

Ridgewood Trails

Community Development District

July 1, 2026

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsccd.com

June 24, 2026

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Ridgewood Trails Community Development District is scheduled for **Wednesday, July 1, 2026 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. Discussion of Suspension Letter
- IV. Discussion of Demand Letters Regarding Easement Encroachments:
 - A. 1831 Marias River Court
 - B. 1837 Marias River Court
 - C. 1843 Big Spring Point
 - D. 1846 Big Spring Point
- V. Ratification of Agreements:
 - A. Riverside Management Services for Fiscal Year 2027
 - B. Lake Doctors
 - C. Hi Tech for Security System
 - D. Waste Pro
- VI. Ratification of Engagement Letter with Grau and Associates for Fiscal Year 2026 Auditing Services

- VII. Consideration of Work Authorization No. 1 for Parking at Playgrounds
- VIII. Discussion of Fiscal Year 2027 Budget
- IX. Discussion of:
 - A. Land Acquisition of Parcel ID 02-05-24-005924-010-71
 - B. Agreement with Governmental Management Services
 - C. Agreement with Riverside Management Services
 - D. Pressure Washing Azalea Ridge Blvd
 - E. Tree Replacements
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Discussion of Fiscal Year 2027 Meeting Schedule
 - D. Operation Manager
 - E. Amenity Manager
 - 1. Report
 - 2. Brightview QSA
- XI. Supervisor's Requests and Public Comments
- XII. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 6, 2026 Meeting
 - B. Acceptance of the Minutes of the May 6, 2026 Audit Committee Meeting
 - C. Balance Sheet & Income Statement
 - D. Assessment Receipt Schedule
 - E. Approval of Check Register
- XIII. Next Meeting Scheduled for: September 2, 2026 @ 6:00 p.m. at the Azalea Ridge Amenity Center
- XIV. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

FIFTH ORDER OF BUSINESS

A.

**AGREEMENT BETWEEN RIVERSIDE MANAGEMENT SERVICES, INC.
AND RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
FOR FACILITIES MANAGEMENT, OPERATIONS, AND STAFFING SERVICES
[FISCAL YEAR 2026-2027]**

This Agreement (“Agreement”) is made and entered into this ___ day of _____ 2026, by and between:

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

Riverside Management Services, Inc., a Florida corporation, with a mailing address of 50 Ellis Street, Suite 208, St. Augustine, Florida 32095 (“RMS” or “Contractor” and, together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Clay County, Florida; and

WHEREAS, the District owns, operates, and maintains certain amenity facilities (“Facilities”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide facilities management and operations services, maintenance services, janitorial services, pool maintenance services, and lifeguard staffing services for the Facilities; and

WHEREAS, the Contractor submitted a proposal and represents that it is qualified to provide those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide the Services identified in **Exhibit A** within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services in accordance with **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The Contractor will provide the materials, tools, skills, and labor necessary for the Services identified in **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of the exhibits, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; PAYMENT TERMS.

A. Fees and Expenses:

(1) The District shall pay the Contractor for the Services in accordance with the proposed fees as set forth in **Exhibit B**. The District shall compensate the Contractor only for those Services provided under the terms of this Agreement.

(2) Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

(3) Fees for the Services may be negotiated annually by the Parties. Any amendment to Services fees must comply with the amendment procedure in this Agreement.

(4) In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

B. Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B**. Additional work or services, as such terms are used in Section 5.D, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

C. The District may require, as a condition precedent to making any payment

to the Contractor that all subcontractors, materialmen, 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, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should the District desire additional work or services, or to add additional areas to be maintained, 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 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.

E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance, the Certificates of Insurance are attached as **Exhibit D**:

(1) Workers' 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 \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: 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 \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$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. Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

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

SECTION 7. INDEMNIFICATION.

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

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights

to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

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 8. 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 9. 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 10. 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 11. 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 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. 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 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. 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 16. 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 17. 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 18. 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 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. 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 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. 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 the Parties.

SECTION 22. 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 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Ridgewood Trails Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
Marilee Giles
MGiles@gmsnf.com

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
Katie Buchanan
Katie.Buchanan@KutakRock.com

B. If to the Contractor: Riverside Management Services, Inc.
50 Ellis Street, Suite 208
St. Augustine, Florida 32095
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to: Riverside Management Services, Inc.
50 Ellis Street, Suite 208
St. Augustine, Florida 32095
Attn: Chief Operating Officer, Keith Nelson
KNelson@rmsnf.com

And: Riverside Management Services, Inc.
50 Ellis Street, Suite 208
St. Augustine, Florida 32095
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And: Riverside Management Services, Inc.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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 Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other 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 herein.

SECTION 24. 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 25. 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 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. The 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*. The Contractor acknowledges that the designated public records custodian for the District is District Manager 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 WITH COPY TO INFO@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. E-VERIFY REQUIREMENTS. 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 448.091, *Florida Statutes*.

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.

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.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. 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 29. 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 30. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. The 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 the Contract.

SECTION 32. TERM. The term of this Agreement shall be from October 1, 2026, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned

workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

SECTION 33. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. If applicable, 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*.

SECTION 34. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

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

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

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

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

SECTION 35. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(13), *Florida Statutes*.

[remainder of page intentionally left blank; signatures continued on following page]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

Attest:

**RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Board Of Supervisors

By: _____

Print: _____

Print Name

Its: _____
Chairperson/Vice Chairperson,
Board of Supervisors

RIVERSIDE MANAGEMENT SERVICES, INC.

By: _____

Witness

Print: Alison Mossing

Its: Vice President

Print Name of Witness

- Exhibit A:** Scope of Services
- Exhibit B:** Fee Schedule
- Exhibit C:** Proposal
- Exhibit D:** Certificates Of Insurance
- Exhibit E:** Anti-Human Trafficking Affidavit

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services

Facility Manager:

RMS shall provide Amenity Management Services for the District. These services include overseeing all amenity facilities, interacting with residents, prospective residents and their guests, social event execution, and promoting clubs and marketing. RMS has the ability to create a unique schedule to accommodate the needs of each community, which will include the following:

- The Facility Manager is the liaison for the Community Development District Board of Supervisors and will attend all District Meetings.
- Will prepare a monthly Manager's Report detailing all activity such as all social events, clubs, upcoming events, residents' concerns, information regarding completed and planned maintenance projects, etc.
- Primary area of responsibilities will be management of District owned amenities and recreational facilities, to include the planning and execution of social events, programming of resident services, and facility rentals.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Maintain a professional relationship with all residents, welcoming and educating new homeowners, issuing access cards and maintaining data base, updating resident information, supervising staff members, monitoring facility usage and rentals.
- Responsible for updating and maintaining District communications platforms, to include the community website, marquee board, E-blasts and monthly newsletter.
- Inspect Amenity Center for lighting, debris removal, pest control, signage and fencing, and any necessary maintenance. Inspections include recommendations to improve safety and minimize potential hazards in order to prevent accidents from occurring.
- Inventory cleaning products, paper products, office and first aid supplies.
- Coordinate, organize, and promote all social events and activities throughout the year. Administer rental program of District Facilities for private parties, social events and clubs.

Description of Services

- Educate staff members, security guards, residents, prospective residents and public on District policies and procedures.
- Prepare report for recommendations regarding modifications/updates to the policies and procedures as needed.
- Interactions regarding budgeting, maintenance recommendations, social event recommendations, coordination and communication with the Board of Supervisors and others.
- Assist with processing any insurance claims and related repair work.
- Provide recommendations for annual budget, social events, promoting community clubs, etc.
- Responsible for sending CDD information for website updates and maintaining a community social event calendar.
- Interface with vendors for repairs, billing, payments, and approve certain invoices.

Field Operations Management:

RMS shall provide Field Operations Management Services to the District. These services include contract administration, inspections, and the following below:

- Oversees Landscape Maintenance Contract
- Oversees Lake Maintenance Contract
- Monitors Utility Accounts
- Field Operations Budget
- Weekly Site Inspections
- Meeting with contractors/service providers
- Attend District Board of Supervisors meetings
- Provide an Operations Memorandum outlining all field related activity
- Prepare maintenance plan for any future District infrastructure
- Receive/Respond to resident emails and phone calls pertaining to District related issues

Pool Maintenance: [Two (2) Pools]

RMS shall be responsible for the cleaning and maintenance of the “Districts” swimming pool(s). Service to be provided three (3) business days per week April 15, 2027 to September 15, 2027 and two (2) days per week September 16, 2026 to April 14, 2027

Responsibilities/Tasks:

Description of Services

- Vacuuming
- Skimming
- Brushing tiles on a routine basis
- Pool and Equipment inspections
- Cleaning Filters
- Chemical Balance (Chlorine, pH, Alkalinity, Sequestrant)
- Chemicals for daily service to be invoiced separately (Chlorine, Acid, DE Powder, etc.)
- Chemicals for cleaning pool tiles, treatment of stains, metal removal agents, oil removal, phosphate and nitrate removal, mustard and black algae treatments shall be invoiced to the District
- Notify Community Manager/Operations Manager of any repair or replacement needs
- Emergency call out Service/unscheduled visits shall be invoiced at actual time plus any materials

Janitorial Services: [Two (2) Facilities]:

- RMS will maintain the general appearance of all indoor spaces.
 - General Janitorial scope of service includes, but not limited to the following:
 - Sweep, vacuum and mop all floor types as necessary
 - Clean restroom sinks, mirrors, fixtures, toilets, urinals, etc.
 - Clean interior windows, baseboards, wipe down walls and doors
 - Wipe down and sanitize fitness equipment
 - Remove trash and replace trash can liners
 - Restock supplies, paper products, soap, etc. (as needed)
 - Dust, polish and sanitize all appliances, interior fans, etc.
- Service to be provided three (3) business days per week March - September, and two (2) days per week October - February.
- Holidays excluded are New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. If a service visit falls on a Holiday, a subsequent day will be used.
- District to supply all paper products, soap, trash liners, fitness wipes, supplies, etc.

Description of Services

Lifeguard Services:

- Coverage includes three (3) lifeguards on duty from 11:00 a.m. to 5:00 p.m. with the following schedule:
 - The weekends (Saturday and Sunday) - before and after Spring Break
 - Preseason Weekends (Saturday and Sunday) – First Weekend in May to Memorial Day
 - Memorial Day Weekend (Saturday, Sunday, and Monday).
 - Summer Schedule (Friday, Saturday, and Sunday) – Starts after school is out until school is back in session
 - Post Season Weekends (Saturday and Sunday) – starts after school is back in session until Labor Day
 - Labor Day Weekend (Saturday, Sunday, and Monday)
- RMS lifeguards shall maintain current American Red Cross certifications in Lifeguarding, Water Park Lifeguarding, CPR, First Aid, and AED for adults, children, and infants.
- Responsibilities include, but are not limited to, the following:
 - Promoting a safe aquatic environment through continuous surveillance, enforcement of facility rules and regulations, proactive identification of unsafe behaviors and conditions, prompt response to emergencies, and effective teamwork with facility staff and management.
 - Remaining "Rescue Ready" at all times and reporting unsafe conditions to the Facility Supervisor.
 - Completing daily pool logs, equipment checklists, and all forms related to daily activities and incidents.
 - Participating in in-service training covering the Emergency Action Plan (EAP), CPR, First Aid, AED, and on-land and in-water rescue procedures.
 - As time permits, straightening pool deck furniture, wiping tables, removing debris from pool deck areas and walkways, replacing trash can liners, and assisting with restroom cleanliness and the stocking of supplies. These duties are secondary to lifeguarding responsibilities.
 - Inspecting the slide and slide structure prior to opening the pool each day.
 - Testing pH and chlorine levels twice daily to ensure compliance with applicable Health Department requirements.
- The District shall be invoiced only for actual hours worked.
- Scheduled hours may be adjusted or reduced due to inclement weather or other conditions affecting safe operations.

Description of Services

Facility Maintenance:

- To assist the Field Operations Manager on an as needed basis
- Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck, amenity Center, and common areas
- Replace trash can liners weekly throughout the District
- Tasks as assigned by Facility Manager and/or Field Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)

Facility Assistant Services:

RMS shall provide part-time, on-site Facility Assistant services under the direction and supervision of the Facility Manager to support daily operations, special events, and coverage needs at the Facilities. Facility Assistant services may include, but are not limited to, the following:

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Assist with the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Facility Manager
- Check pool chemicals daily and add to pool maintenance log
- Various other tasks assigned by management
- Scheduled to provide coverage for special events, employee PTO and absences, weekend operations, and other operational needs as directed by management, including increased seasonal support during the Summer Season (Memorial Day through Labor Day).

General Provisions:

- Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services.

Description of Services

- Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge.
- Reasonable reimbursement for the expense of copies, office supplies, travel, etc.
- All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. AMENITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
<p>Facility Management:</p> <ul style="list-style-type: none"> • The Facility Manager is an onsite part-time position including Twenty-four (24) hours per week. • Annual Fee paid in equal monthly payments. 	\$47,721
<p>Field Operations Management:</p> <ul style="list-style-type: none"> • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. <ul style="list-style-type: none"> ○ Two On-Site Visits per Month on Average • Annual Fee paid in equal monthly payments. 	\$28,698
<p>Pool Maintenance Services: [Two (2) Pools]</p> <ul style="list-style-type: none"> • The Pool Maintenance Service is an onsite part-time position. • Standard Maintenance to include <ul style="list-style-type: none"> ○ Two (2) Days per week between September 16, 2026 and April 14, 2027 ○ Three (3) Days per week between April 15, 2027 and September 15, 2027 • Annual Fee paid in equal monthly payments. 	\$22,617

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
<p>Janitorial Services: [Two (2) Facilities]</p> <ul style="list-style-type: none"> • The Janitorial Service is an onsite part-time position. • Standard Cleaning to be provided: <ul style="list-style-type: none"> ○ Two (2) Days per Week between October through February ○ Three (3) Days per week between March through September • Annual Fee paid in equal monthly payments. 	\$13,235
<p>Lifeguard Services: [Seasonal Role – Memorial Day to Labor Day]</p> <ul style="list-style-type: none"> • The Lifeguard Service is an onsite, part-time position provided on an as-needed and as-scheduled basis (934 Hours). • Hours subject to change due to inclement weather. • Services shall be billed at an hourly rate, invoiced in arrears based on actual hours worked. 	\$21,485
<p>Facility Assistant:</p> <ul style="list-style-type: none"> • The Facility Assistant service is an onsite part-time position. • Services shall be billed at an hourly rate, invoiced in arrears based on actual hours worked. 	\$7,500
<p>Facility Maintenance and Repair Services:</p> <ul style="list-style-type: none"> • RMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board of Supervisors and/or the District Manager. <ul style="list-style-type: none"> ○ General maintenance services are invoiced at \$50.00 / Hour ○ Pressure washing services are invoiced at \$55.00 / Hour 	Standard Hourly Rates Plus Reimbursable Expenses

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
<p>Out of Pocket Reimbursable Expenses:</p> <ul style="list-style-type: none"> Reimbursable expenses to be itemized on invoicing each month. 	<p>At RMS Standard Rate or Cost</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District. 	<p>To Be Negotiated</p>
<p>* Fiscal Year Calendar:</p> <ul style="list-style-type: none"> Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027. Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date. 	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C
Proposal

RIVERSIDE MANAGEMENT SERVICES, INC.

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

April 27, 2026

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

Re: FY2027 Facility Manager, Field Operations Management, Pool Service, Janitorial,
Facility Assistant and Lifeguards.

Dear Marilee:

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

<u>Services</u>	<u>FY2026 Budget</u>	<u>FY2026 Fees</u>	<u>FY2027 Proposed Fees</u>
Facility Manager (24hrs/wk)	\$45,020	\$45,020	\$47,721
Field Operations Manager	\$27,074	\$27,074	\$28,698
Pool Maintenance (Pools-2)	\$20,845	\$20,845	\$22,617
Janitorial Service (Facilities - 2)	\$12,486	\$12,486	\$13,235
Lifeguard Services (934 hrs)	\$20,462	\$20,462	\$21,485
Facility Assistant	\$7,500	\$7,500	\$7,500
Maintenance		\$45/Hour	\$50/hour


The proposed fees for Facility Manager, Operations Manager, Pool Service and Janitorial Service reflect a cost-of-living increase. The amount for Lifeguard Services reflects a \$1.50 per hour increase to offset the impact of the mandated minimum wage increase of \$1.00, taxes, insurance and cost of living increase. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to continue to provide these services to your community.

Sincerely,

Alison Mossing

Alison Mossing
Vice President

Exhibit D
Certificates of Insurance

		CERTIFICATE OF LIABILITY INSURANCE			DATE (MM/DD/YYYY) 05/29/2026		
		<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220		CONTACT NAME: Vicky Zelen PHONE (A/C No. Ext): (904) 262-8080 E-MAIL ADDRESS: vicky@zelenrisk.com FAX (A/C No.): (904) 262-1444		INSURER(S) AFFORDING COVERAGE INSURER A: Northfield Insurance Company INSURER B: Bridgefield Casualty Insurance Company INSURER C: Hartford Fire Insurance Company INSURER D: INSURER E: INSURER F:			
INSURED Riverside Management Services, Inc. 50 Ellis Street, Suite 208 Saint Augustine, FL 32095		NAIC #					
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		WS681618	10/24/2025	10/24/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	196-23349	10/16/2025	10/16/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Crime		21TP0343213-25	11/04/2025	11/04/2026	Employee theft on Client's Premises \$ 500,000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.							
CERTIFICATE HOLDER			CANCELLATION				
Ridgewood Trails CDD 50 Ellis St Ste 208 St Augustine, FL 32095			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <ME>				
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Stephanie Marciani PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Stephanie@EdieWilliams.com
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : State Farm Mutual Automobile Insurance Company 25178 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Riverside Management Services, Inc. 1001 Bradford Way Kingston, TN 37763	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY	Y	Y	K54 9212-A22-59	01/22/2026	07/22/2026	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N	N / A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Ridgewood Trails Community Development District is Additional Insured with regard to Auto Liability.
 The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
 Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
 If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER Ridgewood Trails Community Development District 50 Ellis Street, Suite 208 St. Augustine, FL 32095	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Exhibit E:
Anti-Human Trafficking Affidavit

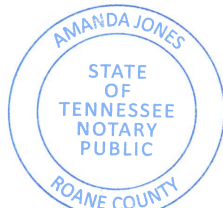
Anti-Human Trafficking Affidavit

I, Kelly Adams, as HR Director, on behalf of Riverside Management Services, Inc., a Florida corporation (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 10, 2026.

