY SERVICES					
				VECTOR SECURITY INC			142.95 002877
9/11/25 00039		8/31/25 433	202508 320-57200-45100		*	4,357.65	
		AUG LIFEGUARDS					
				RIVERSIDE MANAGEMENT SERVICES INC			4,357.65 002878
9/11/25 00039		9/01/25 432	202509 320-57200-34200		*	990.92	
		SEP JANITORIAL SRVCS					
		9/01/25 432	202509 320-57200-46500		*	1,579.17	
		SEP POOL MAINT SRVCS					
		9/01/25 432	202509 330-53800-34000		*	2,148.75	
		SEP CONTRACT ADMIN					
		9/01/25 432	202509 320-57200-46200		*	3,573.00	
		SEP FACILITY MANAGEMENT					
		9/01/25 432	202509 320-57200-52100		*	122.43	
		POOL CHEM-TRICHLOR					
		9/01/25 432	202509 320-57200-52100		*	6.11	
		POOL CHEM-PHOSPHATE RMVR					
		9/01/25 432	202509 320-57200-52100		*	35.48	
		POOL CHEM-DE POWDER					
				RIVERSIDE MANAGEMENT SERVICES INC			8,455.86 002879
9/19/25 00130		9/08/25 62114260	202509 320-57200-43200		*	92.70	
		SEP RODENT CONTROL					
				TURNER PEST CONTROL LLC			92.70 002880
9/26/25 00029		9/19/25 29628	202509 300-15500-10000		*	24,046.00	
		FY26 INSURANCE RENEWAL					
				EGIS INSURANCE ADVISORS, LLC			24,046.00 002881

RDGE --RIDGEWOOD-- BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/26/25	00039	9/11/25 434	202508 320-57200-46100	AUG AMENITY GENERAL MAINT	*	1,340.00	
		9/11/25 434	202508 320-57200-46000	AUG AMENITY RPR & RPLC	*	1,959.88	
		9/11/25 434	202508 320-57200-52200	AUG JANITORIAL SUPPLIES	*	135.27	
		9/11/25 434	202508 320-57200-49100	AUG ACCESS CARDS	*	412.85	
		9/11/25 434	202508 330-53800-46000	AUG FIELD RPR & RPLC	*	1,548.76	
RIVERSIDE MANAGEMENT SERVICES INC							5,396.76 002882

TOTAL FOR BANK A						102,761.16	
TOTAL FOR REGISTER						102,761.16	

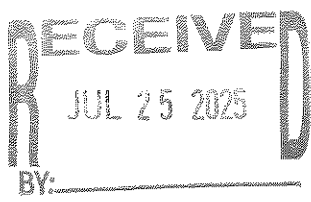
BrightView

Landscape Services

INVOICE

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

Customer #: 24319930
Invoice #: 9437651
Invoice Date: 8/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For August Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 7.25.2025 	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 #: 9437651
Invoice Date: 8/1/2025

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

Grau and Associates

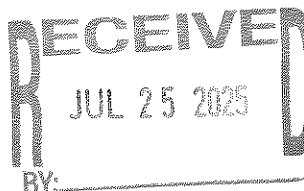
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Ridgewood Trails Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 28019
Date 07/25/2025



SERVICE

AMOUNT

Project: Arbitrage - Series 2007AB FYE 5/31/2025
Arbitrage Services

Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

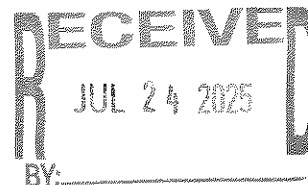
From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: Richard Belangia
Date: July 24, 2025 at 12:59 PM
To: Todd Polvere Tpolvere@gmsnf.com
Cc: Ridgewood Trails Amenity Manager ridgewoodtrailsmgr@rmsnf.com



Todd,

Please see attached rental refund below.

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



Begin forwarded message:

From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Subject: Re: Richard Belangia
Date: July 24, 2025 at 12:52:18 PM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>

Yes, that is correct. Due to weather they were unable to utilize the pool rental so they were only charged for renting the clubhouse.

On Thu, Jul 24, 2025 at 12:33 PM Bernadette Peregrino <bperegrino@gmsnf.com> wrote:

Rob,

We received a deposit and there was a note to refund Richard Belangia \$100.00 is that correct?

Richard Belangia
3074 Cold Leaf Way
Green Cove Springs FL 32043-8673

If so please send email to refund rentals via email please but thanks for the note.

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

--

Thank you,

Rob Alba

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

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

Invoice

Invoice #: 427
Invoice Date: 7/18/2025
Due Date: 7/18/2025
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 June 1 - June 30, 2025	89.38	40.00	3,575.20
Maintenance Supplies		1,783.22	1,783.22
Approved			
\$1144.02 Amenity General Maintenance 1.320.57200.46100			
\$3689.70 Amenity Repair and Replacement 1.320.57200.46000			
\$164.70 Janitorial Supplies 1.320.57200.52200			
\$360.00 Field Repair and Maintenance 1.330.53800.46000			
\$5358.42 Ridgewood Trails CDD Rob Alba 7.18.2025			
BY: <i>Alison Moring</i> 7-21-25			
Total			\$5,358.42
Payments/Credits			\$0.00
Balance Due			\$5,358.42

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/25	8	R.A.	Removed dirt in large pool pack and installed cinder blocks for retaining wall, leveled and packed cinder blocks, removed seventy five percent of mulch in large pool pack, moved to exterior fence line of pool pack to increase drainage slope against retaining wall, showed pool maintenance water leak at Stenner line installation in sidewall of pool pack for them to reseal, conducted performance check of French drain system and no clogs, picked up supplies
6/3/25	2	R.A.	Removed mulch from pool pack area
6/4/25	6	R.A.	Trenched around pool pack fence line, leveled and installed cinder block for retaining wall, installed and filled cinder blocks for retaining wall, picked up supplies
6/4/25	1	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/4/25	1	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center and roadways
6/8/25	2	R.A.	Straightened and organized pool deck furniture, blew mulch off pool deck, set up umbrellas, removed debris around amenity center, worked on retaining wall in the large pool pack
6/11/25	1	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/11/25	1	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center and roadways
6/12/25	8	R.A.	Installed second mailbox for address 1667 Azalea Ridge Boulevard, removed 3613 Great Falls Loop mailbox and installed matching set with 1667, began removing excess dirt and grading large pool pack, used excess dirt to build up drainage slope on exterior of retaining wall, picked up supplies, order pool pack gravel
6/13/25	3.8	R.A.	Worked on building retaining wall, leveling large pool pack and sloping exterior drainage, picked up supplies
6/16/25	3.1	R.A.	Working on building retaining wall for large pool pack
6/17/25	5.5	R.A.	Laid heavy duty weed control fabric in large pool pack, began moving 3/4" limestone gravel to large pool pack
6/17/25	1	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/17/25	1	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center and roadways
6/17/25	7.63	B.W.	Assisted with pool pack renovation
6/18/25	7.4	R.A.	Finished moving limestone gravel to large pool pack area, used remaining limestone gravel to create path from paver walkway to lifeguard shed, removed top layer of grass and used weed control fabric, covered with limestone gravel
6/18/25	6.95	B.W.	Assisted with pool pack renovation
6/22/25	1.5	R.A.	Blew mulch off pool deck and removed debris, set up pool furniture and umbrellas
6/23/25	3	R.A.	Set up pool furniture, picked up debris and blew mulch off pool deck
6/24/25	3	R.A.	Hauled off sod removed during rock installation for lifeguard shed, set up pool furniture, removed debris and blew mulch off pool deck
6/25/25	2.5	R.A.	Sprayed for wasps, inspected Stenner pump with pool maintenance, set up pool furniture, removed debris from pool deck
6/27/25	3	R.A.	Set up and installed new umbrellas and new bases, set up pool furniture and remaining umbrellas, picked up supplies
6/27/25	1.5	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/27/25	1.5	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center and roadways
6/28/25	3	R.A.	Blew mulch off pool deck and removed debris, set up pool furniture, tables and umbrellas
6/29/25	4	R.A.	Assembled 90 gallon storage deck box for large pool pack, leveled installation area and installed deck box, transferred pool chemicals from older larger deck box to newer smaller deck box, removed construction debris from paneling shed interior and disposed in dumpster, transferred old pool deck box to maintenance area next to shed and installed, load deck box with maintenance tools, paints and other maintenance items, set up furniture and umbrellas, removed debris and blew mulch off pool deck