FURTHER AFFIANT SAYETH NAUGHT.



RIVERSIDE MANAGEMENT SERVICES, INC.

By: Kelly Adams
Name: Kelly Adams
Title: HR Director

STATE OF TENNESSEE
COUNTY OF Roane

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Amanda Jones, as HR admin, of Riverside Management Services, Inc., who is personally known to me or who produced _____ as identification this 10 day of March, 2026.

Amanda Jones
Notary Public

(Notary Seal)

B.

ADDENDUM TO AGREEMENT BETWEEN THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC.

District:	Ridgewood Trails Community Development District	Contractor:	Lake Doctors, Inc.
Mailing Address:	475 West Town Place, Suite 114 St. Augustine, FL 32092	Mailing Address:	4651 Salisbury Road, Suite 155 Jacksonville, Florida 32256
Phone:	(904) 940-5850	Phone:	(904) 262-5500 (904) 431-3914

The following provisions govern the proposal submitted by the Contractor and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”), for aquatic maintenance services as more particularly described in Exhibit A (“Services”):

1. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Compensation due from the District for the services and materials identified in the Proposal shall total **Nine Hundred Fifty Dollars and 00/100 Cents (\$950.00)** per month. The Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. Such amounts include all materials and labor provided for in Exhibit A and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work. No payment shall be provided upon execution of this Agreement.
3. Paragraph 9 of the Proposal is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

~~The Company~~Contractor or any subcontractor performing the Services described in this Agreement shall maintain throughout the term of this Agreement the following insurance coverage and limits: (a) Workman’s Compensation with statutory limits; (b) Automobile Liability, for bodily injuries in limits of not less than \$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; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability.

~~A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as “Additional Insured” may be provided at Customer’s request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.~~

4. Paragraph 10 of the Proposal is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text)

and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

The ~~Company~~Contractor agrees to indemnify, defend and hold harmless ~~Customer~~the District and the District's officers, staff, representatives, and agents, from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on ~~Customer~~the District by any person caused by or that results from the gross negligence or willful misconduct of the ~~Company~~Contractor, its employees or agents. ~~Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.~~ Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if 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 the 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.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the 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 law, 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.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the 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 AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O GOVERNMENTAL MANAGEMENT SERVICES, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE (904) 940-5850; EMAIL MGILES@GMSNF.COM.

9. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon thirty (30) days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
10. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
11. 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*.
12. The Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
 - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

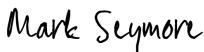
The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the

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

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

- 13. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
- 14. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, the Addendum controls.
- 15. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

LAKE DOCTORS, INC.

Signed by:

0B950B045FEF41B...
 By: Mark Seymore
 Its: SALES MANAGER
 Date: 2026-06-24

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

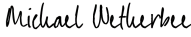
Signed by:

4EB242AB5380433...
 Chairperson, Board of Supervisors
 Date: 2026-06-24

Exhibit A: Proposal

Exhibit B: Map

Exhibit A Proposal



The Lake Doctors, Inc.
Aquatic Management Services[®]

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

Water Management Agreement

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

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

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

Eight (8) Ponds associated with Ridgewood Trails CDD in Middleburg, Florida.

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

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

1.	Underwater and Floating Vegetation Control Program	\$ 950.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Free Callback Service and Additional Treatments, if required	\$ INCLUDED
4.	Water Testing and Analysis, as needed	\$ INCLUDED
5.	Monthly Detailed Service Reports	\$ INCLUDED
Total of Services Accepted		\$ 950.00 Monthly

\$950.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$950.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.

D. The Company agrees to commence treatment within **thirty (30) days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 30th, 2026**.

F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

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

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

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

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

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL:** YES NO

REQUESTED START MONTH: _____ | **PURCHASE ORDER #:** _____

TERMS AND CONDITIONS

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

Exhibit B Map



C.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENTS – DO NOT DISCLOSE

AGREEMENT BETWEEN THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT AND HI-TECH SYSTEM ASSOCIATES, INC. REGARDING THE PROVISION OF SECURITY SYSTEM SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 6th day of May 2026, by and between:

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (“**District**”), and

HI-TECH SYSTEM ASSOCIATES, INC., a Florida corporation with a mailing address of 2498 Centerville Road, Tallahassee, Florida 32308 (“**Contractor**,” and collectively with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by Clay County, Florida; and

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

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

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide security equipment and access control administration services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENTS – DO NOT DISCLOSE

A. The District desires that the Contractor provide professional security system services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF SERVICES. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENTS – DO NOT DISCLOSE

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. 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.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Forty Dollars and 00/100 Cents (\$40.00) per month for the service of the security equipment, and One Hundred Thirty Dollars and 00/100 Cents (\$130.00) for access control administration services. The term of this Agreement shall be from October 1st, 2026 through September 30th, 2029, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for two additional one (1) year terms unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, 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 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, materialmen, 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.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENTS – DO NOT DISCLOSE

not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

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

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

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

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

SECTION 7. INDEMNIFICATION.

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

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

SECTION 8. 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 9. 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 10. 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

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

SECTION 13. 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 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. 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 16. 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 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor

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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 18. 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 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. 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 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. 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 22. 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 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

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

B. If to the Contractor: Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, Florida 32308
Attn: _____

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

SECTION 24. 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 25. 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 26. 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

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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 C/O GOVERNMENTAL MANAGEMENT SERVICES, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE (904) 940-5850, EMAIL MGILES @GMSNF.COM.

SECTION 27. 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 28. 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 29. 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 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland

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Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

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

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

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

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

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IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Michael Wetherbee

4E6242A85380433...

Chairperson, Board of Supervisors

HI-TECH SYSTEM ASSOCIATES, INC.

Signed by:

Brian Jones

463872F2053640A

By: Brian Jones

Its: Sales Integrator

Exhibit A: Scope of Services

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Exhibit A
Scope of Services

Exhibit A

HI-TECH SYSTEM ASSOCIATES, INC.
2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

STANDARD COMMERCIAL SECURITY AGREEMENT

Date: 5/1/2026

Subscriber's Name: Ridgewood Trails

Telephone No.:

Address: 1667 Azalea Ridge Blvd Middleburg, FL 32068

Cell Phone No.:

1. HI-TECH SYSTEM ASSOCIATES, INC. (hereinafter referred to as "HI-TECH", "HSA" or "ALARM COMPANY") agrees to sell, install, and program, at Subscriber's premises, and Subscriber agrees to buy an electronic security system consisting of the equipment and services described in the attached Schedule of Equipment and Services.

Purchase Price: \$ 0

Taxes: \$ 0

Total: \$ 0

Down Payment: \$ 0

Balance due upon completion of installation: \$ 0

2. DESCRIPTION OF EQUIPMENT AND SERVICES:

Check Services Provided:

- Monitoring Center Services, Service, Inspection, Remote Subscriber Access/Cameras, Access Control Administration, Alarm Signal Verification, Guard Response, Self-Monitoring, Cyber Security: Compliant Encryption, Alarm.com: (See Attached Alarm.com Rider), Other: (See Attached Schedule of Equipment and Services.)

3. PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF HI-TECH: Provided Subscriber performs this agreement for the full term, upon termination HI-TECH shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by HI-TECH is the intellectual property of HI-TECH and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright Laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. The Equipment shall remain Subscriber's personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by HI-TECH. HI-TECH's signs and decals remain the property of HI-TECH and must be removed upon termination of this agreement.

4. CHECK BOX FOR APPROPRIATE SERVICES: Only services selected are included: SERVICES AND RECURRING CHARGES: All charges are billed in advance and are plus tax, if applicable [select one option]: Billing shall be: Monthly, Quarter Annually, Semi-Annually, Annually

(a) MONITORING CENTER CHARGES: Subscriber agrees to pay HI-TECH:

- (i) The sum of \$ payable in advance for the installation and programming of the communication software and communication devices if separate from the alarm panel if not already installed.
(ii) The sum of \$ per month for the monitoring of the Security System for the term of this agreement.

(b) SERVICE (Select i or ii)

(i) Subscriber agrees to pay HI-TECH on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay HI-TECH for all parts and labor at time of service. Subscriber is not obligated to call HI-TECH for per call service and HI-TECH is under no duty to provide service except its warranty service during warranty period. Service by anyone other than HI-TECH during warranty period relieves HI-TECH of any further obligations under the Limited Warranty. Subscriber to initial for per call service option:

(ii) Subscriber agrees to pay HI-TECH for service of the security equipment the sum of \$ 40 per month for the term of this agreement.

(c) INSPECTION AND TESTING: Subscriber agrees to pay HI-TECH \$ per month for the term of this agreement for inspection service. If this option is selected HI-TECH will make inspection(s) per year. Unless otherwise noted in the Schedule of Equipment and Services inspection service includes testing of all accessible components to insure proper working order. If the system is UL Certified, the inspection will comply with UL requirements. HI-TECH will notify Subscriber 3 days in advance of inspection date. It is Subscriber's responsibility to reschedule or permit access. Testing at inspection tests only that components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair. If sprinkler alarm or other device monitoring water flow is inspected the inspection does not include inspection or testing of sufficiency of water supply, for which HI-TECH has no responsibility or liability.

(d) ALARM SIGNAL VERIFICATION: Subscriber agrees to pay HI-TECH the sum of \$ per month for the term of this agreement. If Subscriber selects Alarm Signal Verification as a service to be provided, or if Alarm Signal Verification is required by law, HI-TECH or its designated Monitoring Center shall verify the alarm signal by electronic telephone communication, video verification or such other verification system deemed appropriate by HI-TECH or as required by local law and only verified alarm conditions shall be communicated to police or fire department.

(e) REMOTE SUBSCRIBER ACCESS / VIDEO STREAMING DATA [VSD] / CCTV / AUDIO / SELF-MONITORING: Subscriber agrees to pay HI-TECH the

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sum of \$ _____ per month for the term of this agreement. Select remote access / video / audio services to be provided:

- Recording Device Monitoring Center Remote Video / Audio Monitoring for Live Streaming
 Video Clips Monitored Upon Alarm Activation Only Verification Recorded Video Clips Cloud Service Data Storage and Retrieval
 Remote Access By Subscriber Video Data to Subscriber's Smart Phone Self-Monitoring Audio Other (describe):

(f) ACCESS CONTROL ADMINISTRATION SERVICES: Subscriber agrees to pay HI-TECH the sum of \$130.00 per month for the term of this agreement. Select Access Control Administration services to be provided:

- Remote Access Administration On-Site Administration Data Storage Data Backup

(g) GUARD RESPONSE: Subscriber agrees to pay HI-TECH the sum of (select payment method) \$ _____ per month for the term of this agreement (or \$ _____ plus tax payable per guard response).

(h) SELF-MONITORING: Subscriber agrees to pay HI-TECH the sum of \$ _____ per month for the term of this agreement, for self-monitoring services. Self-Monitoring is provided by third party vendors who facilitate signals and data from Subscriber's alarm system to Subscriber's Internet or Cellular connected device. Unless Subscriber has selected Monitoring Center Services, signals from Subscriber's security system will not be monitored by and no signals will be received by any professional Monitoring Center.

(i) CYBER SECURITY: COMPLIANT ENCRYPTION: Subscriber agrees to pay HI-TECH the sum of \$ _____ per month for the term of this agreement for cyber security encryption services as specified in the Schedule of Equipment and Services. Cyber security compliance and conformance programs include guidelines in Underwriters Laboratory (UL), 2090 Cybersecurity Assurance Program or the National Institute of Standards and Technology (NIST) Cybersecurity Framework (CSF). Encryption services are currently available for installation, inspection and monitoring of Camera and Access Control equipment which meets Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology (NIST), UL or any other established criteria for encryption.

IN LIEU OF SEPARATE RECURRING CHARGES IN PARAGRAPHS 4(a)-(i) ABOVE, SUBSCRIBER SHALL PAY \$ 170.00 PER MONTH WHICH INCLUDES ALL THE CHECKED SERVICES IN PARAGRAPHS 4(a)-(i).

5. TERM OF AGREEMENT / RENEWAL: The term of this agreement shall be for a period of 60 months and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof HI-TECH shall be permitted from time to time to increase all charges by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase. HI-TECH may invoice Subscriber in advance monthly, quarterly, or annually at HI-TECH's option. Unless otherwise specified herein, all recurring charges for 4(a)-(i) services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month.

6. MONITORING CENTER SERVICES: Upon receipt of an alarm signal, video or audio transmission, from Subscriber's security system, HI-TECH or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department (First Responders) depending upon the type of signal received. Not all signals or transmissions will require notification to the authorities and Subscriber may obtain a written response policy from HI-TECH. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of HI-TECH or HI-TECH's designee Monitoring Center and HI-TECH does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals and transmissions are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication, and pass through communication networks wholly beyond the control of HI-TECH and are not maintained by HI-TECH except HI-TECH may own the radio network, and HI-TECH shall not be responsible for any failure which prevents transmission signals from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish HI-TECH with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List, HI-TECH will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with HI-TECH's notification obligation. All changes and revisions shall be supplied to HI-TECH in writing. Subscriber authorizes HI-TECH to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting Monitoring Center to monitor video or sound then upon receipt of an alarm signal, Monitoring Center shall monitor video or sound for so long as Monitoring Center, in its sole discretion, deems appropriate to confirm an alarm or emergency condition. If Subscriber requests HI-TECH to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay HI-TECH \$90.00 for each such service. HI-TECH may, without prior notice, suspend or terminate its services, in HI-TECH's sole discretion, in event of Subscriber's default in performance of this agreement or in event Monitoring Center facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms or runaway signals. Monitoring Center is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by HI-TECH.

7. REPAIR SERVICE: Repair service pursuant to paragraph 4(b)(ii), includes all parts and labor, and HI-TECH shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, water, insects, vermin, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without HI-TECH's written consent.

8. SUBSCRIBER REMOTE ACCESS: If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by HI-TECH, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote device supplied by HI-TECH or Subscriber's Internet or wireless connection device which is compatible with HI-TECH's remote services. HI-TECH will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed or, when system design permits, connect the system to the Internet, over which HI-TECH has no control. The remote services server is provided either by HI-TECH or a third party. HI-TECH shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. HI-TECH shall have no responsibility for failure of data transmission, corruption or unauthorized access by hacking or otherwise and shall not monitor or view the camera data. Electronic data may not be encrypted and wireless components of the alarm system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology (NIST) or any other established criteria for encryption and HI-TECH shall have no liability for access to the alarm system by others.

9. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high-speed Internet access and/or wireless services at Subscriber's premises. HI-TECH does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system, HI-TECH will

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authorize Subscriber access. HI-TECH is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and HI-TECH shall have no liability for such third party unauthorized access. HI-TECH is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. HI-TECH is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense. If Subscriber is Self-Monitoring, no signals will be received unless Subscriber has access to the selected mode of communication pathway such as cellular, radio or Internet service.

10. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS / ACCESS CONTROL ADMINISTRATION: If Access Control is selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is a selected service HI-TECH or its designee shall store and/or backup data received from Subscriber's system for a period of one year. HI-TECH shall have no liability for data corruption or inability to retrieve data even if caused by HI-TECH's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by HI-TECH and HI-TECH has no responsibility for such access or IP address service. HI-TECH shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If Access Control Administration is selected as a service to be provided HI-TECH will maintain the data base for the operation of the Access Control System. Subscriber will advise HI-TECH of all change in personnel and/or changes in access levels of authorization and restrictions, providing access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to HI-TECH regarding personnel access must be in writing via email or fax to addresses designated by HI-TECH. HI-TECH shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access.

11. AUDIO / VIDEO SYSTEM OPERATION AND LIMITATIONS: If Audio / Video System is selected as a service to be provided and included in the Schedule of Equipment and Services, and if video equipment is attached to a recorder, it shall not be used for any other purpose. HI-TECH shall be permitted to access and make changes to the system's operation on site and over the Internet. If data storage is selected service, HI-TECH shall store data received from Subscriber's system for one year. HI-TECH shall have no liability for data corruption or inability to retrieve data even if caused by HI-TECH's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by HI-TECH and HI-TECH has no responsibility for such access or IP address service. If system has remote access HI-TECH is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. HI-TECH shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever. If audio or video devices are installed, Subscriber has been advised to independently ascertain that the audio or video devices are used lawfully. HI-TECH has made no representations and has provided no advice regarding the use of audio or video devices, and it is Subscriber's sole responsibility to use the camera and audio devices lawfully.

12. GUARD RESPONSE: If guard response is specified as a service to be provided, upon receipt of an alarm signal, HI-TECH or its subcontractor shall as soon as may be practical send one or more of its guards to the Subscriber's premises. Unless the guard determines that the alarm is a false alarm and that no situation requiring police or fire department services exist, the guard shall notify the Monitoring Center or police or fire department directly that an emergency situation exists and wait up to 15 minutes for the municipal police or fire department personnel or Subscriber to arrive at the premises and if permitted by the police shall assist in making a search of the premises to determine the cause of the alarm condition. If provided with keys to the premises the guard shall endeavor to secure the premises and repair the security equipment. However, Subscriber acknowledges that the guard is not required to enter the premises or to render any service to the security equipment and shall not be required to remain stationed at Subscriber's premises for more than 15 minutes after initial arrival. Subscriber authorizes the guard to take such action the guard deems necessary to secure the premises and reset the alarm, though Subscriber acknowledges that the guard may not be able to or may not have sufficient time to secure the premises or reset the alarm and put same in working order. If Subscriber requests HI-TECH to station its guard at the premises for more than 30 minutes, and HI-TECH has sufficient personnel to provide such service, and HI-TECH makes no such representation that its personnel will be available, then Subscriber agrees to pay HI-TECH \$95.00 per half hour plus tax for such service. Subscriber agrees to confirm the request to HI-TECH to provide extended guard service by email, text or recorded conversation to HI-TECH at the time request is made and HI-TECH is authorized to ignore any request not confirmed within 15 minutes.

LIMITED WARRANTY ON SALE

13. In the event that any part of the security equipment becomes defective, HI-TECH agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of ninety (90) days from the date of installation. HI-TECH reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. HI-TECH is not the manufacturer of the equipment and other than HI-TECH's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. **Except as set forth in this agreement, HI-TECH makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and HI-TECH shall not be liable for consequential damages.** HI-TECH does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. **HI-TECH expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose.** The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than HI-TECH. Subscriber acknowledges that any affirmation of fact or promise made by HI-TECH shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on HI-TECH's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that HI-TECH has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for HI-TECH's breach of this agreement or negligence to any degree under this agreement is to require HI-TECH to repair or replace, at HI-TECH's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 4(b)(ii) of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, HI-TECH will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

GENERAL PROVISIONS

14. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: HI-TECH shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including HI-TECH's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of HI-TECH, HI-TECH shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay HI-TECH the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of HI-TECH on less than 24 hour notice to HI-TECH. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of HI-TECH, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon

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installation. Subscriber assumes all risk of loss of material once delivered to the job site. Should HI-TECH be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay HI-TECH for such service or material.

15. TESTING OF SECURITY SYSTEM: The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the security equipment and to notify HI-TECH if any equipment is in need of repair. Service, if provided, is pursuant to paragraphs 4 and 7. HI-TECH shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, HI-TECH shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 8 a.m. and 5 p.m. Subscriber agrees to test and inspect the security equipment and to advise HI-TECH of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and HI-TECH fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to HI-TECH, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by HI-TECH, evidencing that warranty service was requested by Subscriber.

16. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under paragraph 4(b) (ii) and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without HI-TECH's written consent.

17. ALTERATION OF PREMISES FOR INSTALLATION: HI-TECH is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in HI-TECH's sole discretion for the installation and service of the security system, and HI-TECH shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

18. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high-speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by HI-TECH.

19. LIEN LAW: HI-TECH or any subcontractor engaged by HI-TECH to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

20. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless HI-TECH, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by HI-TECH's performance, negligence or failure to perform any obligation under or in furtherance of this agreement. Parties agree that there are no third-party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against HI-TECH or HI-TECH's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of HI-TECH, which shall not unreasonably be withheld. HI-TECH shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations herein upon such assignment.

21. EXCULPATORY CLAUSE: HI-TECH and Subscriber agree that HI-TECH is not an insurer and no insurance coverage is offered herein. The security system, equipment, and HI-TECH's services are designed to detect and reduce certain risks of loss, though HI-TECH does not guarantee that no loss or damage will occur. HI-TECH is not assuming liability, and, therefore, shall not be liable to Subscriber or any other third party for any loss, economic or non-economic, in contract or tort, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by HI-TECH's breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for intentional willful misconduct.

22. INSURANCE / ALLOCATION OF RISK: Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Subscriber is named as insured and HI-TECH is named as additional insured and which shall cover any loss or damage HI-TECH's services are intended to detect to one hundred percent of the insurable value or potential risk. The parties intend that the Subscriber assume all potential risk and damage that may arise by reason of failure of the equipment, system or HI-TECH's services and that Subscriber will look to its own insurance carrier for any loss or assume the risk of loss. HI-TECH shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Subscriber from insurance covering such loss or damage or for such loss or damage against which Subscriber is indemnified or insured. Subscriber and all those claiming rights under Subscriber waive all rights against HI-TECH and its subcontractors for loss or damages caused by perils intended to be detected by HI-TECH's services or covered by insurance to be obtained by Subscriber, except such rights as Subscriber or others may have to the proceeds of insurance.

23. LIMITATION OF LIABILITY: SUBSCRIBER AGREES THAT SHOULD THERE ARISE ANY LIABILITY ON THE PART OF HI-TECH AS A RESULT OF HI-TECH'S BREACH OF THIS CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF HI-TECH'S OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT HI-TECH'S LIABILITY SHALL BE LIMITED TO THE SUM OF \$250.00 OR 6 TIMES THE MONTHLY PAYMENT FOR SERVICES BEING PROVIDED AT TIME OF LOSS, WHICHEVER IS GREATER. IF SUBSCRIBER WISHES TO INCREASE HI-TECH'S AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSONANT WITH HI-TECH'S INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

24. LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by HI-TECH, the payments to be made by the Subscriber for the term of this agreement form an integral part of HI-TECH's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix HI-TECH's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to HI-TECH, Subscriber shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and HI-TECH shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE.

The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by HI-TECH against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. SUBSCRIBER AGREES THAT SUBSCRIBER MAY BRING CLAIMS AGAINST HI-TECH ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBTRATIONSERVICESINC.COM AND THE

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FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision you are waiving your right to a trial before a judge or jury, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address in this agreement or another address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Florida, except for arbitration which is governed by the FAA and agree that any litigation or arbitration between the parties may be commenced and maintained in the county where HI-TECH's principal place of business is located or Nassau County, New York. The parties waive trial by jury in any action between them unless prohibited by law. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings by either party must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against HI-TECH in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.

25. HI-TECH'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that HI-TECH is authorized and permitted to subcontract any services to be provided by HI-TECH to third parties who may be independent of HI-TECH, and that HI-TECH shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints HI-TECH to act as Subscriber's agent with respect to such third parties, except that HI-TECH shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to HI-TECH's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of HI-TECH.

26. MOLD, OBSTACLES AND HAZARDOUS CONDITIONS: Subscriber shall notify HI-TECH in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event HI-TECH discovers the presence of suspected asbestos or other hazardous material, HI-TECH shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate HI-TECH for any additional expenses caused by the delay but not less than \$1000.00 per day until work can resume. If HI-TECH, in its sole discretion, determines that continuing the work poses a risk to HI-TECH or its employees or agents, HI-TECH may elect to terminate this agreement on 3 day notice to Subscriber and Subscriber shall compensate HI-TECH for all services rendered and material provided to date of termination. HI-TECH shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall HI-TECH be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof.

27. NON-SOLICITATION: Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of HI-TECH assigned by HI-TECH to perform any service for or on behalf of Subscriber for a period of two years after HI-TECH has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, HI-TECH shall recover from Subscriber an amount equal to such employee's salary based on the average three months preceding employee's termination of employment with HI-TECH, times twelve, together with HI-TECH's counsel and expert witness fees.

28. FALSE ALARMS / PERMIT FEES / WITNESS FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse HI-TECH for any fees or fines relating to permits or false alarms. HI-TECH shall have no liability for permit fees, false alarms, false alarm fines, the manner in which police or fire department responds, or the refusal of the police or fire department to respond. In the event of termination of police or fire department response this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. In the event Subscriber or any third party subpoenas or summons HI-TECH requiring any services or appearances, Subscriber agrees to pay HI-TECH \$150 per hour for such services and appearances. Subscriber shall reimburse HI-TECH for any Monitoring Center charges for excessive, run-a-way or false alarm signals.

29. SECURITY INTEREST / COLLATERAL: To secure Subscriber's obligations under this agreement Subscriber grants HI-TECH a security interest in the security equipment installed by HI-TECH and HI-TECH is authorized to file a financing statement.

30. CREDIT INVESTIGATION: Subscriber and any guarantor authorize HI-TECH to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

31. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitute the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. This agreement shall run concurrently with and shall not terminate or supersede any existing agreement between the parties unless specified herein. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

D.

**ADDENDUM TO PROPOSAL BETWEEN THE
RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT AND
WASTE PRO, LLC, FOR WASTE MANAGEMENT SERVICES**

District:	Ridgewood Trails Community Development District	Contractor:	Waste Pro, LLC
Mailing Address:	475 West Town Place, Suite 114 St. Augustine, FL 32092	Mailing Address:	15416 SW 31 st Street Ft. Lauderdale, FL 33331
Phone:	(904) 940-5850	Phone:	() -

The following provisions govern the Service Agreement submitted by the Contractor and attached hereto as **Exhibit A** (hereinafter referred to as the “**Proposal**,” and as modified by this Addendum, the “**Agreement**”):

1. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Hundred Eighty Dollars and 80/100 Cents (\$180.80) per month. The term of this Agreement shall be from October 1, 2026 through September 30, 2029 unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for two (2) additional one-year periods, unless terminated pursuant to the terms of this Agreement. Any change in compensation or the scope of service must be approved in writing by the parties. Payment shall be made and invoices shall be rendered, and applicable late fees or interest, if any, shall be governed by Florida’s Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and subject to any payment terms within the Agreement consistent with such Prompt Payment Act. In the event of dispute between the payment terms of this Agreement and the Prompt Payment Act, the Prompt Payment Act shall control.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$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.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds (for all coverages except workers’ compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within ten (10) 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.

3. To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new or like new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers’ warranties, if

any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers' warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of ninety (90) days after final completion and acceptance by the District.

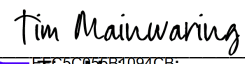
4. Contractor shall use reasonable care in performing the services and shall be responsible for breaches of its obligations under the Agreement which harm persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if 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 the 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.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the 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 law, 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.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the 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 or otherwise agreed by the parties based on what is commercially reasonable under the circumstances.

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 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE (904) 940-5850, OR E-MAIL MGILES@GMSNF.COM.

9. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*, and shall comply with the United States Department of Homeland Security's E-Verify system requirements. In the event the District has a good faith belief that the Contractor has knowingly violated the same, such violation, upon notice from the District shall be grounds for immediate termination.
10. 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*.
11. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
12. 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 this 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.
13. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
14. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
15. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

IN WITNESS WHEREOF, the parties have caused this Addendum to be effective as of the date of the full execution of this Addendum.

WASTE PRO, LLC

Signed by:

By: Tim Mainwaring
Its: Customer Success Manager
Date: 2026-06-02

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

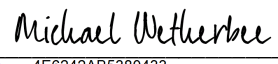
Signed by:

By: Michael Wetherbee
Chairman, Board of Supervisors
Date: 2026-06-02

Exhibit A: Proposal

Exhibit A Proposal



RESIGNS/RENEWALS
 NEW OWNER

Service Agreement

TEMPORARY
 PERMANENT

A. CUSTOMER SITE INFORMATION

Site Name: RIDGEWOOD TRAILS		Effective Date: 05/01/2026	Account #: 93086
Service Address: 3813 GREAT FALLS LOOP		Service Area: CLAY	Salesperson:
City/State: MIDDLEBURG, FL	Zip Code: 32068	Contact Name: COURTNEY RODGERS	
Email: RIDGEWOODTRAILSMGR@RMSNF.COM	Telephone: 904 214 3346	Fax:	Mobile:

B. BILLING INFORMATION

Billing Name: RIDGEWOOD TRAILS CDD		P.O. # Required? Y / N N	
Billing Address: 475 W TOWN PL #114		Billing Cycle: MONTHLY	Customer Payment:
City/State: SAINT AUGUSTINE, FL	Zip Code: 32092	Contact Name: COURTNEY RODGERS	
Email: OPS@RMSNF.COM	Telephone: 904 421 3346	Fax:	Mobile:

C. EQUIPMENT / SERVICE SPECIFICATIONS

Qty	Service Type	Material	Size	Freq.	Compact Y/N	Locks	Wheels	Gates	Rate	
1	FL	SW	4 YD	1X WK	N	N/A	N/A	N/A	\$180.80	<input checked="" type="checkbox"/> Month <input type="checkbox"/> Haul
										<input type="checkbox"/> Month <input type="checkbox"/> Haul

OLD SCHEDULE OF SERVICE

1	FL	SW	4 YD	1X WK	N	N/A	N/A	N/A	\$180.80	<input checked="" type="checkbox"/> Month <input type="checkbox"/> Haul
										<input type="checkbox"/> Month <input type="checkbox"/> Haul

D. ADDITIONAL FEES

Lockbar: N/A	Casters: N/A	Delivery: \$125.00	Relocate: \$125.00
Franchise Fee: 16.28%		Disposal Per Ton:	
Additional Yardage Fee: \$25.00 PER YD	Extra Pickup: \$125.00	Roll off box not active after _____ days. _____ per day service charge.	
A fuel recovery and environmental compliance cost recovery charge, calculated as a percentage of the Charge(s), will be included on your invoice. WILL BE ADDED		Roll-Off container will have a per pull charge and a minimum of _____ tons disposal charge.	
		Dry Run Fee: _____	

"LOCATION STAMP HERE"

Other Instructions: FRANCHISE FEE- 16.28% FIXED
ENVIRONMENTAL FEE - 16% FIXED

Special Service: FUEL RECOVERY FEE- VARIABLE
NO BASE RATE INCREASE FOR 12 MONTHS

1. **SERVICE RENDERED; WASTE MATERIALS.** Customer grants Company the exclusive right to provide equipment and services to collect and dispose of and/or recycle all of Customer's Waste Materials for the full Term as set forth in Section 2. For purposes of this Agreement, "Waste Materials" means all non-hazardous putrescible and non-putrescible solid waste and recyclable materials generated by Customer or at Customer's Service Address. Waste Materials includes Special Waste, such as industrial process wastes, asbestos containing material, petroleum contaminated soils, treated/decharacterized wastes, and demolition debris, provided that Customer has completed a Waste Profile for such Special Waste which Company has approved in writing. Waste Materials specifically excludes, and Customer agrees not to deposit or permit deposit for collection of, any radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, biohazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under any federal, state, or local laws or regulators, or Special Waste not approved in writing by Company (collectively, "Excluded Materials"). Title to and liability for Excluded Materials shall remain with Customer at all times.

LOADING RESTRICTIONS. Customer must adhere to recommended safety precautions when loading container. This includes, but is not limited to, weight restrictions, capacity limits, and material restrictions as stated above. Materials must be loaded into the container in order to be removed. Customer shall not compact the contents of Company's container when loading it or after Waste Materials are placed in it. Service will not be rendered until these requirements are met.

2. **A. TERM (Permanent).** The initial term of this Agreement is sixty (60) months from the Effective Date set forth above. This Agreement shall automatically renew thereafter for additional periods of sixty (60) months each unless either party gives to the other party written notice of its intention to not renew at ninety (90) days prior to the end of the then-existing term.

B. TERM (Temporary). This agreement shall remain in force for the duration of the project.

For purposes of this Agreement, "Term" shall mean either the initial sixty (60) month term, any renewal term, or the term of the project, whichever the case may be.

3. **SERVICES GUARANTY.** If Company fails to perform the services described within ten (10) business days of its receipt of written demand from Customer, Customer may terminate this Agreement as provided in Section 9, with the payment of all monies due through the termination date.

4. **CHARGES; PAYMENTS; ADJUSTMENTS.** Upon receipt of the invoice, Customer shall pay for the services and/or equipment (including repair and maintenance) furnished by Company in accordance with the charges on the reverse side, as adjusted over the Term as noted herein. Company reserves the right to charge a late fee no greater than that allowed by law on balances not paid within thirty (30) days of the date of the invoice. Customer agrees that Company may increase the amounts charged for the services rendered under this Agreement to adjust for increases in the Consumer Price Index. Customer also agrees to pay liquidated damages of \$100.00 for every Customer waste tire that is found at the disposal facility. Because disposal, fuel, materials, and operations costs constitute a significant portion of the costs of the services provided, Customer agrees that Company may increase the amounts charged to account for increases in transportation costs due to changes in location of the disposal facility. Customer also agrees that Company may also increase the amounts charged to account for increases in the average weight per container yard of Waste Materials, increases in Company's costs due to changes in taxes, fees or other governmental charges assessed against or passed through to Company (other than income or real property taxes), whether those increases are directly or indirectly associated with Customer's specific account, and changes in the values associated with recyclable materials. Other pricing changes will be effective only with the consent of the Customer, either written or oral, with the other provisions of the Agreement remaining in full force and effect. Company reserves the right to charge an additional fee if the following additional services are provided to Customer: Enclosure Charge, Services on High Demand Days, Pull/Push Out Services, Container Relocation Fee, or Seasonal Restart Fee. Company reserves the right to charge a fee no greater than that allowed by law on all Customer checks returned for insufficient funds. The Company may increase the charges to the Customer in the event that the weight of Customer's Waste Materials exceeds seventy-five (75) pounds per cubic yard.

5. **SERVICE ADDRESS CHANGE.** If Customer changes its service address during the Term, this Agreement shall remain valid and enforceable as to services rendered at Customer's new service location if such location is within Company's service area.