TOTAL 89.38

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	5/26/25	Paper Towels 6 Rolls	75.07	R.A.
	5/29/25	Flush Valve Kit (3)	96.39	R.A.
	6/6/25	Cinder Blocks 8x8x16 (15)	37.43	R.A.
	6/6/25	Cinder Blocks 8x8x8 (2)	7.18	R.A.
	6/6/25	Cinder Block 4x8x16	5.03	R.A.
	6/6/25	Cinder Blocks 8x8x16 (15)	37.43	R.A.
	6/11/25	Spine Board Head Immobilizer for Backboard	60.95	R.A.
	6/12/25	Bulk #57 Limestone 3/4" (4 Cu. Yds)	811.44	R.A.
	6/12/25	Black Mailbox and Post	91.97	R.A.
	6/12/25	4x4 6Ft Pressure Treated Post	11.71	R.A.
	6/12/25	2" Black and Gold Mailbox Numbers	11.34	R.A.
	6/12/25	Black Mailbox and Post	91.97	R.A.
	6/12/25	4x4 6Ft Pressure Treated Post	11.71	R.A.
	6/12/25	3" Black and Gold Mailbox Numbers (2)	3.99	R.A.
	6/13/25	8x8x16 Cinder Blocks (15)	37.43	R.A.
	6/13/25	4x8x16 Cinder Block	5.03	R.A.
	6/14/25	Spine Straps for Backboard	19.77	R.A.
	6/16/25	4x8x16 Solid Concrete Blocks (5)	17.14	R.A.
	6/16/25	8x8x16 Cinder Blocks (15)	37.43	R.A.
	6/16/25	4x8x16 Solid Concrete Blocks (5)	17.14	R.A.
	6/17/25	4x8x16 Solid Concrete Blocks (3)	10.28	R.A.
	6/18/25	6'x100' Woven Landscape Fabric	68.89	R.A.
	6/18/25	Dual Flex XConnect Y-Tap for Hose Bib	18.52	R.A.
	6/27/25	Combo Pad Lock	27.92	R.A.
	6/27/25	Toilet Paper 18pk (2)	32.20	R.A.
	6/27/25	Powerbolt Electric Door Lock	80.47	R.A.
	7/3/25	55 Gal Trash Bags 40ct (2)	57.43	R.A.
		TOTAL	<u>\$1,783.22</u>	



9456 Phillips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 76371343
Invoice Date: 07/22/2025
Branch: 72
Account Number: 6433093
Due Date: 08/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 08/01/2025 To: 08/31/2025 RECURRING SERVICES			142.95	0.00	142.95
<p>Approved Ridgewood Trails CDD Security 1.320.57200.34510 <i>Rob Alba</i> 07.30.25</p> <p>RECEIVED JUL 30 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 Phillips Highway, Suite 1
Jacksonville, FL 32256

**VECTOR
SECURITY.**

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number: 76371343
Invoice Date: 07/22/2025
Account Number: 6433093
Due Date: 08/21/2025
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.

00000000720000000643309390076371343000000000142954

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.

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

25274

Invoice Date

8/5/2025

Bill To

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068

Job Location

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068



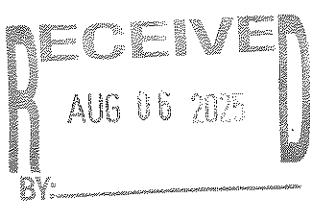
P.O. Number

Terms

Due Date

Net 30

9/4/2025

Serviced	Description	Quantity	Price Each	Amount
8/1/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL Serial# 3004852 - FAILED Proposal will follow for repairs needed to be in compliance with water utility provider. As of 8/5 the repair has been approved. This invoice is for the original testing. Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 08.06.2025 	1	45.00	45.00
			0.00	0.00

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

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

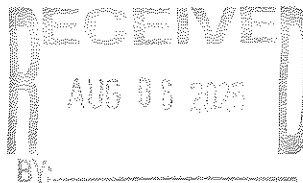
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 279
Invoice Date: 8/1/25
Due Date: 8/1/25
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 - August 2025		4,276.67	4,276.67
Website Administration - August 2025		106.00	106.00
Information Technology -August 2025		159.00	159.00
Dissemination Agent Services -August 2025		93.67	93.67
Office Supplies		0.75	0.75
Postage		285.27	285.27
Copies		96.00	96.00
		Total	\$5,017.36
		Payments/Credits	\$0.00
		Balance Due	\$5,017.36



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 428039
Invoice Date: 08/01/2025
Completed: 08/01/2025
Terms: Due on Aging Date
Bid#:

Bill to:

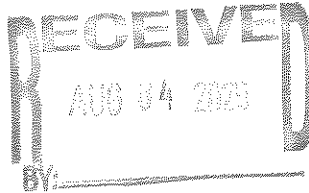
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

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
08.04.2025



Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

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

ACCOUNT NUMBER

DATE

BALANCE

718416

8/1/2025

\$692.00

00000000066213001000000029544800000006920048

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 8/11/2025

Invoice

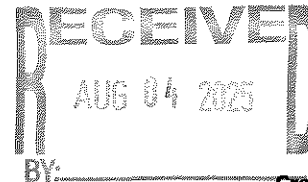
295448B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	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
08.04.2025



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

BY: _____	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 #: 428
Invoice Date: 8/1/2025
Due Date: 8/1/2025
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 - August 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - August 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - August 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - August 2025		3,573.00	3,573.00
Pool Chemicals - Trichlor		367.29	367.29
Pool Chemicals - DE Powder		35.48	35.48
Pool Chemicals - Liquid Bleach		235.13	235.13
Pool Chemicals - Muriatic Acid		48.93	48.93
Pool Service - Code Brown Service Call 6/2/25		247.50	247.50
Pool Chemicals - Bicarb		82.50	82.50
<div>RECEIVED</div> <div>AUG 06 2025</div> <div>BY: <i>Alison Mossing</i></div> <div>8-6-25</div>			
Total			\$9,308.67
Payments/Credits			\$0.00
Balance Due			\$9,308.67