6. **EQUIPMENT, ACCESS.** All equipment furnished by Company shall remain the property of Company; however, Customer shall have care, custody and control of the equipment and shall bear responsibility and liability for all loss or damage to the equipment and to its contents while at Customer's location. Customer shall not compact, overload, move or alter the equipment and shall use the equipment only for its intended purpose. At the termination of this Agreement, Customer shall return the equipment to Company in the condition in which it was provided, normal wear and tear excepted. Customer shall provide unobstructed access to the equipment on the scheduled collection day. Customer shall pay, if charged by Company, an additional fee for any service modifications caused by or resulting from Customer's failure to provide access. Company shall not be responsible for any damage to Customer's property, including

pavement, subsurface, curbing, resulting from Company's provision of services hereunder. Customer warrants that Customer's right of way is sufficient to bear the weight of Company's equipment and vehicles.

7. **INDEMNITY.** The Company agrees to indemnify, defend and save Customer harmless from and against any and all liability which Customer may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of law, to the extent caused by any negligent act, negligent omission or willful misconduct of the Company or its employees, which occurs (1) during the collection or transportation of Customer's Waste Materials, or (2) as a result of the disposal of Customer's Waste Materials, after the date of this Agreement, in a facility owned by a subsidiary of Waste Pro provided that the Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save the Company harmless from and against any and all liability which the Company may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of law to the extent caused by Customer's breach of this Agreement or by a negligent act, negligent omission or willful misconduct of the Customer or its employees, agent or contractors in the performance of this Agreement or Customer's use, operation or possession of any equipment furnished by the Company.

8. **RIGHT OF FIRST REFUSAL.** Customer grants Company a right of first refusal as to any offer of services similar to those provided hereunder which Customer receives (or intends to make) upon completion of the Term of this Agreement. Customer shall give Company prompt written notice of any such offer and a reasonable opportunity to respond to it. Additionally, if Customer desires to recycle, Company has the right of first refusal as to that service.

9. **DEFAULT.** If, during the Term, either party shall materially breach any provision of this Agreement, the non-breaching party may provide written notice of such breach to the breaching party and demand the breaching party cure such breach within ten business (10) days. Upon any such failure to cure within the cure period provided herein, the non-breaching party may terminate this Agreement by giving the breaching party written notice of such termination, which shall become effective upon receipt of such notice. If the breach is non-payment by Customer, Company may elect to suspend services until the past due amounts have been paid, with this election being an additional remedy, not to the exclusion of the termination right described herein.

10. **ARBITRATION.** Customer agrees that, upon the request of Company, any dispute or controversy between the parties that in any way arises out of or relates to this Agreement or Company's provision of goods or services to the Customer will be determined by binding arbitration that is conducted consistent with (but not through) the guidelines of the Commercial Arbitration Rules of the American Arbitration Association. Judgment upon any arbitration award shall be final and binding and may be entered in any court having jurisdiction. If a court of competent jurisdiction, or an arbitrator with authority to adjudicate the matter, should declare all or any part of this arbitration provision invalid or unenforceable, then the remainder of this arbitration provision shall be valid and enforceable to the fullest extent permitted by law. *In the absence of this arbitration provision, you may have otherwise had an opportunity to litigate claims in court and/or to have claims decided by a jury.* Within thirty (30) days of receipt of this arbitration provision, Customer can elect to opt out of this provision (that is, to exclude it from this Agreement) by sending a written notice to Company by certified mail to Waste Pro USA, Inc., 2101 West SR 434, Suite 315, Attention Corporate Counsel, Longwood, FL 32779 stating that Customer wishes to opt out of this arbitration provision.

11. **MISCELLANEOUS.** (a) Except for the obligation to make payments hereunder, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment; and the affected party shall be excused from performance during the occurrence of such events; (b) The rights and obligations under this Agreement cannot be assigned or transferred by Customer, including assignment or transfer to a third party agent of Customer such as a property management company or broker, without the prior written consent of Company, which may be withheld in Company's sole and absolute discretion; (c) This Agreement represents the entire agreement between the parties and supersedes any and all other agreement, whether written or oral, that may exist between the parties; (d) This Agreement shall be construed in accordance with the law of the state in which the services are provided; and (e) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement. In the event Company successfully enforces its rights against Customer under this Agreement, Customer shall pay Company's attorneys' fees and costs.

Customer Initials

SIXTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

May 7, 2026

Board of Supervisors
Ridgewood Trails Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Ridgewood Trails Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Ridgewood Trails Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 we obtained during our audit of the basic financial statements. We will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$3,700, \$3,800, \$3,900 and \$4,000, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.


Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Ridgewood Trails Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

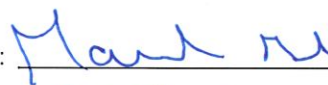
Very truly yours,
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Ridgewood Trails Community Development District.

By:  _____
Title: Secretary
Date: May 7, 2024



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SEVENTH ORDER OF BUSINESS

Exhibit A
Form of Work Authorization

June 16, 2026 (rev)

Ridgewood Trails Community Development District
Clay County, Florida

Subject: **Work Authorization Number 001**
 Preliminary Bid Plans for Parking at Playgrounds

Dear Chairperson, Board of Supervisors:

Alliant Engineering, Inc. (“Engineer”), is pleased to submit this work authorization to provide engineering services for the Ridgewood Trails Community Development district (the “District”). We will provide these services pursuant to our current agreement dated April 15, 2024. (“Engineering Agreement”) as follows:

I. Scope of Work

The District will engage Engineer to perform the following services:

1. Preliminary Design Services for proposed parking areas at each of the two (2) community parks to include:
 - a. Review ADA Parking and accessibility requirements
 - b. Conduct a desktop stormwater engineering and permit threshold assessment
 - c. Generate Preliminary Bid Plans
 - d. Coordination with Clay County Development Services
 - e. Review of contractor bids and related coordination with the Board

II. Fees

The District will compensate Engineer pursuant to Article 4.A. Lump Sum Amount according to the Engineering Agreement.

Proposed Lump Sum Fee: \$7,500.00

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Alliant Engineering Inc. We look forward to working with you to create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of
Ridgewood Trails Community
Development District

Joseph Schofield, PE, Sr. Civil Engineer
Alliant Engineering Inc.
Date: _____

EIGHTH ORDER OF BUSINESS

Ridgewood Trails
Community Development District

Approved Budget
FY 2027
July 1, 2026



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1-2 General Fund

3-6 Narratives

7-8 Debt Service Fund Series 2007

9 Capital Reserve Fund

10 Assessment Schedule

Ridgewood Trails
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$664,302	\$662,545	\$3,228	\$665,773	\$664,302
Interest/Miscellaneous Income	12,000	14,062	4,775	18,837	12,000
Rental Revenue	3,686	6,300	1,750	8,050	5,000
Carry Forward Surplus	-	-	-	-	11,882
TOTAL REVENUES	\$679,988	\$682,908	\$9,753	\$692,661	\$693,184

EXPENDITURES:

Administrative:

Supervisor Fees	\$8,000	\$3,400	\$2,000	\$5,400	\$8,000
FICA Taxes	612	260	153	413	612
Engineer	3,200	-	1,500	1,500	3,840
Attorney	20,000	3,194	8,000	11,194	20,000
Annual Audit	3,380	-	3,380	3,380	3,600
Assessment Administration	5,854	5,854	-	5,854	6,205
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	1,180	787	394	1,180	1,251
Trustee Fees	4,434	4,718	-	4,718	4,800
District Management Fees	53,886	35,924	17,962	53,886	57,119
Information Technology	2,003	1,335	668	2,003	2,123
Website Maintenance	1,336	891	445	1,336	1,416
Telephone	350	141	209	350	350
Postage & Delivery	800	267	533	800	1,500
General Liability and Public Officials Insurance	9,301	8,763	-	8,763	9,640
Printing & Binding	1,000	259	741	1,000	1,200
Legal Advertising	1,800	295	400	695	1,800
Other Current Charges	907	676	320	996	1,000
Office Supplies	100	103	5	108	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$118,919	\$67,043	\$37,309	\$104,352	\$125,332

Ridgewood Trails
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Amenity Center					
Property Insurance	\$17,635	\$15,283	\$-	\$15,283	\$17,635
Amenity Manager	45,020	30,013	15,007	45,020	47,721
Facility Assistant	7,500	-	-	-	7,500
General Facility Maintenance	12,190	5,397	6,793	12,190	13,409
Repair and Replacements	30,000	19,696	10,304	30,000	30,000
Lifeguards	20,462	1,274	19,188	20,462	21,485
Pool Maintenance	20,845	15,976	6,948	22,924	22,617
Pool Chemicals	18,647	6,014	3,500	9,514	18,647
Water & Sewer	13,000	6,538	4,800	11,338	15,000
Electric	16,100	9,774	6,079	15,853	17,000
Internet/Cable	7,980	3,696	1,264	4,960	3,840
ESPN	-	925	740	1,665	2,220
Janitorial	12,486	8,324	4,162	12,486	13,235
Janitorial Supplies	2,500	1,068	1,432	2,500	2,500
Security System	8,647	6,390	2,321	8,711	8,733
Refuse Service	3,180	2,337	1,280	3,617	3,600
Special Events	5,000	2,957	2,043	5,000	5,000
Pool Permit	475	525	-	525	525
Pest Control	1,200	661	479	1,140	1,200
Access Cards	750	-	750	750	750
Contingency	-	-	-	-	-
Total Amenity Center	\$243,617	\$136,849	\$87,090	\$223,939	\$252,617
Grounds Maintenance					
Operations Management	\$27,074	\$18,049	\$9,025	\$27,074	\$28,698
Electric	3,000	1,821	1,000	2,821	3,200
Water	8,300	7,960	4,400	12,360	16,500
Repairs & Maintenance	20,000	26,170	7,232	33,402	35,000
Landscape Maintenance	143,582	85,629	42,815	128,444	143,582
Lake Maintenance	9,020	5,680	2,840	8,520	11,400
Irrigation Repairs	3,000	-	1,000	1,000	3,000
Contingency	-	-	5,000	5,000	-
Total Grounds Maintenance	\$213,976	\$145,309	\$73,312	\$218,620	\$241,380
TOTAL EXPENDITURES	\$576,512	\$349,200	\$197,710	\$546,911	\$619,328
Other Sources and (Uses)					
Capital Reserve Transfer Out	\$(51,651)	\$(51,651)	\$-	(51,651)	\$(73,856)
Capital Reserve Transfer increase	(51,825)	(51,825)	-	(51,825)	-
Total Other Sources and (Uses)	\$(103,476)	\$(103,476)	\$-	\$(103,476)	\$(73,856)
Other Sources/(Uses)					
Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$-	\$230,231	\$(187,957)	\$42,274	\$-

Ridgewood Trails
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

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

Interest/Miscellaneous Income

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

Rentals Revenues

Income received from residents for rental of clubroom or patio.

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

District Engineering Fees

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

District Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Ridgewood Trails
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

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

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

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

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

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

Due, Licenses & Subscriptions
 The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

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

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

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

General Facility Maintenance
 Cost of routine repairs and maintenance to the Amenity Center.

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

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

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

Vendor	Description	Monthly	Annual
RMS	Pool Maintenance	\$1,885	\$22,617

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

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

Ridgewood Trails
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)
--

Water and Sewer

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

Account#	Address	Monthly	Annual
00564735	1667 Azalea Ridge Blvd Amenity Center	\$680	\$8,160
00517174	1667 Azalea Ridge Blvd Amenity Center	\$150	\$1,800
00517175	1667 Azalea Ridge Blvd Irrigation	\$65	\$780
00517176	1667 Azalea Ridge Blvd Recl Irrigation	\$55	\$660
	Contingency	\$300	\$3,600
	Total	\$1,250	\$15,000

Electric

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

Account#	Address	Monthly	Annual
8874493	1667 Azalea Ridge Blvd	\$1,225	\$14,700
	Contingency	\$192	\$2,300
	Total	\$1,417	\$17,000

Internet/Cable

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

ESPN

The District provides ESPN in amenity center.

Janitorial

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

Vendor	Description	Monthly	Annual
RMS	Janitorial	\$1,103	\$13,235

Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

Security System

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

Vendor	Description	Monthly	Annual
Newlane Finance	Security Cameras	\$395	\$4,741
Vector Security	Cameras	\$150	\$1,801
Hi-Tech System	Access Control+Cloud	\$40	\$480
Hi-Tech System	Cloud Access	\$130	\$1,560
FUSUS	Real Time Crime Ctr	\$13	\$150
	Total	\$728	\$8,733

Refuse Services

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

Special Events

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

Pool Permit

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

Pest Control

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

Access Cards

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

Capital Reserve

Funding for new recreation projects.

Ridgewood Trails
Community Development District
Budget Narrative

Expenditures - Ground Maintenance
--

Operations Management

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

Electric

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

Account#	Address	Monthly	Annual
9065441	1799 Azalea Ridge Blvd Ne Corner Sign	\$55	\$660
9011950	4214 Warm Springs Way Sign Lights Irrig	\$50	\$600
9047502	4226 Warm Springs Way Entrance Sign	\$50	\$600
9047503	1595 Azalea Ridge Blvd Pond Fountain	\$50	\$600
	Contingency	\$62	\$740
	Total	\$267	\$3,200

Water

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

Account#	Address	Monthly	Annual
00569294	1799-2 Azalea Ridge Blvd Irrigation	\$850	\$10,200
00560605	4214 Warm Springs Way	\$55	\$660
00579216	4458 Warm Springs Way	\$55	\$660
00579217	4355 Warm Springs Way	\$55	\$660
00579219	4268 Warm Springs Way	\$55	\$656
00567767	4164 Fishing Creek Lane Reclaimed	\$35	\$420
00567766	4166 Green River Place Reclaimed	\$35	\$420
00567764	1610 Azalea Ridge Blvd Reclaimed	\$35	\$420
00567762	1601 Azalea Ridge Road reclaimed	\$35	\$420
00567760	3891 Bronco Road Reclaimed	\$35	\$420
00567759	4217 Packer Meadow Way Reclaimed	\$35	\$420
	Contingency	\$95	\$1,144
	Total	\$1,375	\$16,500

Repairs and Maintenance

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

Landscape Maintenance

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

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

Lake Maintenance

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

Vendor	Description	Monthly	Annual
The Lake Doctor Inc		\$950	\$11,400
	Total	\$950	\$11,400

Irrigation Repairs

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

Ridgewood Trails

Community Development District

Approved Budget

Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$13,359	\$13,181	\$207	\$13,323	\$13,359
Interest Earnings	600	397	300	558	600
Carry Forward Surplus ⁽¹⁾	8,264	\$7,887	-	7,887	9,988
TOTAL REVENUES	\$22,223	\$21,466	\$507	\$21,768	\$23,947
EXPENDITURES:					
Interest 11/1	\$3,390	\$3,390	\$-	\$3,390	\$3,249
Interest 5/1	3,390	-	3,390	3,390	3,249
Principal 5/1	5,000	-	5,000	5,000	5,000
TOTAL EXPENDITURES	\$11,780	\$3,390	\$8,390	\$11,780	\$11,498
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$11,780	\$3,390	\$8,390	\$11,780	\$11,498
EXCESS REVENUES (EXPENDITURES)	\$10,443	\$18,076	\$(7,883)	\$9,988	\$12,450
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/27		\$3,108

Ridgewood Trails

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	115,000	5.650%	-	3,249	3,248.75
05/01/27	115,000	5.650%	5,000	3,249	
11/01/27	110,000	5.650%	-	3,108	11,356.25
05/01/28	110,000	5.650%	5,000	3,108	
11/01/28	105,000	5.650%	-	2,966	11,073.75
05/01/29	105,000	5.650%	10,000	2,966	
11/01/29	95,000	5.650%	-	2,684	15,650.00
05/01/30	95,000	5.650%	10,000	2,684	
11/01/30	85,000	5.650%	-	2,401	15,085.00
05/01/31	85,000	5.650%	10,000	2,401	
11/01/31	75,000	5.650%	-	2,119	14,520.00
05/01/32	75,000	5.650%	10,000	2,119	
11/01/32	65,000	5.650%	-	1,836	13,955.00
05/01/33	65,000	5.650%	10,000	1,836	
11/01/33	55,000	5.650%	-	1,554	13,390.00
05/01/34	55,000	5.650%	10,000	1,554	
11/01/34	45,000	5.650%	-	1,271	12,825.00
05/01/35	45,000	5.650%	10,000	1,271	
11/01/35	35,000	5.650%	-	989	12,260.00
05/01/36	35,000	5.650%	10,000	989	
11/01/36	25,000	5.650%	-	706	11,695.00
05/01/37	25,000	5.650%	10,000	706	
11/01/37	15,000	5.650%	-	424	11,130.00
05/01/38	15,000	5.650%	15,000	424	15,423.75
Total			\$115,000	\$46,613	\$161,613

Ridgewood Trails
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$6,000	\$5,519	\$3,200	\$8,719	\$7,000
Carry Forward Balance	207,334	208,612	-	208,612	313,750
TOTAL REVENUES	\$213,334	\$214,132	\$3,200	\$217,332	\$320,750
EXPENDITURES:					
Capital Outlay	\$30,000	\$4,955	\$-	\$4,955	\$30,000
Other Current Charges	500	343	220	343	650
Repair & Maintenance	30,000	1,761	10,000	1,761	30,000
TOTAL EXPENDITURES	\$60,500	\$7,058	\$10,220	\$7,058	\$60,650
Other Sources/(Uses)					
Transfer in/(Out)	\$103,476	\$103,476	\$-	\$103,476	\$73,856
TOTAL OTHER SOURCES/(USES)	\$103,476	\$103,476	\$-	\$103,476	\$73,856
EXCESS REVENUES (EXPENDITURES)	\$256,310	\$310,550	\$(7,020)	\$313,750	\$333,956

Ridgewood Trails
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	ERU	Total ERUs	Bonds 2007 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
					FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
50'	470	0.71	333.7	9	\$958.00	\$958.00	\$0.00	\$761.14	\$761.14	\$0.00	\$1,719.14	\$1,719.14	\$0.00
60'	221	0.86	190.06	8	\$1,160.39	\$1,160.39	\$0.00	\$920.15	\$920.15	\$0.00	\$2,080.54	\$2,080.54	\$0.00
70'	0	1	0	0									
Total	691		523.76	17									

NINTH ORDER OF BUSINESS

A.



Parcel Summary

Parcel ID 02-05-24-005924-010-71
 Location Address WARM SPRINGS Way
 Middleburg 32068
 Brief Tax Description* COMMON ELEMENTS/193.0235 F. S. TRACT CO-1 AZALEA RIDGE UNIT 3 AS REC O R 4456 PG 1889
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code COMMON - VACANT (0900)
 Sec/Twp/Rng 2/S/24
 Tax District Tax Dist 001 - BCC
 Millage Rate 15.2523
 Acreage 13.84
 Homestead No

Information



Clay County
 Property Appraiser's Office
 Post Office Box 38
 Green Cove Springs, FL 32043
 (904) 284-6305
<http://ccpao.com>

Map



Owner Information

[Ridgewood Trails Community Development District](#)
 475 W Town Pl
 Ste 114
 Saint Augustine FL 32092

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
COMMON - VAC (0900)	1.00	Subdivision Tract	Site	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
5/14/2021	\$0	Warranty Deed	4456	1889	Unqualified - UNQUAL/CORRECTIVE/QC/D/TD	11	No	Improved	D R Horton Inc Jacksonville	Ridgewood Trails Community Dev District

For detailed information on applying the transfer codes, click [HERE](#)

Recent Sales in Area

Sale date range:
 From: To:

[Search Sales by Neighborhood](#)

Distance: Units:

[Search Sales by Distance](#)

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$100	\$100	\$100	\$100
- Land Agricultural Value	\$0	\$0	\$0	\$0
- Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$100	\$100	\$100	\$100
- Exempt Value	(\$100)	(\$100)	(\$100)	(\$100)
= Total Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Tax Collector

[Click here for your tax bill](#)

Do not rely on current taxes as an estimate following a change in ownership.
 A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.
 Please use our Tax Estimator to estimate taxes under new ownership.

Property Record Card

[2025 Property Record Card \(PDF\)](#)

Generate Owner List by Radius

Distance: Feet

Use Address From:
 Owner Property

Show All Owners
 Show Parcel ID on Label

Select export file format:

Skip Labels:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160).
 For international addresses, please use the xlsx, csv or tab download formats.

[Download](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.



TENTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridgewood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2027 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:

November 4, 2026
January 6, 2027
March 3, 2027
May 5, 2027
July 7, 2027
September 1, 2027

E.

1.

7/1/2026

Azalea Ridge at Ridgewood Trails

Community Development District
Amenity Management Report



Rob Alba

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Ridgewood Trails
Community Development District

Amenity Management Report

July 1, 2026

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – July 1st, 2026

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



Community Updates

MANAGER

- *Successfully creating flyers for Saturday night movie nights*
- *Kept access card information updated*
- *Secured DJ for Summer Kickoff event*

MAINTENANCE

- *Repair small pool lift chair*
- *Remove broken canopy in large pool equipment pack*
- *Reinstalled Warm Springs dog pot and cemented*
- *Run fiber optics from gym to lifeguard shack and setup router in lifeguard shack*
- *Repair in ground umbrella and reinstall*
- *Fill table umbrella bases with water and sand*
- *Install new table umbrellas*
- *Install pool tile (FT marker near the slide)*

UP COMING MAINTENANCE

- *Build and install larger book library*
- *Install pool rules signs*
- *Install wildlife signs*
- *Replace large pool lift chair motor*
- *Install chain and lock @ long bay powering gate*
- *Remove electrical panel from small pool pack*

EVENTS

Summer Kickoff Event and Movie Night May 30th
Summer Saturday Movie Nights

ROOM RENTALS

- *Total number of rentals for April and May (11)*
- *Total number of rentals for June and July (7)*





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:** Wednesday, Jun 24, 2026
- NEXT QSA DATE:** Monday, Sep 21, 2026
- CLIENT ATTENDEES:** Karen Fisher
- BRIGHTVIEW ATTENDEES:** Karen Fisher

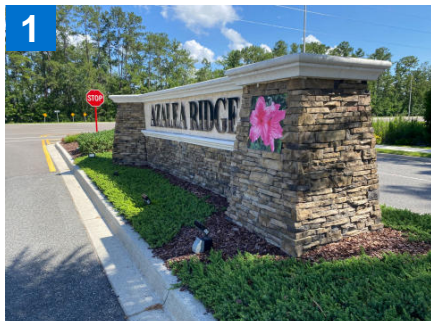
Customer Focus Areas

Entrances, Pool area

Quality you can count on.

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

Maintenance Items



- 1** The main entrance island is presenting very well, free of weeds, trash and debris.
- 2** The two Queen Palms at the front entrance are not recovering from the cold weather damage. Additionally, one has developed Ganoderma, a fatal fungal disease that can spread to nearby palms. These should be removed - will provide a proposal as soon as possible.
- 3** Ganoderma Mushroom at the base of one of the Queen Palms at the entrance.
- 4** Pond maintenance is in rotation throughout.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



5 Pond maintenance is in rotation throughout.

6 Tire tracks in the soccer field behind the amenity center - will provide a proposal to repair the turf as soon as possible.

7 Declining tree was observed at the Great River Place pocket park. Our arborist will review and follow up as soon as possible.

8 Newly installed mulch is looking good throughout.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



9 The crew is working in rotation to remove tree suckers throughout.

10 Fence lines throughout are well established.

11 Palm pruning will take place in early July.

12 Recently installed mulch has improved the pocket park landscaping throughout.

TWELFTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, May 6, 2026 at 6:06 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
Tom Schumacher	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel <i>by telephone</i>
Joe Schofield	District Engineer
Jay Soriano	GMS
Rob Alba	RMS
Courtney Rodgers	RMS

The following is a summary of the discussions and actions taken at the May 6, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:06 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I'm concerned about the easements that are blocked that the fire department couldn't get through when there was fire behind the houses. Now the lawn service is unable to get to.

Mr. Soriano stated if you will recall last year we dealt with a couple of homeowners who had put up fences on our easements. One home changed hands and they were unaware there was

an issue. We talked about that at length and decided to limit maintenance because they can only go in there so often. They haven't cut in quite a few months and that grass is growing tall and we have received complaints from residents, but we have no way in. There is a bigger concern when we have an emergency such as the recent fire and the way to get through is blocked. Even though we were trying to find a way to be nice, that isn't always the best answer. We may have to be more forceful because of situations like this.

A resident stated it took the firefighters an hour to get to the fire and that could have cost us our house.

Mr. Schofield stated I don't recall if the Clay County requires a fence permit.

Mr. Soriano stated they have it, but they don't enforce it.

Ms. Alba stated this is a safety issue and it might be prudent to go ahead and enforce it.

A resident stated it as my yard that the fire trucks used to get to the fire. They really damaged the grass but did not damage the sprinklers.

Mr. Schumacher asked what are our next steps?

Mr. Soriano stated if that is the board's direction we will have another conversation and if they say no, then you would have to direct us to work with district counsel to send formal letters.

Mr. Wetherbee stated right now each of the residents' fences come onto CDD property.

Mr. Soriano stated it is a 20 foot easement split between the two properties.

Ms. Giles stated it is the homeowner's property, there is a UDE underneath it. I think we made a list of all the UDEs in the community and every one of them need a variance agreement stating if something happens the fence has to come down. That is the easy part, but if there is no way to get to the pond to perform maintenance those are the UDEs that are really a problem.

Mr. Wetherbee asked are we wasting our time?

Mr. Schofield stated I think it is enforcement. It is platted, there is a code infraction and HOA item. It is within a platted easement per the plat and it is a public safety issue. It sounds like the fence has to move.

Mr. Soriano stated I think it is just direction. We have the ability to tell them they have to move it.

Mr. Haber stated if they are unwilling to move it then I think the board can make a decision on what it wants to do. The reality is and it is unfortunate unlike an HOA the CDD doesn't have the authority to fine someone. If the district wants to enforce something it comes down to a demand

letter from my office and if they don't comply with that then the next move it to file a small claims action against them. Tonight it is just direction hoping you get cooperation and if you don't get cooperation the board would have to make a real decision on the situation, if they want to enforce this issue.

Mr. Soriano stated the direction from you to staff would be to have that conversation with them and let them know that they have to move the fence. If there is pushback we will inform you. We don't have the ability to fine, but we do have the ability to remove the fence and charge them.

Mr. Wetherbee stated we did have a fire and we have to consider the safety of all the residents and if these residents are fearful of a fire we have to address that issue. That is the bottom line. Give them the option to remove the fence and if not then we will have to address that.

A resident stated there is nothing to mow back there anymore.

Mr. Soriano stated if we have access we will go back to our normal maintenance.

Mr. Wetherbee stated we will reinstate taking care of the pond.

THIRD ORDER OF BUSINESS

Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor the recommendation of the audit committee of Grau & Associates being ranked no. 1 with 95 points and Dimov ranked no. 2 with 76 points was accepted.

FOURTH ORDER OF BUSINESS

Discussion of Suspension Letter

Ms. Giles gave an overview of the incident, and the board took the following action.

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor the suspension was extended to the next meeting, which is July 1, 2026 to make a final determination.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Elliptical Machine

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the proposal from Octane Fitness Pro 350 Elliptical in the amount of \$4,748 that includes a five-year warranty was approved.

B. Riverside Management Services for Fiscal Year 2027

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the proposal from Riverside Management Services for fiscal year 2027 was approved.

C. Hi Tech for Security System

On MOTION by Mr. Wetherbee seconded by Ms. Alba with two in favor and Mr. Schumacker opposed the agreement with Hi-Tech System Associates, Inc. was approved subject to it being a contract for 36 months.

D. Lake Doctors

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor the proposal from The Lake Doctors, Inc. in the amount of \$730 monthly was approved.

E. Waste Pro

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor the proposal from Waste Pro was approved.

SIXTH ORDER OF BUSINESS

Ratification of Pinch a Penny Addendum

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the addendum to the Pinch a Penny contract was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Capital Reserve Study Proposals

- A. Community Advisors**
- B. Reserve Advisors**
- C. Reserve Study Institute**

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the proposal from Community Advisors in the amount of \$2,800 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (September 2, 2026)

Ms. Giles gave an overview of the proposed budget and stated there is no increase in assessments from 2026 to 2027.

On MOTION by Mr. Schumacher seconded by Mr. Wetherbee with all in favor Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (September 2, 2026) was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Setting a Public Hearing on Amended and Restated Rules of Procedure

Mr. Haber stated generally speaking the rules of procedure is a document that governs the various aspects of the CDD. The most essential portion of the document deals with the procurement of various services and materials. Every two or three years based on changes in the law we will update the rules of procedure and ask the districts that we represent throughout the state to go through the process of adopting the new rules. In this case there aren't any substantive changes to the rules, the biggest change deals with the noticing process for rule and rate adoption. You are setting a public hearing to consider the adoption of the new rules as prepared by my firm.

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor Resolution 2026-03 Setting a Public Hearing on Amended and Restated Rules of Procedure was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Schofield stated we are here to provide the state required reporting as it relates to the stormwater management facilities. If there is anything else the residents, the board or staff requires as it relates to engineering of the district owned and maintained facilities, please let me know.

C. Manager

Ms. Giles stated just a yearly reminder that you are governed by the sunshine law, meaning any business to be discussed about the CDD must be discussed at a public meeting. Be careful on Facebook, if you see something you want to bring to staff's attention you can do that. We try to remind residents that if there is something that needs staff's attention to email us or attend the meeting.

1. Annual Form 1 Filing & Annual Ethics Training

Ms. Giles stated this is just a reminder to file your form 1 by July 1st. Your annual ethics training is due by December 31st.

2. Report on the Number of Registered Voters (1,206)

A copy of the letter from the supervisor of elections reporting that 1,206 registered voters reside in the district was included in the agenda package.

3. 2026 General Elections

Ms. Giles stated the qualifying period for the general election is from noon on June 8th to noon on June 12th. You can prequalify now to the seats that are coming up or wait until the qualifying period, that is seat 2 and seat 4.

D. Operation Manager's Report

There being no comments, the next item followed.

E. Amenity Manager

1. Report

A copy of the amenity management report was included in the agenda package.

2. Landscape Inspection Report

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

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Public Comments

Mr. Wetherbee stated there is no parking on this playground and it is dangerous. I spoke with Jay about how we could make an area where eight or ten cars could pull in. The same with the playground in the back, everyone parks on the grass or on the road.

Mr. Soriano stated we can get proposals for asphalt and what it would take to create a little parking lot there. The biggest hurdle is going to be dealing with the county because it is their right of way. We would have to get a right of way permit and since we are paying for everything there may not be that much pushback.

Mr. Schofield stated I would put a plan together and go through technical review with Clay County and get their development approval and use those plans with civil drawings and get competitive bids and you could program that into the fall.

Ms. Giles stated we could pull together those proposals closer to 2028 and budget for that if that is something the board wants to do.

Mr. Schofield stated if you want me to put together some numbers I can do that.

Mr. Wetherbee stated we will have some money coming from the county for some land and we can use that.

TWELFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the March 4, 2025 Meeting and Audit Committee Meeting

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the minutes of the March 4, 2025 board meeting and audit committee meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

THIRTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Wednesday, July 1, 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida

Ms. Giles stated the next meeting is scheduled for July 1, 2026 at 6:00 p.m. in the same location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the meeting adjourned at 7:53 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The Ridgewood Trails Community Development District audit committee met Wednesday, May 6, 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present were:

Michael Wetherbee
Cassie Alba
Tom Schumacher
Marilee Giles
Wes Haber *by telephone*

The following is a summary of the discussions and actions taken at the May 6, 2026 audit committee meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Ranking of Proposal Received in Response to the RFP

Mr. Schumacher read into the record his scoring of the two proposals as follows and the other supervisors agreed with this scoring:

Dimov: ability of personnel 15, proposer's experience 20, understanding scope of work 20, ability to furnish the required services 20, and price 1 for a total of 76.

Grau & Associates: ability of personnel 15, proposer's experience 20, understanding scope of work 20, ability to furnish the required services 20, and price 20 for a total of 95.

Ms. Giles stated Grau & Associates was ranked no. 1 with 95 points and Dimov was ranked no. 2 with 76 points.

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor Grau & Associates was ranked no. 1 with 95 points and Dimov was ranked no. 2 with 76 points.

THIRD ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the audit committee meeting adjourned at 6:06 p.m.

C.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

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

Ridgewood Trails
Community Development District
Combined Balance Sheet
May 31, 2026

	<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:					
Cash:					
Operating Account	\$ 65,437	\$ 67,595	\$ -	\$ -	\$ 133,032
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	410,245	247,909	-	-	658,154
US Bank - Custody Account	65,501	-	-	-	65,501
Series 2007					
Reserve A	-	-	11,240	-	11,240
Interest A	-	-	-	-	-
Revenue A	-	-	9,927	-	9,927
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,286	1,286
Prepaid Expenses	1,088	-	-	-	1,088
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 545,073	\$ 315,504	\$ 21,167	\$ 1,286	\$ 883,031
Liabilities:					
Accounts Payable	\$ 4,225	\$ 4,955	\$ -	\$ -	\$ 9,179
Accrued Expenses	1,401	-	-	-	1,401
Due to Other	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Total Liabilities	\$ 5,626	\$ 4,955	\$ -	\$ -	\$ 10,580
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,088	\$ -	\$ -	\$ -	\$ 1,088
Deposits	2,803	-	-	-	2,803
Restricted for:					
Debt Service	-	-	21,167	-	21,167
Capital Project	-	-	-	1,286	1,286
Assigned for:					
Capital Reserve Fund	-	310,550	-	-	310,550
Unassigned	535,557	-	-	-	535,557
Total Fund Balances	\$ 539,448	\$ 310,550	\$ 21,167	\$ 1,286	\$ 872,450
Total Liabilities & Fund Balance	\$ 545,073	\$ 315,504	\$ 21,167	\$ 1,286	\$ 883,031

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 664,302	\$ 664,302	\$ 662,545	\$ (1,757)
Interest Earned/Misc. Income	12,000	8,000	14,062	6,062
Rental Revenue	3,686	2,457	6,300	3,843
Total Revenues	\$ 679,988	\$ 674,759	\$ 682,908	\$ 8,149
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 3,400	\$ 3,400	\$ -
PR-FICA	612	260	260	-
Engineering	3,200	2,133	-	2,133
Attorney	20,000	13,333	3,194	10,139
Annual Audit	3,380	-	-	-
Assessment Administration	5,854	5,854	5,854	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	1,180	787	787	-
Trustee Fees	4,434	4,434	4,718	(284)
Management Fees	53,886	35,924	35,924	-
Information Technology	2,003	1,336	1,335	-
Website Maintenance	1,336	890	891	-
Telephone	350	233	141	92
Postage & Delivery	800	533	267	266
Insurance General Liability	9,301	9,301	8,763	538
Printing & Binding	1,000	667	259	407
Legal Advertising	1,800	1,200	295	905
Other Current Charges	907	605	676	(71)
Office Supplies	100	100	103	(3)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,919	\$ 81,166	\$ 67,043	\$ 14,123