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

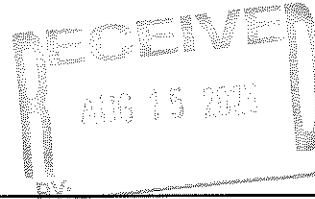
Fax # (904) 292-4403

INVOICE

25536

Invoice Date

8/14/2025



Bill To

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068

Job Location

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



P.O. Number	Terms	Due Date
	Net 30	9/13/2025

Serviced	Description	Quantity	Price Each	Amount
8/6/2025	1-1/2" Wilkins 975XL S#:3004852 - Potable Labor to replace #1 & #2 check rubber, clean, flush, test, and certify. Re-insulate the backflow preventer and risers. Wilkins RK114-950XLR 950/975 Double Check Kit 1.25'-2' 2 Each Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	2 1 1 1	100.00 98.05 70.00 0.00	200.00 98.05 70.00 0.00
	Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 8.15.2025			

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

Total	\$368.05
Payments/Credits	\$0.00
Balance Due	\$368.05

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-301136
Invoice Date: 8/7/2025
Due Date: 9/6/2025

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

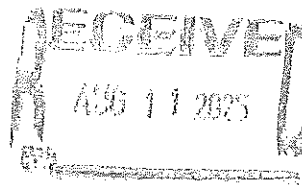
Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 158890	Notice of Meetings / FY 2025	CT - Clay Today	Aug 7	2025		Column Inch	Black & White	5.2000	\$54.60
Total:									\$54.60

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

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of FY 2026

LEGAL: 156890

Was published in said newspaper in the issues:

8/7/2025

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

Hugh Osteen

Sworn to me and subscribed before me 08/07/2025

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF MEETINGS

RIDGEWOOD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridgewood
Trails Community Development District will
hold their regularly scheduled public meetings
for Fiscal Year 2026 at 6:00 p.m. at the Azalea
Ridge Amenity Center, 1607 Azalea Ridge Bou-
levard, Middleburg, Florida 32069 on the first
Wednesday of each month as follows or other-
wise noted:

November 5, 2025

January 7, 2026

March 4, 2026

May 6, 2026

July 1, 2026

September 2, 2026

The meetings are open to the public and will be
conducted in accordance with the provisions of
Florida Law for Community Development Dis-
tricts. A copy of the agendas for each meeting
may be obtained from the District Manager,
475 West Town Place, Suite 114, St. Augustine,
Florida 32082 (and phone (904) 940-5850). The
meetings may be continued to a date, time, and
place to be specified on the record at the meet-
ings. There may be occasions when one or more
Supervisors will participate by telephone.

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

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

Marilee Giles

Manager

Legal 156890 Published 8/7/2025 in Clay
County's Clay Today newspaper

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2025-301727
Invoice Date: 8/21/2025
Due Date: 9/20/2025

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

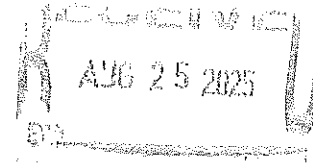
Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 161121	Notice of Meeting September 3, 2025	CT - Clay Today	Aug 21	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of September 3, 2025

LEGAL: 161121

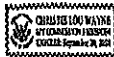
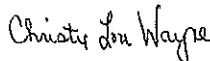
Was published in said newspaper in the issues:

8/21/2025

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



Sworn to me and subscribed before me 08/21/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting

Ridgewood Trails

Community Development District

The meeting of the Board of Supervisors of the
Ridgewood Trails Community Development Dis-
trict will be held on Wednesday, September 3,
2025 at 6:00 p.m. at the Azalea Ridge Ame-
nity Center, 1887 Azalea Ridge Boulevard,
Middleburg, Florida 32068. The meeting is
open to the public and will be conducted in ac-
cordance with the provisions of Florida Law for
Community Development Districts. A copy of the
agenda for the meeting may be obtained from
the District Manager, at 475 West Town Place,
Suite 114, St. Augustine, Florida 32092 (and
phone (904) 940-5850). The meeting may be
continued to a date, time, and place to be speci-
fied on the record at the meeting. There may be
occasions when one or more Supervisors will
participate by telephone.

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

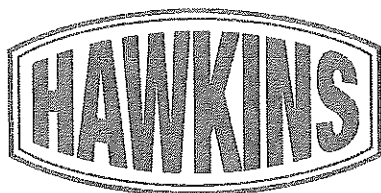
Each person who decides to appeal any action
taken at the meeting is advised that person will
need a record of the proceedings and that ac-
cordingly, the person may need to ensure that a
verbalim record of the proceedings is made, in-
cluding the testimony and evidence upon which
such appeal is to be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

Marilee Gilles

District Manager

Legal 161121 Published 8/21/2025 in Clay
County's Clay Today newspaper

Original



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

INVOICE

Total Invoice	\$926.50
Invoice Number	7175836
Invoice Date	8/21/25
Sales Order Number/Type	4916925 SL
Branch Plant	74
Shipment Number	5894699

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

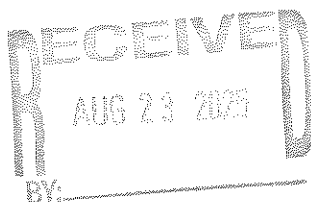
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
9/20/25	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	310.0000	GA	\$2.9500	GA	2,997.7 LB	\$914.50
		1 LB BLK (Mini-Bulk)		310.0000	GA			2,997.7 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
8.23.2025



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$926.50**

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#: USBKUS441MT
Type of Account: Corporate Checking

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

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

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

www.hawkinsinc.com

Job# 1606186

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

Invoice

Invoice #: 430
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 - July 2025	195.77	20.67	4,046.57
<div data-bbox="436 1276 743 1467"><p>RECEIVED AUG 12 2025 BY: _____</p></div> <div data-bbox="371 1528 771 1667"><p>Alison Mossing 8-12-25</p></div>			

Total \$4,046.57

Payments/Credits \$0.00

Balance Due \$4,046.57

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
195.77	Lifeguarding Services for Ridgewood Trails Covering July 2025 LIFEGUARDS # 320-572-4510	\$ 20.67	\$4,046.57
TOTAL DUE:			<u>\$4,046.57</u>

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

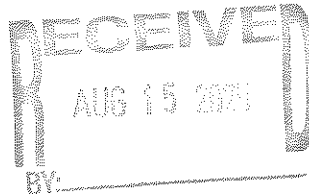
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/4/25	5.07	L.D.	Lifeguarding
7/4/25	4.98	S.M.	Lifeguarding
7/4/25	4.97	Z.M.	Lifeguarding
7/4/25	4.98	E.P.	Lifeguarding
7/5/25	5.83	L.D.	Lifeguarding
7/5/25	5.85	Z.M.	Lifeguarding
7/5/25	5.73	E.P.	Lifeguarding
7/6/25	5.55	L.D.	Lifeguarding
7/6/25	5.58	S.M.	Lifeguarding
7/6/25	5.35	E.P.	Lifeguarding
7/11/25	5.02	L.D.	Lifeguarding
7/11/25	4.98	S.M.	Lifeguarding
7/11/25	5.2	E.P.	Lifeguarding
7/12/25	5.02	L.D.	Lifeguarding
7/12/25	5.05	Z.M.	Lifeguarding
7/12/25	5.07	E.P.	Lifeguarding
7/13/25	5.1	L.D.	Lifeguarding
7/13/25	5.08	Z.M.	Lifeguarding
7/13/25	5.25	E.P.	Lifeguarding
7/18/25	5.73	S.M.	Lifeguarding
7/18/25	5.75	Z.M.	Lifeguarding
7/18/25	5.87	E.P.	Lifeguarding
7/19/25	5.8	Z.M.	Lifeguarding
7/19/25	5.88	E.P.	Lifeguarding
7/20/25	5.82	L.D.	Lifeguarding
7/20/25	5.87	Z.M.	Lifeguarding
7/20/25	7.82	E.P.	Lifeguarding
7/25/25	5.73	L.D.	Lifeguarding
7/25/25	7.75	S.M.	Lifeguarding
7/25/25	5.85	Z.M.	Lifeguarding
7/26/25	5.82	L.D.	Lifeguarding
7/26/25	5.85	Z.M.	Lifeguarding
7/26/25	5.84	E.P.	Lifeguarding
7/27/25	5.83	L.D.	Lifeguarding
7/27/25	4.9	E.P.	Lifeguarding
TOTAL	<u><u>195.77</u></u>		