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
Insurance	\$ 17,635	\$ 17,635	\$ 15,283	\$ 2,352
Amenity Manager	45,020	30,013	30,013	-
Facility Assistant	7,500	5,000	-	5,000
General Facility Maintenance	12,190	8,127	5,397	2,730
Repairs & Replacements	30,000	20,000	19,696	304
Lifeguards	20,462	13,641	1,274	12,367
Pool Maintenance	20,845	13,897	15,976	(2,079)
Pool Chemicals	18,647	12,431	6,014	6,417
Water & Sewer	13,000	8,667	6,538	2,129
Electric	16,100	10,733	9,774	959
Internet/Cable	7,980	5,320	3,696	1,624
ESPN	-	-	925	(925)
Janitorial	12,486	8,324	8,324	-
Janitorial Supplies	2,500	1,667	1,068	599
Security System	8,647	5,765	6,390	(626)
Refuse Service	3,180	2,120	2,337	(217)
Special Events	5,000	2,957	2,957	-
Pool Permit	475	317	525	(209)
Pest Control	1,200	800	661	139
Access Cards	750	-	-	-
Subtotal Amenity Center Expenditures	\$ 243,617	\$ 167,413	\$ 136,849	\$ 30,564
Grounds Maintenance Expenditures				
Operations Management	\$ 27,074	\$ 18,049	\$ 18,049	\$ -
Electric	3,000	2,000	1,821	179
Water	8,300	5,533	7,960	(2,426)
Repairs & Maintenance	20,000	20,000	26,170	(6,170)
Landscape Maintenance	143,582	95,721	85,629	10,092
Lake Maintenance	9,020	6,013	5,680	333
Irrigation Repairs	3,000	2,000	-	2,000
Subtotal Grounds Maintenance Expenditures	\$ 213,976	\$ 149,317	\$ 145,309	\$ 4,009
Total Operations & Maintenance	\$ 457,593	\$ 316,730	\$ 282,158	\$ 34,572
Total Expenditures	\$ 576,512	\$ 397,896	\$ 349,200	\$ 48,695
Excess (Deficiency) of Revenues over Expenditures	\$ 103,476	\$ 276,863	\$ 333,707	\$ 56,844
Other Financing Sources/(Uses)				
Capital Reserve Transfer out	\$ (103,476)	\$ (103,476)	\$ (103,476)	\$ -
Subtotal Other Financing Sources/(Uses)	\$ (103,476)	\$ (103,476)	\$ (103,476)	\$ -
Net Change in Fund Balance	\$ 0	\$ 173,387	\$ 230,231	\$ 56,844
Fund Balance - Beginning	\$ -		\$ 309,216	
Fund Balance - Ending	\$ -		\$ 539,448	

Ridgewood Trails
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ 6,000	\$ 4,000	\$ 5,519	1,519
Total Revenues	\$ 6,000	\$ 4,000	\$ 5,519	\$ 1,519
Expenditures:				
Capital Reserves	\$ 30,000	\$ 20,000	\$ 4,955	\$ 15,045
Other Current Charges	500	333	343	(9)
Repair & Replacement	30,000	20,000	1,761	18,239
Total Expenditures	\$ 60,500	\$ 40,333	\$ 7,058	\$ 33,275
Excess (Deficiency) of Revenues over Expenditures	\$ (54,500)	\$ (36,333)	\$ (1,539)	\$ 34,795
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 103,476	\$ 103,476	\$ 103,476	\$ -
Total Other Financing Sources (Uses)	\$ 103,476	\$ 103,476	\$ 103,476	\$ -
Net Change in Fund Balance	\$ 48,976	\$ 67,143	\$ 101,937	\$ 34,795
Fund Balance - Beginning	\$ 207,334		\$ 208,612	
Fund Balance - Ending	\$ 256,310		\$ 310,550	

Ridgewood Trails
Community Development District
Debt Service Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	\$ 13,323	\$ (35)
Interest Income	600	400	558	158
Total Revenues	\$ 13,959	\$ 13,759	\$ 13,882	\$ 123
Expenditures:				
Interest - 11/1	\$ 3,390	\$ 3,390	\$ 3,390	\$ -
Interest - 5/1	3,390	3,390	3,390	-
Principal - 5/1	5,000	5,000	5,000	-
Total Expenditures	\$ 11,780	\$ 11,780	\$ 11,780	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,179		\$ 2,102	
Net Change in Fund Balance	\$ 2,179	\$ -	\$ 2,102	\$ -
Fund Balance - Beginning	\$ 8,264		\$ 19,065	
Fund Balance - Ending	\$ 10,443		\$ 21,167	

Ridgewood Trails
Community Development District
Capital Projects Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Actual
	Thru 05/31/26
Revenues	
Interest Income	\$ 29
Total Revenues	\$ 29
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 29
Fund Balance - Beginning	\$ 1,257
Fund Balance - Ending	\$ 1,286

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	\$ -	\$ 53,025	\$ 585,970	\$ 3,629	\$ 2,094	\$ 10,756	\$ 6,774	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ 662,545
Interest Earned/Misc. Income	783	675	677	1,985	2,208	3,099	3,109	1,527	-	-	-	-	14,062
Rental Revenue	400	-	-	1,050	-	2,750	-	2,100	-	-	-	-	6,300
Total Revenues	\$ 1,183	\$ 53,700	\$ 586,646	\$ 6,663	\$ 4,302	\$ 16,605	\$ 9,883	\$ 3,925	\$ -	\$ -	\$ -	\$ -	\$ 682,908

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 3,400
PR-FICA	-	61	-	77	-	77	-	46	-	-	-	-	260
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	758	1,326	278	834	-	-	-	-	-	-	-	-	3,194
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,854	-	-	-	-	-	-	-	-	-	-	-	5,854
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	98	98	98	98	98	98	98	98	-	-	-	-	787
Trustee Fees	1,129	-	-	3,589	-	-	-	-	-	-	-	-	4,718
Management Fees	4,491	4,491	4,491	4,491	4,491	4,491	4,491	4,491	-	-	-	-	35,924
Information Technology	167	167	167	167	167	167	167	167	-	-	-	-	1,335
Website Maintenance	111	111	111	111	111	111	111	111	-	-	-	-	891
Telephone	-	22	-	66	-	17	-	36	-	-	-	-	141
Postage & Delivery	8	6	60	32	20	6	77	58	-	-	-	-	267
Insurance General Liability	8,763	-	-	-	-	-	-	-	-	-	-	-	8,763
Printing & Binding	24	18	9	8	75	32	23	71	-	-	-	-	259
Legal Advertising	46	-	46	-	49	58	49	46	-	-	-	-	295
Other Current Charges	77	79	68	85	100	78	100	89	-	-	-	-	676
Office Supplies	0	0	0	0	1	101	0	0	-	-	-	-	103
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,701	\$ 7,180	\$ 5,328	\$ 10,558	\$ 5,112	\$ 6,234	\$ 5,117	\$ 5,813	\$ -	\$ -	\$ -	\$ -	\$ 67,043

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	\$ 15,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,283
Amenity Manager	3,752	3,752	3,752	3,752	3,752	3,752	3,752	3,752	-	-	-	-	30,013
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	336	748	773	1,151	1,035	748	606	-	-	-	-	-	5,397
Repairs & Replacements	2,253	1,803	545	2,143	1,349	5,220	4,656	1,728	-	-	-	-	19,696
Lifeguards	-	-	-	-	-	1,274	-	-	-	-	-	-	1,274
Pool Maintenance	3,713	1,737	1,737	1,737	1,737	1,737	1,840	1,737	-	-	-	-	15,976
Pool Chemicals	-	1,776	1,251	362	107	751	1,767	-	-	-	-	-	6,014
Water & Sewer	952	646	915	928	981	-	897	1,219	-	-	-	-	6,538
Electric	1,376	1,304	1,137	1,184	1,224	1,097	1,226	1,226	-	-	-	-	9,774
Internet/Cable	659	688	521	640	242	315	315	315	-	-	-	-	3,696
ESPN	-	-	-	185	185	185	185	185	-	-	-	-	925
Janitorial	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	-	-	-	-	8,324
Janitorial Supplies	234	117	-	164	117	-	437	-	-	-	-	-	1,068
Security System	716	2,050	723	580	580	580	580	580	-	-	-	-	6,390
Refuse Service	278	278	280	287	288	290	319	316	-	-	-	-	2,337
Special Events	207	603	122	-	1,132	892	-	-	-	-	-	-	2,957
Pool Permit	-	-	-	-	-	-	-	525	-	-	-	-	525
Pest Control	93	93	93	96	96	96	96	-	-	-	-	-	661
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 30,892	\$ 16,635	\$ 12,890	\$ 14,249	\$ 13,867	\$ 17,977	\$ 17,716	\$ 12,624	\$ -	\$ -	\$ -	\$ -	\$ 136,849
Grounds Maintenance Expenditures													
Operations Management	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ -	\$ -	\$ -	\$ -	\$ 18,049
Electric	224	228	228	230	230	228	227	226	-	-	-	-	1,821
Water	1,434	896	1,581	1,347	845	-	836	1,021	-	-	-	-	7,960
Repairs & Maintenance	5,614	1,505	1,045	2,890	3,484	2,063	4,910	4,658	-	-	-	-	26,170
Landscape Maintenance	10,704	10,704	10,704	10,704	10,704	10,704	10,704	10,704	-	-	-	-	85,629
Lake Maintenance	710	710	710	710	710	710	710	710	-	-	-	-	5,680
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance Expenditures	\$ 20,943	\$ 16,299	\$ 16,524	\$ 18,137	\$ 18,228	\$ 15,962	\$ 19,642	\$ 19,575	\$ -	\$ -	\$ -	\$ -	\$ 145,309
Total Operations & Maintenance	\$ 51,835	\$ 32,934	\$ 29,414	\$ 32,386	\$ 32,094	\$ 33,939	\$ 37,358	\$ 32,198	\$ -	\$ -	\$ -	\$ -	\$ 282,158
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(103,476)
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)
Total Expenditures	\$ 73,536	\$ 40,113	\$ 34,742	\$ 42,943	\$ 37,207	\$ (63,303)	\$ 42,475	\$ 38,011	\$ -	\$ -	\$ -	\$ -	\$ 349,200
Excess (Deficiency) of Revenues over Expenditures	\$ (72,353)	\$ 13,587	\$ 551,905	\$ (36,280)	\$ (32,905)	\$ 79,908	\$ (32,592)	\$ (34,087)	\$ -	\$ -	\$ -	\$ -	\$ 333,707

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	\$7,991
Reserve Fund Balance	\$11,240
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)
Less: May 1, 2026 (Mandatory)	(5,000)
Current Bonds Outstanding	\$115,000

D.

Ridgewood Trails

Community Development District

Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2007A DEBT ASMT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	691	13,358.77	664,303.78	677,662.55
TOTAL NET ASSESSMENTS	691	13,358.77	664,303.78	677,662.55

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2007A DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/6/25	75.26	3,742.41	3,817.67
2	11/13/25	474.20	23,581.17	24,055.37
3	11/25/25	516.85	25,701.69	26,218.54
4	12/8/25	11,563.71	575,039.43	586,603.14
5	12/18/25	219.80	10,930.41	11,150.21
6	1/15/26	72.97	3,628.76	3,701.73
7	2/11/26	42.11	2,093.80	2,135.91
8	3/6/26	216.29	10,755.78	10,972.07
9	4/14/26	136.22	6,774.17	6,910.39
10	5/11/26	5.99	297.79	303.78
11	6/10/26	19.16	952.94	972.10
12	6/16/26	45.75	2,275.16	2,320.91
		-	-	-
TOTAL TAX ROLL RECEIPTS		13,388.35	665,773.47	679,161.82

PERCENT COLLECTED	DEBT	O&M	TOTAL
TOTAL PERCENT COLLECTED	100.22%	100.22%	100.22%

E.

Ridgewood Trails
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	
<u>General Fund</u>				
	4/1/26 - 4/30/26	2970-2988	\$43,516.40	
	5/1/2026 - 5/31/26	2989-3004	\$35,671.24	
				\$79,187.64
<u>Capital Reserve</u>				
	4/1/26 - 4/30/26		\$0.00	
	5/1/26 - 5/31/26		\$0.00	\$0.00
<u>Autopayments</u>				
	4/7/26	Waste Pro	\$318.76	
	4/13/26	Comcast	315.14	
	4/16/26	CCUA	1,733.15	
	4/27/26	Newlane Finance	395.12	
	4/30/26	Clay Electric	1,452.32	
	5/6/26	Waste Pro	315.89	
	5/8/26	IRS FICA tax payment	91.80	
	5/11/26	Comcast	315.23	
	5/21/26	CCUA	2,239.71	
	5/26/26	Newlane Finance	395.12	
	5/28/26	Dept of Health - Permits	525.35	
	5/29/26	Clay Electric	50.66	
				\$8,148.25
TOTAL				\$87,335.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00119	4/01/26	9719872	202604	330	53800	46200		BRIGHTVIEW LANDSCAPE SERVICES INC	*	10,703.68	10,703.68	002970
APR LANDSCAPE MAINTENANCE													
4/02/26	00015	3/26/26	2026-314	202603	310	51300	48000		OSTEEN MEDIA GROUP - CLAY TODAY	*	57.75	57.75	002971
4/28 PROPOSAL ANN AUD SRV													
4/02/26	00126	3/09/26	439184	202603	320	57200	46000		HI-TECH SYSTEM ASSOCIATES	*	2,928.98	2,928.98	002972
INSTALL CONDUIT HARDWARE													
4/02/26	00042	4/01/26	360099B	202604	330	53800	46400		THE LAKE DOCTORS INC	*	710.00	710.00	002973
APR LAKE MAINTENANCE													
4/10/26	00161	4/06/26	04062026	202604	300	36900	10100		ALYSON WARNER	*	250.00	250.00	002974
DEPOSIT REFUND-ROOM/POOL													
4/10/26	00003	4/01/26	288	202604	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	4,490.50	4,490.50	002975
APR MANAGEMENT FEES													
		4/01/26	288	202604	310	51300	35200		HI-TECH SYSTEM ASSOCIATES	*	111.33	111.33	002976
APR WEBSITE ADMIN													
		4/01/26	288	202604	310	51300	35100		HI-TECH SYSTEM ASSOCIATES	*	166.92	166.92	002977
APR INFO TECH													
		4/01/26	288	202604	310	51300	31300		HI-TECH SYSTEM ASSOCIATES	*	98.33	98.33	002978
APR DISSEM AGENT SRVCS													
		4/01/26	288	202604	310	51300	51000		HI-TECH SYSTEM ASSOCIATES	*	.39	.39	002979
OFFICE SUPPLIES													
		4/01/26	288	202604	310	51300	42000		HI-TECH SYSTEM ASSOCIATES	*	77.33	77.33	002980
POSTAGE													
		4/01/26	288	202604	310	51300	42500		HI-TECH SYSTEM ASSOCIATES	*	22.50	22.50	002981
COPIES													
4/10/26	00126	4/01/26	440205	202604	320	57200	34510		HI-TECH SYSTEM ASSOCIATES	*	35.00	35.00	002976
APR SECURITY SERVICES													
4/10/26	00117	4/03/26	3728153	202601	310	51300	31500		KUTAK ROCK LLP	*	833.50	833.50	002977
JAN GENERAL SERVICES													
4/10/26	00162	4/06/26	04062026	202604	300	36900	10100		PABLO MEDINA	*	250.00	250.00	002978
DEPOSIT REFUND-ROOM/POOL													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/26	00039	3/31/26	450		202603	320-57200-45100			MAR LIFEGUARDS RIVERSIDE MANAGEMENT SERVICES INC	*	1,274.09	1,274.09	002979
4/10/26	00039	4/01/26	600		202604	320-57200-34200			APR JANITORIAL SERVICES	*	1,040.50		
		4/01/26	600		202604	320-57200-46500			APR POOL MAINT SERVICES	*	1,737.08		
		4/01/26	600		202604	330-53800-34000			APR CONTRACT ADMIN	*	2,256.17		
		4/01/26	600		202604	320-57200-46200			APR FACILITY MANAGEMENT	*	3,751.67		
		4/01/26	600		202604	320-57200-46500			POOL RPR-STENNER TUBE	*	103.38		
									RIVERSIDE MANAGEMENT SERVICES INC			8,888.80	002980
4/16/26	00163	4/13/26	04132026		202604	300-36900-10100			DEPOSIT REFUND-ROOM/POOL DAVID HAVLICEK	*	250.00	250.00	002981
4/16/26	00130	4/09/26	62210826		202604	320-57200-43200			APR RODENT CONTROL TURNER PEST CONTROL LLC	*	95.76	95.76	002982
4/24/26	00164	4/20/26	04202026		202604	300-36900-10100			SECURITY DEPOSIT REFUND PHARA DHAITI	*	250.00	250.00	002983
4/24/26	00039	4/15/26	451		202603	320-57200-46100			MAR AMENITY GEN MAINT	*	747.56		
		4/15/26	451		202603	320-57200-46000			MAR AMENITY RPR & RPLC	*	2,290.77		
		4/15/26	451		202603	330-53800-46000			MAR FIELD RPR & MAINTES	*	2,063.44		
		4/15/26	451		202603	320-57200-49500			MAR SPECIAL EVENT	*	891.87		
		4/16/26	452		202604	330-53800-46000			APR PRESSURE WASHING SRVC	*	3,500.00		
									RIVERSIDE MANAGEMENT SERVICES INC			9,493.64	002984
4/24/26	00133	4/22/26	CS226823		202604	320-57200-46000			(2) 1-HEAD CLASSIC PUMP SCP DISTRIBUTORS LLC	*	851.04	851.04	002985
4/29/26	00015	4/23/26	2026-314		202604	310-51300-48000			05/06 AUDIT COMMITTEE MTG OSTEEN MEDIA GROUP - CLAY TODAY	*	49.35	49.35	002986