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

Invoice

Invoice #: 431
Invoice Date: 8/13/2025
Due Date: 8/13/2025
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 July 1 - July 31, 2025	71.5	40.00	2,860.00
Maintenance Supplies		1,541.95	1,541.95
 \$2,740.00 Amenity General Maintenance 1.320.57200.46100			
 \$641.60 Amenity Repairs & Replacement 1.320.57200.46000			
 \$51.70 Janitorial Supplies 1.320.57200.52200			
 \$462.65 Field Repairs & Maintenance 1.330.53800.46000			
 \$506.00 Special Event 1.320.57200.49500			
 \$4401.95 Approved Ridgewood Trails CDD <i>Rob Alba</i> 8.14.25			
Total			\$4,401.95
Payments/Credits			\$0.00
Balance Due			\$4,401.95

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	1	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/1/25	1	C.W.	Checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center and roadways
7/3/25	2	R.A.	Set up pool furniture, blew leaves and debris off pool deck, removed debris on pool deck, picked up supplies
7/5/25	3	R.A.	Set up pool furniture and umbrellas, removed debris from pool deck, around amenity center, field and playground, set up water slide and lifeguard equipment, blew mulch off pool deck
7/6/25	3	R.A.	Installed No Motor Vehicle sign on pond near power lines, worked on large pool gate exit button, new part on order, set up pool furniture and umbrellas, removed debris from pool deck, blew mulch off pool deck, set up slide and lifeguard equipment
7/9/25	3	R.A.	Straightened and organized pool deck furniture and set up umbrellas, blew off mulch on pool deck, removed debris around amenity center
7/9/25	2	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/10/25	5	R.A.	Set up pool furniture, removed debris from pool deck, blew mulch off pool deck, drove property marking locations of all Clay electric light poles, after dark drove community and made notes of all inoperable light poles to report
7/11/25	3	R.A.	Replaced push to exit button at large pool gate, set up furniture, blew off deck, removed debris around amenity center, sprayed for wasps around pool slide
7/12/25	2	R.A.	Set up umbrellas and pool furniture, blew mulch off pool deck, removed debris from pool deck, around amenity center and parking lot
7/13/25	2	R.A.	Blew leaves and debris off pool deck, removed debris from pool deck, around amenity center and parking lot, set up umbrellas and pool furniture
7/16/25	3	R.A.	Measured distance for block off chain at Azalea Ridge Blvd power line entrance, installed block off chain for power line entrance, installed new trespass/private property signs at power line entrance, picked up supplies
7/17/25	4.5	R.A.	Straightened and organized pool deck furniture and umbrellas, removed debris around amenity center and pool deck, blew mulch off pool deck, dug three foot post hole and installed four by four, poured concrete base for stability, installed metal hose reel bracket and retractable hose reel, installed vinyl label for amenity center Dropbox
7/18/25	3.5	R.A.	Blew mulch off pool deck and removed debris, removed and replaced small pool push to exit button, straightened and organized pool furniture and set up umbrellas, helped lifeguards set up slide opening
7/18/25	1.5	A.A.	Removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/19/25	3	R.A.	Straightened and organized pool deck furniture and umbrellas, set up morning and afternoon clubhouse rentals, helped lifeguards set up slide opening, blew mulch off pool deck and removed debris on pool deck and around amenity center
7/20/25	3	R.A.	Blew leaves and debris off pool deck and walkways, removed debris around amenity center, pool deck, field and parking lot, straightened and organized pool furniture and set up umbrellas
7/22/25	1	R.A.	Set up clubhouse furniture after Freedom HOA meeting, blew mulch off pool deck, straightened and organized pool furniture
7/23/25	3	R.A.	Replaced batteries in large pool gate open/close sensor, blew leaves and debris off pool deck and walkways, removed debris on pool deck and around amenity center, straightened and organized pool deck furniture and umbrellas
7/24/25	4	R.A.	Took measurements for facility gate at gym archway, unloaded and stored three more light bollards for lighting project, tested blow up movie screen and projector setup in prep for dive-in events, straightened and organized pool deck furniture and umbrellas, removed debris around amenity facilities
7/25/25	3	R.A.	Measured and ordered new signs for pool deck, blew mulch off pool deck, removed debris off pool deck, straightened and organized pool deck furniture and umbrellas, helped lifeguards set up and with checklist, checked and changed trash receptacles
7/26/25	2	R.A.	Removed debris around amenity center, straightened and organized pool deck furniture and umbrellas, prepared clubhouse and small pool for rentals
7/27/25	4	R.A.	Cleaned both men's and women's pool bathrooms due to fecal matter all over floor, sanitized and bleached everything, straightened and organized pool deck furniture, set up umbrellas, removed debris on pool deck and around amenity center
7/30/25	4	R.A.	Installed push to open signs on all bathroom doors, straightened and organized pool furniture and set up umbrellas, removed debris around amenity center, checked and changed trash receptacles, picked up supplies

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/31/25	5	R.A.	Installed smart lock dead bolt on lifeguard shack, re-keyed to match lock on door handle, installed new Azalea Ridge Fitness center sign next to gym door, removed debris around facility and sprayed for wasps, straightened and organized pool furniture and set up umbrellas, picked up supplies

TOTAL	<u>71.5</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	6/22/25	125lb Fillable Umbrella Base (2)	162.10	R.A.
	6/22/25	10ft 3 Tier Outdoor Umbrella (2)	137.75	R.A.
	6/22/25	90 Gal Storage Deck Box	94.17	R.A.
	7/6/25	Retractable 90FT Garden Hose with Reel	196.64	R.A.
	7/6/25	10ft 3 Tier Patio Umbrella (2)	163.16	R.A.
	7/6/25	Push to Exit Button (2)	42.01	R.A.
	7/6/25	Basic Refill Kit for Pool Test Chemicals	31.49	R.A.
	7/16/25	18' Double Loop Yellow Chain (18)	19.04	R.A.
	7/16/25	12x12 Aluminum No Trespassing Sign (2)	59.73	R.A.
	7/16/25	4x4 6' PT	11.71	R.A.
	7/16/25	S-Hook 1/4" 2pk	3.88	R.A.
	7/16/25	Combo Pad Lock	22.63	R.A.
	7/16/25	50lb Fast Set Concrete	7.89	R.A.
	7/18/25	Wasp Spray 2pk (4)	32.06	R.A.
	7/22/25	Luca Movie License - Dive-In Movie	253.00	R.A.
	7/22/25	Jaws Movie License - Dive-In Movie	253.00	R.A.
	7/30/25	Terry Towels 60pk	28.73	R.A.
	7/30/25	13 Gallon Trash Bags 150ct	22.97	R.A.
		TOTAL	<u>\$1,541.95</u>	



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: 621017958
DATE: 08/08/2025
ORDER: 621017958

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

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

Work Date	Time	Target Pest	Technician	Time In
08/08/2025	08:24 AM			08:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/08/2025		09:10 AM

Service	Description	Price
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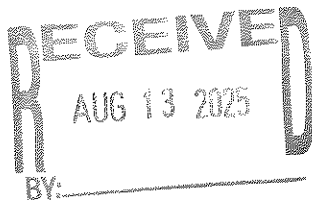
CPCSMART SMART Rodent Control Program

\$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
8.13.2025

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

BrightView

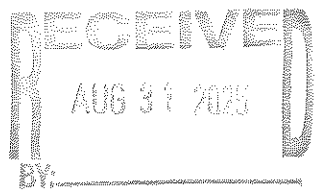
Landscape Services

INVOICE

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

Customer #: 24319930
Invoice #: 9471158
Invoice Date: 8/21/2025
Sales Order: 8679894
Cust PO #:

Project Name: Ridgewood Trails - Woodline Pushback
Project Description: Ridgewood Trails - Woodline Pushback

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Push back wood line encroaching into planted River Birch Tre Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 08.31.2025 	1.000	LS	1036.75	1,036.75
Total Invoice Amount					1,036.75
Taxable Amount					
Tax Amount					
Balance Due					1,036.75

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 #: 9471158
Invoice Date: 8/21/2025

Amount Due: \$ 1,036.75

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Ridgewood Trails CDD

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

Project Name Ridgewood Trails - Woodline Pushback 2

Project Description Ridgewood Trails - Woodline Pushback 2

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Push back wood line encroaching into planted River Birch Trees along the main road.	\$1,036.75	\$1,036.75

For internal use only

SO# 8679894
JOB# 346100568
Service Line 300

Total Price \$1,036.75

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 or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

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

Signature _____

Title _____

Amenity Manager

Rob Alba
Printed Name

Date _____

August 18, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____

Title _____

Karen E Fisher

August 18, 2025

Printed Name _____

Date _____

Job #: 346100568

SO #: 8679894

Proposed Price: \$1,036.75

Karen Fisher

From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Sent: Thursday, August 7, 2025 11:36 AM
To: Karen Fisher
Subject: Re: Treeline Proposal

EXTERNAL E-MAIL

Hi Karen,

Thank you for splitting the proposals and for the update on the mulch install. Both proposals are approved.

I appreciate you letting me know about the potential delays due to the afternoon rains. Just let me know when it is complete and we will do the ride around.

Have a wonderful weekend!

Rob Alba

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

On Thu, Aug 7, 2025 at 11:30 AM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Hi Rob,

I've attached the split proposals.

Also, the community mulch install will begin next week and will likely be a 3 day project with all the afternoon rains we've been getting.

I'll let you know once completed and we can review it together like we did last year if you'd like.

Please let me know if you have any questions.

Thank you,

Karen Fisher

Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



From: Karen Fisher

Sent: Monday, August 4, 2025 5:20 PM

To: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>

Subject: RE: Treeline Proposal

Hi Rob,

Hop you had a good weekend!

Yes I should be able to do that let me check and if so ill re-send.

Thank you,

Karen Fisher

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: Saturday, August 2, 2025 1:19 PM
To: Karen Fisher <Karen.Fisher@brightview.com>
Subject: Treeline Proposal

EXTERNAL E-MAIL

Good Afternoon Karen,

I have an ok to move forward but my approval limit is \$1500. Can we split this estimate into two separate jobs and I will approve each separately. The work does not need to be completed all at once if you would like to stagger it from week to week.

Thank you,

Rob Alba

Amenity Manager

INVOICE

BrightView
Landscape Services

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

Customer #: 24319930
Invoice #: 9471166
Invoice Date: 8/21/2025
Sales Order: 8730028
Cust PO #:

Project Name: Ridgewood Trails - Woodline Pushback 1
Project Description: Ridgewood Trails - Woodline Pushback 1

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Push back wood line encroaching into planted River Birch Tre Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 08.31.2025	1.000	LS	1036.75	1,036.75
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> RECEIVED AUG 31 2025 BY: _____ </div>					
Total Invoice Amount					1,036.75
Taxable Amount					
Tax Amount					
Balance Due					1,036.75

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 #: 9471166
Invoice Date: 8/21/2025

Amount Due: \$ 1,036.75

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



August 18, 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 Ridgewood Trails - Woodline Pushback 1

Project Description Ridgewood Trails - Woodline Pushback 1

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Push back wood line encroaching into planted River Birch Trees along the main road.	\$1,036.75	\$1,036.75

For internal use only

SO# 8730028
JOB# 346100568
Service Line 300

Total Price \$1,036.75

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 32258 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, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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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.

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Customer:

Signature:

Title:

Amenity Manager

Rob Aliba
Printed Name

Date:

August 18, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature:

Title:

Karen E Fisher

August 18, 2025

Printed Name:

Date:

Job #: 346100568

SO #: 8730028

Proposed Price: \$1,036.75

Karen Fisher

From: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>
Sent: Thursday, August 7, 2025 11:36 AM
To: Karen Fisher
Subject: Re: Treeline Proposal

EXTERNAL E-MAIL

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Rob Alba

Amenity Manager

Ridgewood Trails CDD

3813 Great Falls Loop

Middleburg, FL 32068

Office: 904-214-3346

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Thank you,

Karen Fisher

Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



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Sent: Monday, August 4, 2025 5:20 PM

To: Rob Alba <ridgewoodtrailsmgr@rmsnf.com>

Subject: RE: Treeline Proposal

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Account Manager

BrightView Landscapes, LLC

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Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



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To: Karen Fisher <Karen.Fisher@brightview.com>

Subject: Treeline Proposal

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--

Thank you,

Rob Alba

Amenity Manager

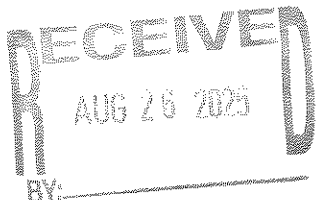
INVOICE

BrightView

Landscape Services

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

Customer #: 24319930
Invoice #: 9473622
Invoice Date: 9/1/2025
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For September Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 3.26.2025  Total invoice amount Tax amount Balance due	10,703.68 10,703.68 10,703.68 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 #: 9473622
Invoice Date: 9/1/2025

Amount Due: \$10,703.68

Thank you for allowing us to serve you

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

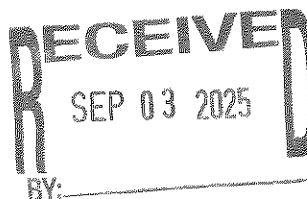
BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

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

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

Invoice #: 280
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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