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/29/26	00143	4/28/26 7406453	202604 320-57200-52100	POOL CHEMICALS - APR HAWKINS INC	*	1,477.41	1,477.41 002987
4/29/26	00118	4/21/26 77784795	202604 320-57200-34510	5/01-5/31/26 SEC MONITOR VECTOR SECURITY INC	*	150.10	150.10 002988
TOTAL FOR BANK A						43,516.40	
TOTAL FOR REGISTER						43,516.40	



INVOICE

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

Customer #: 24319930
Invoice #: 9719872
Invoice Date: 4/1/2026
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For April Approved Ridgewood Trails CDD Landscape Maintenance 001.330.53800.46200 <i>Courtney Rodgers</i> 03.27.2026 RECEIVED MAR 27 2026 BY: _____	10,703.68
Total invoice amount		10,703.68
Tax amount		
Balance due		10,703.68

Terms: Net 15 Days

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

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 24319930
Invoice #: 9719872
Invoice Date: 4/1/2026

Amount Due:	\$10,703.68
--------------------	--------------------

Thank you for allowing us to serve you

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

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

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

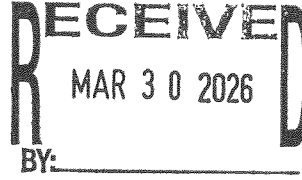
CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-314065
Invoice Date: 3/26/2026
Due Date: 4/25/2026



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 # 192719	Request for Proposals for Annual Audit Service	CT - Clay Today	Mar 26	2026		Column Inch	Black & White	5.5000	\$57.75
Total:									\$57.75

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 Legal Notice

In the matter of Request for Proposals for Annual
Audit Services

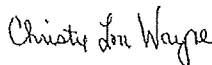
LEGAL: 192719

Was published in said newspaper in the issues:
3/26/2026

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



Sworn to me and subscribed before me 03/26/2026



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@ostecmediasoup.com

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Ridgewood Trails Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 180, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida, and has a general fund, debt service fund and capital reserve fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Katelyn Beach at kbeach@gmsnf.com. Proposals must be received by 5:00 p.m. on Tuesday, April 28, 2026. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Ridgewood Trails
Community Development District
Marilee Giles, District Manager
Legal 192719 Published 3/26/2026 in Clay
County's Clay Today newspaper



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 439184
 Invoice Date: 03/09/2026
 Completed: 03/09/2026
 Terms: Due On Receipt
 Bid#: 0
 Job: 10278-1

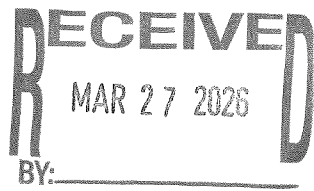
Bill to:
 Ridgewood CDD
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
Conduit Hardware	1.00	\$200.00	200.00
Installation	20.00	\$95.00	1,900.00
HID Prox Point Plus Reader Black	1.00	\$169.99	169.99
HES Slim line Electric Door strike surface mount	1.00	\$529.00	529.00
Armored Cabled Contact	1.00	\$29.99	29.99
Banana Access Control Cable	100.00	\$1.00	100.00
Sales Tax			0.00

Approved
 Ridgewood Trails CDD
 Security
 001.320.57200.34510
Courtney Rodgers
 03.27.2026



Tech Resolution Note:
 Access

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

Total	\$2,928.98
Payments	\$0.00
Balance Due	\$2,928.98

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

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



The Lake Doctors, Inc.
Aquatic Management Services

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



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER DATE BALANCE
718416 4/1/2026 \$710.00

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

000000006621300100000003600990000007100003

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 4/11/2026

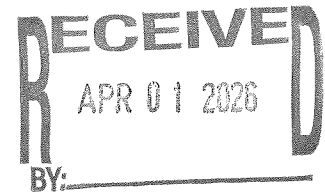
Invoice 360099B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2026	Water Management - Monthly		\$710.00	\$0.00	\$710.00

Please remit payment for this month's invoice.

Approved
Ridgewood Trails CDD
Lake Maintenance
001.330.53800.46400
Courtney Rodgers
04.01.2026



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:

\$710.00

This Invoice Total:

\$710.00

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

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Alyson Warner 4154 Fishing Creek Lane Middleburg FL 32068	1099	\$250.00		\$250.00	\$250.00	Deposit for Room and Pool
2	Pablo Medina 4437 Warm Springs Way Middleburg FL 32068	6668600266	\$250.00		\$250.00	\$250.00	Room and Pool

Prepared By: Rob Alba
On this Date: 4/6/2026

Number of Refunds: 2
Total Refund Amount: \$500.00

RECEIVED
APR 06 2026
BY: _____

Governmental Management Services, LLC

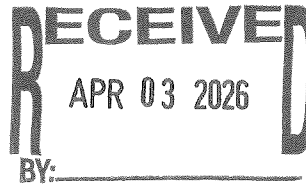
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 288
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		4,490.50	4,490.50
Website Administration - April 2026		111.33	111.33
Information Technology - April 2026		166.92	166.92
Dissemination Agent Services - April 2026		98.33	98.33
Office Supplies		0.39	0.39
Postage		77.33	77.33
Copies		22.50	22.50
Total			\$4,967.30
Payments/Credits			\$0.00
Balance Due			\$4,967.30



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 440205
Invoice Date: 04/01/2026
Completed: 04/02/2026
Terms: Due On Receipt
Bid#:

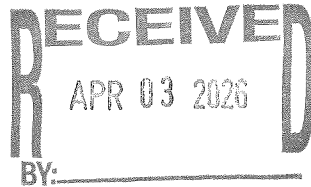
Bill to:
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>2-11885-ACC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Security
001.320.57200.34510
Courtney Rodgers
04.03.2026



Tech Resolution Note:
Thank you for choosing Hi-Tech!

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

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

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

KUTAK ROCK LLP

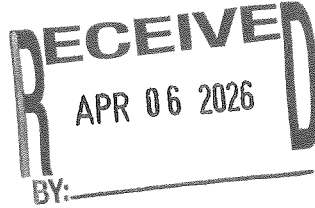
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 3, 2026



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3728153

Client Matter No. 17623-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3728153
17623-1

Re: General

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	17.50	Prepare tracking chart for fiscal year 2027 budget adoption, audit acceptance and meeting schedule adoption
01/07/26	K. Buchanan	1.70	578.00	Prepare for and attend board meeting; Review correspondence from supervisor of elections; confer with district manager)
01/13/26	K. Buchanan	0.50	170.00	Review meeting minutes and perform meeting follow up
01/21/26	K. Buchanan	0.20	68.00	Follow up on information request from supervisor of elections
TOTAL HOURS		2.50		

KUTAK ROCK LLP

Ridgewood Trails CDD

April 3, 2026

Client Matter No. 17623-1

Invoice No. 3728153

Page 2

TOTAL FOR SERVICES RENDERED	\$833.50
TOTAL CURRENT AMOUNT DUE	<u>\$833.50</u>

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Alyson Warner 4154 Fishing Creek Lane Middleburg FL 32068	1099	\$250.00		\$250.00	\$250.00	Deposit for Room and Pool
2	Pablo Medina 4437 Warm Springs Way Middleburg FL 32068	6668600266	\$250.00		\$250.00	\$250.00	Room and Pool

Prepared By: Rob Alba
On this Date: 4/6/2026

Number of Refunds: 2
Total Refund Amount: \$500.00

RECEIVED
APR 06 2026
BY: _____

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

Invoice

Invoice #: 450
Invoice Date: 3/31/2026
Due Date: 3/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards - March 2026	59.26	21.50	1,274.09

RECEIVED
APR 03 2026
BY: _____

Alison Moxing
4-3-26

Total	\$1,274.09
Payments/Credits	\$0.00
Balance Due	\$1,274.09

RIDGEWOOD TRAILS CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
59.26	Lifeguarding Services for Ridgewood Trails Covering March 2026 LIFEGUARDS # 320-572-4510	\$ 21.50	\$1,274.09
	TOTAL DUE:		<u><u>\$1,274.09</u></u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MARCH 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/14/26	6.12	D.J.	Lifeguarding
3/14/26	6.17	Q.S.	Lifeguarding
3/15/26	6.02	D.B.	Lifeguarding
3/15/26	6.02	Z.M.	Lifeguarding
3/21/26	5.75	D.B.	Lifeguarding
3/21/26	5.85	D.J.	Lifeguarding
3/21/26	5.83	Z.M.	Lifeguarding
3/22/26	5.75	D.B.	Lifeguarding
3/22/26	5.92	D.J.	Lifeguarding
3/22/26	5.83	Z.M.	Lifeguarding
TOTAL	<u>59.26</u>		

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

Invoice

Invoice #: 600
 Invoice Date: 4/1/2026
 Due Date: 4/1/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.34200 - Janitorial Services - April 2026		1,040.50	1,040.50
1.320.57200.46500 - Pool Maintenance Service - April 2026		1,737.08	1,737.08
1.330.53800.34000 - Contract Administration - April 2026		2,256.17	2,256.17
1.320.57200.46200 - Facility Management - Ridgewood Trails - April 2026		3,751.67	3,751.67
Pool Repair - Replace Santoprene Stenner Tube		103.38	103.38

RECEIVED
 APR 07 2026
 BY: _____

Alison Moring
 4-3-26

Total	\$8,888.80
Payments/Credits	\$0.00
Balance Due	\$8,888.80

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	David Havlicek 4441 Warm Springs Way Middleburg FL 32068	1003	\$500.00	\$250.00	\$250.00	\$250.00	Rental Fee and deposit for Room/Pool

Prepared By: Rob Alba
On this Date: 4/13/2026

Number of Refunds: 1
Total Refund Amount: \$250.00

RECEIVED
APR 13 2026
BY: _____



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-365-5300 • 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:	622108260
DATE:	04/09/2026
ORDER:	622108260

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

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

Work Date	Time	Target Pest	Technician	Time In
04/09/2026	12:12 PM			12:12 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/09/2026		12:48 PM

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

CPCSMART	SMART Rodent Control Program	\$95.76
----------	------------------------------	---------

SUBTOTAL	\$95.76
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$95.76

Approved
 Ridgewood Trails CDD
 Pest Control
 001.320.57200.43200
Courtney Rodgers
 04.10.2026

RECEIVED

APR 10 2026

BY: _____

[Handwritten Signature]

AMOUNT DUE \$95.76

 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.

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

04/09/2026 12:12 PM 04/09/2026 12:48 PM 04/09/2026 12:12 PM 04/09/2026 12:48 PM

Azalea Ridge - Ridgewood Trails CDD - Refund Request

Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
Phara Dhairi 4335 Packer Meadow Way Middleburg, FL 32068	1145	\$500.00	\$250.00	\$250.00	\$250.00	Room and Pool

Prepared By: Rob Alba

On this Date: 4/20/2026

Number of Refunds: 1

Total Refund Amount: **\$250.00**

RECEIVED
APR 20 2026
BY: _____

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

Invoice

Invoice #: 451
 Invoice Date: 4/15/2026
 Due Date: 4/15/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2026	71.62	45.00	3,222.90
Maintenance Supplies		2,770.74	2,770.74
\$747.56 Amenity General Maintenance 1.320.57200.46100			
\$2,290.77 Amenity Repairs & Replacement 1.320.57200.46000			
\$2,063.44 Field Repairs & Maintenance 1.330.53800.46000			
\$891.87 Special Events 1.320.57200.49500			
\$5,993.64 Ridgewood Trails CDD Approved <i>Courtney Rodgers</i> April 20, 2026			

RECEIVED
 APR 20 2026
 BY: _____

Alison Moring
 4-20-26

Total	\$5,993.64
Payments/Credits	\$0.00
Balance Due	\$5,993.64

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/26	8.6	R.A.	Measure and cut remaining fence panel between gym side post and arch wall, measured placement for fence panel wall brackets, installed fence panel, measured location for third post for gate hinges and surface mounted post using concrete anchors, measured, cut and installed small panel between second and third post, cleaned up tools and area
3/3/26	5.53	C.W.	Drilled concrete, installed brackets for gate, cut gate to fit, installed screws to hold gate, straightened and organize pool furniture, removed debris around pool deck, amenity center, parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/6/26	1.5	C.W.	Checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around amenity center, pool deck and parking lot
3/10/26	1.5	C.W.	Concreted sign down near sidewalk, removed debris from roadways and parking lot
3/12/26	9	R.A.	Cleaned up storage shed in preparation for lifeguards, installed temporary power with external raceways and outlets, installed air conditioner window unit for shed, installed stepping stones to shed from sidewalk, picked up supplies
3/12/26	6.5	C.W.	Organized lifeguards shed and installed air conditioner unit, assisted with install of outlets and wire covers, straightened and organized pool furniture, removed stuck pole from dumpster and cut in half
3/13/26	1	R.A.	Cleaned slide in preparation for opening spring break weekend
3/18/26	2.4	R.A.	Installed new first aid kit in life guard shack, started working on damaged commercial umbrella from storms on Monday, ordered parts
3/18/26	5.87	C.W.	Fixed two loose dog pots, straightened and organized pool deck and furniture, removed debris around amenity center, pool deck, parking lot, bushes, waterways and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/19/26	3.4	R.A.	Blew leaves and mulch off pool deck, straightened and organized pool deck furniture, removed debris around amenity center and pool deck, straightened lifeguard shack in preparation for spring break weekend, removed spring fling decoration from storage unit and started preparing for spring fling event
3/23/26	5	R.A.	Worked on installing gate to previously installed fence panels, picked up supplies
3/23/26	3	C.W.	Collected materials for mesh panel for main gate, installed gate and push bar, adjusted for electric
3/24/26	3	R.A.	Worked on cutting up old pergolas wood and disposal, removed debris from around community
3/24/26	2.12	C.W.	Cut wood from gazebo to fit into dumpster, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/30/26	4	R.A.	Cut and welded steel stock and mesh to form large mesh security panel to install at gym gate, picked up supplies
3/30/26	5.2	C.W.	Shoveled dirt out of the curb for pressure washing, welded gate mesh together, welded on frame, removed debris from around amenity center, parking lot and bushes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/31/26	4	R.A.	Cut and welded steel stock to form small security mesh panel for gym gate, measured and drilled steel panels for installation, picked up supplies
TOTAL	<u><u>71.62</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	2/23/26	Printer Ink XL 4 Pack (2)	59.62	R.A.
	2/27/26	Dog Waste Station Bags 30pk	173.06	R.A.
	2/27/26	Printer Paper 5 Reams	34.60	R.A.
	3/12/26	Wooden Easter Eggs 120ct	81.57	R.A.
	3/12/26	Easter Egg Decorator Blue (3)	70.43	R.A.
	3/12/26	28 Metallic Paint Marker Kit (3)	37.05	R.A.
	3/12/26	Easter Egg Sticks 100 Sheets	11.11	R.A.
	3/12/26	Easter Egg Decorator Pine (3)	81.56	R.A.
	3/12/26	24 Acrylic Paint Markers (3)	29.64	R.A.
	3/12/26	50' 14-2 Electrical Wire	59.80	R.A.
	3/12/26	16"x16" Stepstone (4)	24.70	R.A.
	3/12/26	Cord Protector	6.18	R.A.
	3/12/26	9' Black Power Cord Replacement	20.68	R.A.
	3/12/26	Raceway Duplex Outlet (4)	43.24	R.A.
	3/12/26	Raceway Accessory Pack	9.91	R.A.
	3/12/26	Cordmate Electrical Raceway (5)	130.95	R.A.
	3/12/26	14000 BTU AC Window Unit	516.48	R.A.
	3/12/26	50' Green Extension Cord	22.98	R.A.
	3/12/26	Cordmate Elecetrical Raceway	29.10	R.A.
	3/14/26	First Aid Cabinet with Supplies	114.69	R.A.
	3/15/26	3.5mm Audio Y-Splitter	9.88	R.A.
	3/15/26	3.5mm Audio Cable 15FT 2pk	17.30	R.A.
	3/15/26	20FT Outdoor Inflatable Screen	168.12	R.A.
	3/17/26	Swank Movie License - Happy Gilmore	385.25	R.A.
	3/23/26	Weld Steel Flat 1/8"x1" 3FT (3)	48.16	R.A.
	3/23/26	Weld Steel Flat 1/8"x1" 4FT (2)	38.55	R.A.
	3/23/26	Weld Steel Flat 1/8"x1" 6FT (2)	53.38	R.A.
	3/30/26	72"x1"x1/8" Flat Bar Steel	35.17	R.A.
	3/30/26	Expanded Sheet Metal 24"x24" (3)	148.51	R.A.
	3/30/26	72"x1"x1/8" Flat Bar Steel	31.65	R.A.
	3/31/26	Sheet Metal 18"x12"	25.36	R.A.
	3/31/26	Drill Point Screws 3/4" 120pk	15.08	R.A.
	4/1/26	1/3 HP Sump Pump	237.02	R.A.