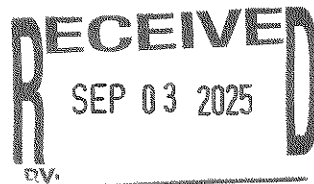


Total	\$4,725.41
Payments/Credits	\$0.00
Balance Due	\$4,725.41

AZALEA RIDGE - Ridgewood Trails CDD - DEPOSIT RECONCILIATION SHEET

8.2025 / Room Rentals

	DATE	CHECK #	RESIDENT NAME & ADDRESS	CASH Amount	CHECK Amount	REFUND Amount	DESCRIPTION
1	8.3.25	98895461	Untalan, Greg ~ 1972 Rock Springs Way		\$ 250.00	\$ 100.00	Rm&pool; pool refund due to weather
2	8.10.25	160	Roberts, Cho ~ 4204 Great Falls Loop		\$ 150.00		Rm Only
3	8.31.25	1012	Barrs, Hannah ~ 4103 Green River Place		\$ 150.00		
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
TOTAL TO BE DEPOSITED				\$ -	\$ 550.00	Refunds to: Resident's Name Resident's Address Middleburg, Fl 32068	
TOTAL TO BE REFUNDED				\$100.00			
Final Balance				\$450.00			
				3	Total Checks	\$550.00	
				Total Deposit		\$550.00	
Prepared by: Rob Alba							





Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 429535
Invoice Date: 09/01/2025
Completed: 09/01/2025
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
09.03.2025

RECEIVED
SEP 03 2025
BY: _____

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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

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	9/1/2025	\$692.00

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

000000006621300100000003037990000006920048

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

RIDGEWOOD TRAILS CDD
Invoice Due Date 9/11/2025

3813 Great Falls Loop Middleburg, FL 32068
Invoice 303799B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	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
09.03.2025

RECEIVED
SEP 03 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


**VECTOR
SECURITY.**

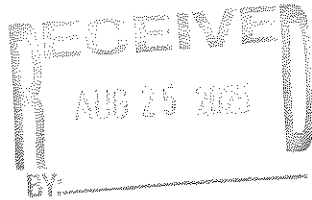
 9456 Phillips Highway, Suite 1
 Jacksonville, FL 32256

Account Information

Invoice Number:	76530686
Invoice Date:	08/22/2025
Branch:	72
Account Number:	6433093
Due Date:	09/21/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 09/01/2025 To: 09/30/2025 RECURRING SERVICES			142.95	0.00	142.95
Approved Ridgewood Trails CDD Security 1.320.57200.34510 <i>Rob Alba</i> 08.25.2025					



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

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

MS9GW7JF


**VECTOR
SECURITY.**

 9456 Phillips Highway, Suite 1
 Jacksonville, FL 32256

Address Service Requested

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

Invoice

Customer Name:	RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number:	76530686
Invoice Date:	08/22/2025
Account Number:	6433093
Due Date:	09/21/2025
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.

00000000720000000643309390076530686000000000142950

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.

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

Invoice

Invoice #: 433
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 - August 2025	210.82	20.67	4,357.65
<div>RECEIVED SEP 05 2025 BY: _____ Alison Moring 9-5-25</div>			
Total			\$4,357.65
Payments/Credits			\$0.00
Balance Due			\$4,357.65

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
210.82	Lifeguarding Services for Ridgewood Trails Covering August 2025 - September 1, 2025	\$ 20.67	\$4,357.65
	LIFEGUARDS # 320-572-4510		
	TOTAL DUE:		<u>\$4,357.65</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	5.83	L.D.	Lifeguarding
8/1/25	5.77	S.M.	Lifeguarding
8/1/25	5.87	E.P.	Lifeguarding
8/2/25	5.3	L.D.	Lifeguarding
8/2/25	5.8	E.P.	Lifeguarding
8/3/25	5.83	L.D.	Lifeguarding
8/3/25	5.58	S.M.	Lifeguarding
8/3/25	5.77	E.P.	Lifeguarding
8/8/25	5.33	L.D.	Lifeguarding
8/8/25	5.3	E.P.	Lifeguarding
8/9/25	5.07	L.D.	Lifeguarding
8/9/25	2.9	S.M.	Lifeguarding
8/9/25	5.03	E.P.	Lifeguarding
8/10/25	5.83	L.D.	Lifeguarding
8/10/25	5.38	Z.M.	Lifeguarding
8/10/25	5.78	E.P.	Lifeguarding
8/16/25	5.82	L.D.	Lifeguarding
8/16/25	5.83	E.P.	Lifeguarding
8/17/25	5.8	L.D.	Lifeguarding
8/17/25	5.7	S.M.	Lifeguarding
8/17/25	5.75	E.P.	Lifeguarding
8/24/25	5.82	L.D.	Lifeguarding
8/24/25	5.8	S.M.	Lifeguarding
8/24/25	5.8	E.P.	Lifeguarding
8/30/25	5.83	L.D.	Lifeguarding
8/30/25	5.92	Z.M.	Lifeguarding
8/30/25	5.83	E.P.	Lifeguarding
8/31/25	5.85	L.D.	Lifeguarding
8/31/25	5.97	Z.M.	Lifeguarding
8/31/25	5.9	E.P.	Lifeguarding
9/1/25	10.67	L.D.	Lifeguarding
9/1/25	10.78	S.M.	Lifeguarding
9/1/25	10.73	Z.M.	Lifeguarding
9/1/25	10.65	E.P.	Lifeguarding

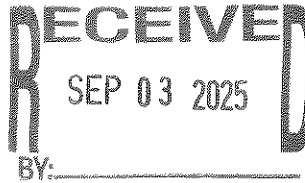
TOTAL	<u><u>210.82</u></u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 432
Invoice Date: 9/1/2025
Due Date: 9/1/2025
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 - September 2025		990.92	990.92
1.320.57200.46500 - Pool Maintenance Services - September 2025		1,579.17	1,579.17
1.330.53800.34000 - Contract Administration - September 2025		2,148.75	2,148.75
1.320.57200.46200 - Facility Management - Ridgewood Trails - September 2025		3,573.00	3,573.00
Pool Chemicals - Trichlor		122.43	122.43
Pool Chemicals - Phosphate Remover		6.11	6.11
Pool Chemicals - DE Powder		35.48	35.48
<i>Alison Moring</i> 9-3-25			

Total \$8,455.86

Payments/Credits \$0.00

Balance Due \$8,455.86



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: 621142608
DATE: 09/08/2025
ORDER: 621142608

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
09/08/2025	10:11 AM			10:11 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/08/2025		10:57 AM

Service	Description	Price
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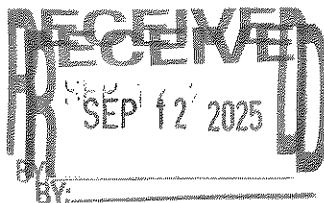
CPCSMART SMART Rodent Control Program

\$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
9.12.2025

AMOUNT DUE \$92.70



[Signature]

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 described above.

PLEASE PAY FROM THIS INVOICE



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

INVOICE

Customer	Ridgewood Trails Community Development District
Acct #	291
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

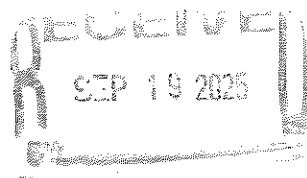
Payment Information	
Invoice Summary	\$ 24,046.00
Payment Amount	
Payment for:	Invoice#29628
100125143	

Please detach and return with payment



Customer: Ridgewood Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
29628	10/01/2025	Renew policy	Policy #100125143 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	24,046.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 24,046.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

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

Invoice

Invoice #: 434
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	88.72	40.00	3,548.80
Maintenance Supplies		1,847.96	1,847.96
Approved			
\$1,340.00 Amenity General Maintenance 1.320.57200.46100			
\$1,959.88 Amenity Repairs & Replacement 1.320.57200.46000			
\$135.27 Janitorial Supplies 1.320.57200.52200			
\$412.85 Access Cards 1.320.57200.49100			
\$1,548.76 Field Repairs & Maintenance 1.330.53800.46000			
\$5,396.76 Ridgewood Trails CDD <i>Rob Alba</i> 9.17.25			
RECEIVED SEP 17 2025 BY: _____			

Alison Moring
9-17-25

Total	\$5,396.76
Payments/Credits	\$0.00
Balance Due	\$5,396.76

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	3	R.A.	Blew mulch off pool deck and removed debris, set up pool furniture and umbrellas, helped lifeguards with opening checklist
8/1/25	1.5	A.A.	Repaired broken dog pot, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/1/25	1.5	C.W.	Assisted with repaired broken dog pot, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/3/25	3	R.A.	Installed no trespass access card required signs at gates and stay out of plunge area sign at bottom of slide, set up pool furniture and umbrellas, blew mulch off pool deck and removed debris, set up the amenity room for rental
8/4/25	2	R.A.	Set up amenity clubhouse for HOA committee meeting, blew mulch off pool deck and removed debris around facility, set up pool furniture and umbrellas, checked and changed trash receptacles
8/6/25	4	R.A.	Drove neighborhood verifying light pole lots and addresses, finished mapping light pole locations and creating on inventory, blew mulch off pool deck, removed debris around pool deck and amenity center, set up pool furniture and umbrellas
8/7/25	4	R.A.	Drove to warm springs playground to measure and mark area for three foot by twenty foot side walk install, removed debris on pool deck and around amenity center, blew mulch off pool deck, set up furniture and umbrellas
8/9/25	3	R.A.	Set up and put away equipment and furniture from event, blew leaves and debris off pool deck, straightened and organized pool deck furniture, removed debris from around amenity center, pool deck, parking lot and field, checked and changed trash receptacles, picked up supplies
8/10/25	2	R.A.	Blew mulch off pool deck and skimmed pool, removed debris around facility and pool deck, set up pool deck furniture and umbrellas
8/13/25	2	R.A.	Set up pool furniture and umbrellas, removed debris around amenity center, blew mulch off pool deck
8/14/25	5	R.A.	Started digging and roughing out area for sidewalk at warm springs way playground, got a quote for aluminum six foot double gate
8/15/25	5	R.A.	Finished rough digging sidewalk at warm springs way playground, graded sidewalk area and prepared for rock base, picked up concrete equipment
8/16/25	1	R.A.	Set up pool furniture and umbrellas, picked up supplies
8/17/25	2	R.A.	Finished laying rock base for sidewalk and tamping down, picked up supplies, opening checklist
8/18/25	5.5	R.A.	Measured and cut lumber for concrete forms, installed and staked forms down, mixed and poured concrete for first sidewalk section, picked up supplies, met with contractor for light bollard install
8/18/25	4	C.A.W.	Made forms, picked up concrete, set one slab, leveled everything out
8/19/25	3	R.A.	Straightened and organized pool deck furniture, blew mulch off pool deck, mixed and poured concrete for sidewalk and had to stop due to weather
8/19/25	3.18	C.A.W.	Poured and spread out concrete
8/20/25	5.5	R.A.	Measured and marked location for light bollards, confirmed scope of project work and timeline with T&M, finished mixing and pouring concrete for warm springs sidewalk, cleaned and picked up jobsite and tools, picked up supplies
8/20/25	5.27	C.A.W.	Moved concrete for sidewalk, fixed forms and leveled them, edged sidewalk with liners, brushed sidewalk, cleaned out mixer and tools from concrete, loaded trailer with concrete twice
8/24/25	2	R.A.	Removed debris from around amenity center, checked and changed trash receptacles, straightened and organized pool deck furniture, blew mulch off pool deck
8/25/25	3	R.A.	Removed concrete forms for playground sidewalk and back filled with dirt, straightened and organized pool deck furniture, blew mulch off pool deck
8/27/25	3	R.A.	Picked up rail aluminum double gate kit, stored double gates in storage shed, straightened and organized pool deck furniture, removed debris from around amenity center
8/28/25	8	R.A.	Installed double gates for access to maintenance area next to lifeguard shack, removed debris around amenity center, pool deck, parking lot, field and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, picked up trailers for warm springs pond erosion project
8/28/25	5.27	B.W.	Assisted with trailer and tools for the warm springs pond erosion project
8/31/25	2	R.A.	Blew mulch off pool deck, removed a deceased bird from pool deck and pressure washed area, straightened and organized pool deck furniture, removed debris from around amenity center, pool deck and parking lot, picked up supplies

TOTAL 88.72

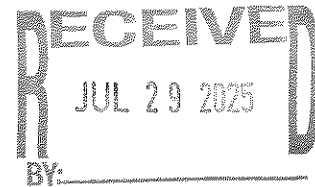
MILES 0

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

MAINTENANCE BILLABLE PURCHASES**Period Ending 9/05/25**

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	7/25/25	18"x24" Aluminum Access Card Signs (2)	156.86	R.A.
	7/25/25	12"x18" Aluminum Clear Plunge Area Sign	53.14	R.A.
	7/25/25	12"x12" Clear Fitness Center Sign	82.78	R.A.
	7/31/25	Gym Wipes 4pk	116.89	R.A.
	8/9/25	WD40 White Lithium Grease	10.10	R.A.
	8/9/25	Assorted Cup Hooks 55pk	7.56	R.A.
	8/9/25	Airwick Scented Essential Oil 7pk	18.38	R.A.
	8/14/25	Easy Badges Access Card Fobs 100pk	412.85	R.A.
	8/16/25	Mountain Granite Gravel (15)	101.26	R.A.
	8/17/25	Mountain Granite Gravel (10)	67.51	R.A.
	8/18/25	2x4 96" Stud (2)	8.86	R.A.
	8/18/25	2x4 12 FT Stud (2)	18.91	R.A.
	8/18/25	60lb Concrete Mix (15)	80.56	R.A.
	8/20/25	60lb Concrete Mix (16)	85.93	R.A.
	8/20/25	60lb Concrete Mix (16)	85.93	R.A.
	8/20/25	3/4 in. x 10 ft. PVC Schedule 40-Conduit (90)	524.70	J.S.
	8/31/25	Fast Set Concrete (2)	15.78	R.A.
		TOTAL	<u>\$1,847.96</u>	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/01/25	00039	7/25/25 07252025	202507 600-53800-60000 DEP PLAYGROUND INSTALL	J.C. HARWARD AND ASSOCIATES INC	*	14,975.50	14,975.50 000042
8/01/25	00039	7/25/25 07252025	202507 600-53800-60000 40% PLAYGROUND INSTALL	J.C. HARWARD AND ASSOCIATES INC	*	11,980.40	11,980.40 000043
8/01/25	00039	7/25/25 07252025	202507 600-53800-60000 10% PLAYGROUND INSTALL	J.C. HARWARD AND ASSOCIATES INC	*	2,995.10	2,995.10 000044
8/01/25	00040	7/21/25 07212025	202507 600-53800-60000 DEP ELECTRIC SRV BOLLARDS	T&M ELECTRIC OF CLAY COUNTY LLC	*	6,987.50	6,987.50 000045
8/01/25	00040	7/21/25 07212025	202507 600-53800-60000 FNL PMT ELECT SRV BOLLARD	T&M ELECTRIC OF CLAY COUNTY LLC	*	6,987.50	6,987.50 000046
8/29/25	00041	8/18/25 306339	202508 600-53800-60000 BRONCO PLAYGROUND PROJECT	PRACTICE SPORTS INC	*	2,425.00	2,425.00 000047
9/26/25	00035	7/17/25 07172025	202507 600-53800-60000 3 3.5FT LED BOLLARD FIX	1000BULBS.COM	*	792.59	792.59 000048
TOTAL FOR BANK D						47,143.59	
TOTAL FOR REGISTER						47,143.59	



**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 Wetherme

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

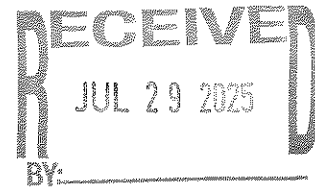
Items	Description
PERMIT ALLOWANCE	
01-700 Permits	
Supervision	cost per week
Buildertrend Flat Rate	
INSTALLATION OF EQUIPMENT	
06-300 Wood Framing	
Portolet	cost per month
Buildertrend Flat Rate	
Labor to prepare permit	
01-710 Labor to Obtain Permits	
Clean up	
01-740 Final Cleaning	
General Conditions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

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

Sincerely,

John C. Harvard Jr.

Approval Deadline: Jul 9, 2025



**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 Wetherme

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

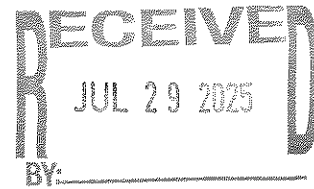
Items	Description
PERMIT ALLOWANCE	
01-700 Permits	
Supervision	cost per week
Buildertrend Flat Rate	
INSTALLATION OF EQUIPMENT	
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Portolet	cost per month
Buildertrend Flat Rate	
Labor to prepare permit	
01-710 Labor to Obtain Permits	
Clean up	
01-740 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. Harvard Jr.

Approval Deadline: Jul 9, 2025



**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:

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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:

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- 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. Harvard Jr.

Approval Deadline: Jul 9, 2025

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.

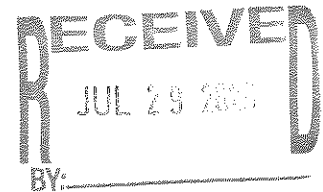
- Provide and install (1) excavation of approximately 440' of ditch.
- Provide and install (1) ¾" conduit to each of the (8) bollard location per request approximately 55' between each bollard.
- Provide and install (1) 120v 20-amp circuit with #10 THHN stranded copper conductors.
- Provide and install (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

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

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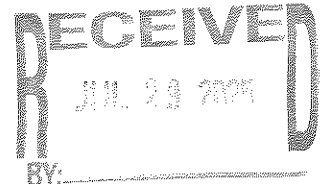
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Total \$13,975.00

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

INVOICE

PRACTICE SPORTS, INC.
14706 Giles Rd
Omaha, NE 68138

ar@practicesports.com
+1 (402) 592-2000
www.practicesports.com



Jay Soriano-1

Bill to

GMS Lic - Ridgewood Trails CDD
Jay Soriano
475 West Town Place
St. Augustine, FL 32092
United States

Ship to

GMS Lic - Ridgewood Trails CDD
Jay Soriano
1667 Azalea Ridge Boulevard
Middleburg, FL 32068
United States

Shipping info

Ship via: Southeastern Freight
Ship date: 08/18/2025
Tracking no.: 431519587

Invoice details

Invoice no.: 306339
Terms: Complete-Pymt Due
Invoice date: 08/13/2025
Due date: 09/18/2025

P.O. Number: JSO08132025-2

Sales Rep: Jake

#	Product or service	SKU	Description	Qty	Rate	Amount
1.	Playground Border Timbers - 8" or 12" - (40) 12" Timbers - Full Pallet	2BY242-12IN-PALLET	Playground Border Timbers - 8" or 12" - (40) 12" Timbers - Full Pallet	1	\$1,200.00	\$1,200.00
2.	Playground Border Timbers - 8" or 12" - (20) 12" Timbers - 1/2 Pallet	2BY242-12IN-HALFPALLET	Playground Border Timbers - 8" or 12" - (20) 12" Timbers - 1/2 Pallet	1	\$600.00	\$600.00

Subtotal \$1,800.00

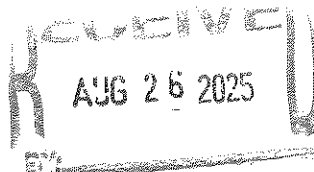
Shipping \$625.00

Ways to pay



Total \$2,425.00

View and pay





PURCHASE ORDER

Double Branch CDD
c/o Governmental Management Services

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

P.O. NO. JSC08132025-2
DATE August 13, 2025
ACCT #

Quote/order # PS306339

VENDOR Practice Sports, inc
www.practicesports.com
14706 Giles Rd. Omaha, NE 68138

SHIP TO Jay Soriano
1667 Azalea Ridge Blvd
Middleburg, FL 32092
(904)274-2450

SHIPPING METHOD		SHIPPING TERMS		DELIVERY DATE	
QTY	ITEM #	DESCRIPTION	JOB	UNIT PRICE	LINE TOTAL
1.00		Playground Border Timbers - 8" or 12" - (40) 12" Timbers - Full Pallet x 1	Long Bay play ground	\$545	\$ 1,200.00
1.00		Playground Border Timbers - 8" or 12" - (20) 12" Timbers - Half Pallet x 1	Long Bay play ground	22.50	600.00
1.00		Freight			625.00
				SUBTOTAL	\$ 2,425.00
				SALES TAX	-
				TOTAL	\$ 2,425.00

Jay Soriano 8/13/25
Order placed by Date
Authorized by Date

1000Bulbs

Thank you for your order!

Your order number is 15060817

Please contact our customer service department if you have additional questions. We appreciate your business!

You will receive a Tracking Number by email when your package(s) ships.

Bill To:
Ridgewood Trails CDD
475 W. Town Pl
St. Augustine, FL 32092
904-275-2450
PO Number: COD
Customer Email: jsoriano@gmsnf.com

Ship To:
Ridgewood Trails CDD
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065
904-275-2450

Order Date	07/17/2025	Customer #	1705529	Terms	Net30
Salesperson	Breanne Coe	Phone	972-535-0924	Email	bcoe@1000bulbs.com

Part#	Description	Ordered	Unit Price	Ext Price
PLT-12976	1795 Lumen Max - 24 Watt Max- Wattage and Color Selectable 3.5 ft. LED Bollard Fixture Watts 14-19-24 - Kelvin 3000-4000-5000 - Dome with Louver Reflector- 120-277 Volt- PLT-12976	3	\$231.75	\$695.25

Ship Via	Standard Shipping
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Subtotal:	\$695.25
Shipping:	\$97.34
Tax:	\$0.00
Total:	<u>\$792.59</u>

Approved
Ridgewood Trails CDD
Capital Reserve
1.330.53800.60100
Rob Alba
9.23.2025