TOTAL \$2,770.74

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

Invoice

Invoice #: 452
 Invoice Date: 4/16/2026
 Due Date: 4/16/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
<p>Pressure Washing Services - April 2026</p> <p>Pressure washed all entry curbing and sidewalks from the entry of Azalea Ridge up to the road entry of the amenity center</p> <p>Approved Ridgewood Trails CDD Field Repairs and Maintenance 001.330.53800.46000 <i>Courtney Rodgers</i> April 20, 2026</p> <p>RECEIVED APR 20 2026 BY: _____</p> <p><i>Alison Moxing</i> 4-20-26</p>		3,500.00	3,500.00
		Total	\$3,500.00
		Payments/Credits	\$0.00
		Balance Due	\$3,500.00

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

Service Detail

Bill To: Ridgewood Trails CDD

Invoice Date: 4/10/26

Due Date: Upon Receipt

Amount Due: \$ 3,500.00

<u>Description</u>	<u>Amount</u>
Pressure washed all entry curbing and sidewalks from the entry of Azelea Ridge up to the road entry of the amenity center	\$3,500.00

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

TOTAL AMOUNT DUE: \$3,500.00

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

Remit Payment



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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300



INVOICE #	CS226823
ORDER #	CS236966
DATE	04/22/26
PAGE	1 of 1

BILL TO

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

SHIP TO

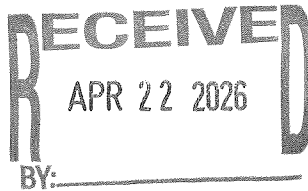
194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER SHOP	SHIP VIA PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 04/22/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 05/22/26
JOB / SHIP-TO NAME RIDGEWOOD TRAILS	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-239-5309

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	GHS-45-805		45MJL5A1STAA 120V 50GPD 25PSI	EA	2	2	2	0	425.52	851.04
			.25" ADJ 1-HEAD CLASSIC PUMP	B-03-C						
			SER#111825096846							
			,SER#111825096821							

Approved
Ridgewood Trails CDD
Amenity Repairs and Replacements
001.320.57200.46000

Courtney Rodgers
April 22, 2026



___ PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
851.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	851.04

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

SIGNATURE: DEEJAY ADAMS(ZK)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277678 Cust Name: RIDGEWOOD TRAILS CDD
Inv#: CS226823 Invoice Date: 04/22/26 Invoice Amount: \$851.04

WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

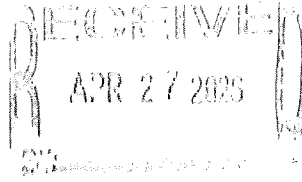
Remit To:
SCP DISTRIBUTORS LLC
PO BOX 530653
ATLANTA, GA 30353-0653

CLAY TODAY

A Division of Osteen Media Group

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

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



INVOICE
Invoice Number: 2026-314813
Invoice Date: 4/23/2026
Due Date: 5/22/2026

Advertiser
Ridgewood Trails C.D.D.
Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 197805	Audit Committee Meeting May 6, 2026	CT - Clay Today	Apr 23	2026		Column Inch	Black & White	4.7000	\$49.35
Total:									\$49.35

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 Audit Committee Meeting

In the matter of May 6, 2026

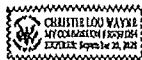
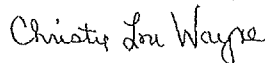
LEGAL: 197805

Was published in said newspaper in the issues:
4/23/2026

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 04/23/2026



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 Audit Committee Meeting

Ridgewood Trails

Community Development District

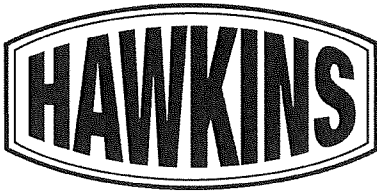
The Audit Committee meeting of the Board of Supervisors of the Ridgewood Trails Community Development District will be held on Wednesday, May 6, 2026 at 8:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068. Immediately following will be the Regular Meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations 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 contacting 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 accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager
Legal 197805 Published 4/23/2026 in
Clay County's Clay Today newspaper

Original



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

INVOICE

Total Invoice	\$1,477.41
Invoice Number	7406453
Invoice Date	4/28/26
Sales Order Number/Type	5133000 SL
Branch Plant	74
Shipment Number	6174745

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 #
5/28/26	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	410.0000	GA	\$2.9500	GA	3,964.7 LB	\$1,209.50
		1 LB BLK (Mini-Bulk)		410.0000	GA			3,964.7 GW	

1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
-------	----------------	---------	---	--------	----	-----------	--	--	---------

2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$71.4563	DD	324.0 LB	\$142.91
		15 GA DD		2.0000	DD			344.0 GW	

2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDORM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 05133000

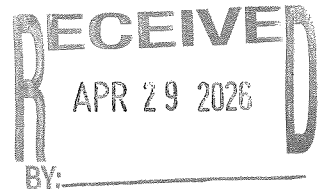
3.000	14420	Sodium Bicarbonate	N	2.0000	BG	\$41.5000	BG	100.0 LB	\$83.00
		50 LB BG (Pool Grade)		2.0000	BG			102.0 GW	

Approved Ridgewood
Trails CDD Pool
Chemicals
001.320.57200.52100

Courtney Rodgers
April 29, 2026

***** 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.



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total \$1,477.41

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

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

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

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§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# 2674565



Account Information

Invoice Number: 77784795
 Invoice Date: 04/21/2026
 Branch: 72
 Account Number: 6433093
 Due Date: 05/21/2026

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 05/01/2026 To: 05/31/2026 RECURRING SERVICES			150.10	0.00	150.10

Approved
 Ridgewood Trails CDD
 Security
 001.320.57200.34510
Courtney Rodgers
 April 24, 2026

RECEIVED
 APR 24 2026
 BY: _____

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$150.10	\$0.00	\$150.10	\$0.00	\$150.10

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: 1-800-458-7194

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

MS9GW7JF



2000 Ericsson Drive
 Warrendale, PA 15086

Address Service Requested

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT
 Invoice Number: 77784795
 Invoice Date: 04/21/2026
 Account Number: 6433093
 Due Date: 05/21/2026
 Amount Due: \$150.10

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:

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

VECTOR SECURITY, INC.
 PO BOX 89462
 CLEVELAND, OHIO 44101-8462



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

0000000072000000064330939007778479500000000150101

How to Reach Customer Care

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-800-458-7194
- For inquiries by mail: 2000 Ericsson Drive, Warrendale, PA 15086
- 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.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00165	4/30/26	04302026	202604	300	36900	10100		SEC DEP REFUND-ROOM/POOL	*	250.00		
									AARON LEE			250.00	002989
5/08/26	00119	5/01/26	9754769	202605	330	53800	46200		MAY LANDSCAPE MAINTENANCE	*	10,703.68		
									BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68	002990
5/08/26	00143	4/29/26	7408737	202604	320	57200	52100		POOL CHEMICALS - APR-ADD	*	290.00		
									HAWKINS INC			290.00	002991
5/08/26	00126	5/01/26	441710	202605	320	57200	34510		MAY SECURITY SERVICES	*	35.00		
									HI-TECH SYSTEM ASSOCIATES			35.00	002992
5/08/26	00042	5/01/26	368971B	202605	330	53800	46400		MAY LAKE MAINTENANCE	*	710.00		
									THE LAKE DOCTORS INC			710.00	002993
5/08/26	00039	5/01/26	453	202605	320	57200	34200		MAY JANITORIAL SERVICES	*	1,040.50		
		5/01/26	453	202605	320	57200	46500		MAY POOL MAINTENANCE SRVC	*	1,737.08		
		5/01/26	453	202605	330	53800	34000		MAY CONTRACT ADMIN	*	2,256.17		
		5/01/26	453	202605	320	57200	46200		MAY FACILITY MANAGEMENT	*	3,751.67		
		5/01/26	453	202605	320	57200	46000		POOL RPR-TORO VALVE	*	98.91		
		5/01/26	453	202605	320	57200	46000		POOL RPR-J-STYLE VALVE	*	231.75		
									RIVERSIDE MANAGEMENT SERVICES INC			9,116.08	002994
5/15/26	00137	5/07/26	3392	202605	320	57200	46000		LEAK RPR-PUMP/METER/PLUGS	*	1,397.26		
									BLUE SOLUTIONS INC			1,397.26	002995
5/15/26	00003	5/01/26	289	202605	310	51300	34000		MAY MANAGEMENT FEES	*	4,490.50		
		5/01/26	289	202605	310	51300	35200		MAY WEBSITE ADMIN	*	111.33		
		5/01/26	289	202605	310	51300	35100		MAY INFO TECH	*	166.92		
		5/01/26	289	202605	310	51300	31300		MAY DISSEM AGENT SRVCS	*	98.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26		289	OFFICE SUPPLIES	202605	310	51300	51000			*	.48		
5/01/26		289	POSTAGE	202605	310	51300	42000			*	57.87		
5/01/26		289	COPIES	202605	310	51300	42500			*	70.80		
5/01/26		289	TELEPHONE	202605	310	51300	41000			*	36.18		
GOVERNMENTAL MANAGEMENT SERVICES												5,032.41	002996
5/15/26	00167	5/11/26	05112026	202605	300	36900	10100		DEPOSIT REFUND-ROOM ONLY	*	250.00		
JESSICA JOHNSON												250.00	002997
5/15/26	00166	5/11/26	05112026	202605	300	36900	10100		DEPOSIT REFUND-ROOM&POOL	*	250.00		
LOGAN KIMBRELL												250.00	002998
5/22/26	00015	5/14/26	2026-315	202605	310	51300	48000		5/14 QUAL CANDIDATES BOS	*	46.20		
OSTEEN MEDIA GROUP - CLAY TODAY												46.20	002999
5/22/26	00168	5/18/26	05182026	202605	300	36900	10100		DEP REFUND - ROOM & POOL	*	250.00		
MONICA GRANDOSA												250.00	003000
5/22/26	00039	5/14/26	454	202604	320	57200	46100		APR AMENITY GENERAL MAINT	*	605.56		
5/14/26		454	APR REPAIRS & REPLACEMENT	202604	320	57200	46000			*	3,758.79		
5/14/26		454	APR JANITORIAL SUPPLIES	202604	320	57200	52200			*	436.62		
5/14/26		454	APR FIELD RPR & MAINT	202604	330	53800	46000			*	1,409.64		
RIVERSIDE MANAGEMENT SERVICES INC												6,210.61	003001
5/28/26	00119	5/20/26	9785744	202605	330	53800	46000		DROP DEAD TREE	*	630.00		
BRIGHTVIEW LANDSCAPE SERVICES INC												630.00	003002
5/28/26	00166	5/26/26	05262026	202605	300	36900	10100		SEC DEP REFUND-ROOM/POOL	*	250.00		
LOGAN KIMBRELL												250.00	003003
5/28/26	00169	5/26/26	05262026	202605	300	36900	10100		SEC DEP REFUND-ROOM/POOL	*	250.00		
REGINA GIBSON												250.00	003004
TOTAL FOR BANK A											35,671.24		
RDGE --RIDGEWOOD-- TLEE													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						35,671.24	

Azalea Ridge - Ridgewood Trails CDD - Refund Request

Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1 Aaron Lee 1824 Cherry Creek Lane Middleburg FL 32068	227	\$250.00		\$250.00	\$250.00	Security Deposit for Room and Pool

Prepared By: Rob Alba
 On this Date: 4/30/2026
 Number of Refunds: 1
 Total Refund Amount: \$250.00

RECEIVED
 APR 30 2026
 BY: _____

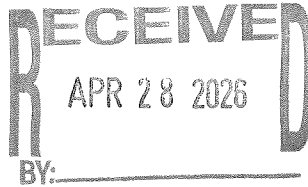
INVOICE



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

Customer #: 24319930
Invoice #: 9754769
Invoice Date: 5/1/2026
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For May Approved Ridgewood Trails CDD Landscape Maintenance 001.330.53800.46200 <i>Courtney Rodgers</i> April 28, 2026	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 #: 9754769
Invoice Date: 5/1/2026

Amount Due: \$10,703.68

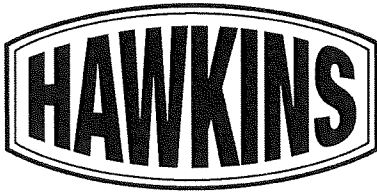
Thank you for allowing us to serve you

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

Original



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

INVOICE

Total Invoice	\$290.00
Invoice Number	7408737
Invoice Date	4/29/26
Sales Order Number/Type	5134558 SL
Branch Plant	74
Shipment Number	6176770

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 #
5/29/26	Net 30	PPD Origin	HWTG			387

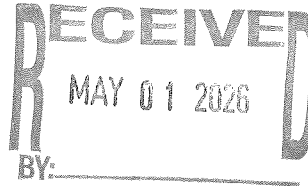
Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	60953	Cyanuric Acid	N	2.0000	PA	\$145.0000	PA	90.0 LB	\$290.00
		45 LB PA		2.0000	PA			91.8 GW	

Lot/SN: 2025

***** 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
001.320.57200.52100
Courtney Rodgers
May 1, 2026



Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total \$290.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1939, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§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# 2688007



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 441710
Invoice Date: 05/01/2026
Completed: 05/03/2026
Terms: Due On Receipt
Bid#:

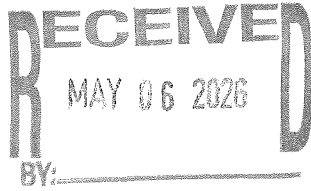
Bill to:
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>2-11885-ACC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
OvrC Pro Monitoring	1.00	\$15.00	15.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Security
001.320.57200.34510
Courtney Rodgers
May 6, 2026



Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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

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

Invoice

Invoice #: 453
 Invoice Date: 5/1/2026
 Due Date: 5/1/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.34200 - Janitorial Services - May 2026		1,040.50	1,040.50
1.320.57200.46500 - Pool Maintenance Service - May 2026		1,737.08	1,737.08
1.330.53800.34000 - Contract Administration - May 2026		2,256.17	2,256.17
1.320.57200.46200 - Facility Management - Ridgewood Tralls - May 2026		3,751.67	3,751.67
Pool Repair - Install New Toro Valve		98.91	98.91
Pool Repair - Install J-Style Valve Kit for Hydroseal Diverter Valve		231.75	231.75

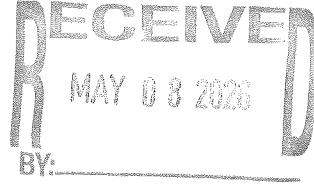
RECEIVED
 MAY 06 2026
 BY: _____

Alison Moring
 5-6-26

Total	\$9,116.08
Payments/Credits	\$0.00
Balance Due	\$9,116.08

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19044498191
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice



Approved
Ridgewood Trails CDD
Amenity Repairs and Replacements
001.320.57200.46000

Courtney Rodgers
May 8, 2026

BILL TO
Azalea Ridge Community

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3392	05/07/2026	\$1,397.26	05/15/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
Labor repair leak autofill replace steiner pump hoses replace flow meter repair leaking plugs	8.30	125.00	1,037.50
parts flow meter miscellaneous parts	1	359.76	359.76

BALANCE DUE

\$1,397.26

Ways to pay



[View and pay](#)

Governmental Management Services, LLC

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

Invoice

Invoice #: 289

Invoice Date: 5/1/26

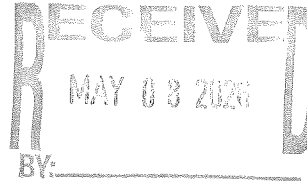
Due Date: 5/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - May 2026		4,490.50	4,490.50
Website Administration - May 2026		111.33	111.33
Information Technology - May 2026		166.92	166.92
Dissemination Agent Services - May 2026		98.33	98.33
Office Supplies		0.48	0.48
Postage		57.87	57.87
Copies		70.80	70.80
Telephone		36.18	36.18
Total			\$5,032.41
Payments/Credits			\$0.00
Balance Due			\$5,032.41

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Logan Kimbrell 4281 Packer Meadow Way Middleburg FL 32068	0003	\$250.00		\$250.00	\$250.00	Security Deposit for Room and Pool
2	Jessica Johnson 1873 Reed Valley Way Middleburg FL 32068	19-823005696	\$400.00	\$150.00	\$250.00	\$250.00	Security deposit and rental fee room only
<p align="right">Prepared By: Rob Alba On this Date: 5/11/2026</p>							<p align="center">Number of Refunds: 2 <u>Total Refund Amount: \$500.00</u></p>

RECEIVED
MAY 11 2026
BY: _____

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Logan Kimbrell 4281 Packer Meadow Way Middleburg FL 32068	0003	\$250.00		\$250.00	\$250.00	Security Deposit for Room and Pool
2	Jessica Johnson 1873 Reed Valley Way Middleburg FL 32068	19-823005696	\$400.00	\$150.00	\$250.00	\$250.00	Security deposit and rental fee room only
<p>Prepared By: Rob Alba On this Date: 5/11/2026</p>							<p>Number of Refunds: 2 Total Refund Amount: \$500.00</p>

RECEIVED
MAY 11 2026
BY: _____

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-315709
Invoice Date: 5/14/2026
Due Date: 6/13/2026

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 # 200297	Notice of Qualifying Period for Candidates for the BOS	CT - Clay Today	May 14	2026		Column Inch	Black & White	4.4000	\$46.20

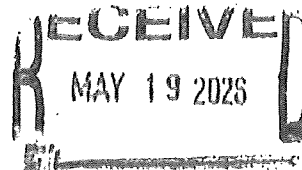
Total: \$46.20

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 Legal Notice

In the matter of Notice of Qualifying Period for
Candidates for the Board of Supervisors

LEGAL: 200297

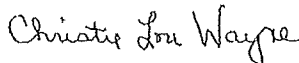
Was published in said newspaper in the issues:

5/14/2026

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 05/14/2026



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 QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Ridgewood Trails Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Ave., Green Cove Springs, FL 32043 Phone (904) 269-0350. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. The Ridgewood Trails Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the Clay County Supervisor of Elections. Legal 200297 Published 5/14/2026 in Clay County's Clay Today newspaper

Azalea Ridge - Ridgewood Trails CDD - Refund Request

Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1 Monica Grandosa 4457 Warm Springs Way Middleburg FL 32068	68-7497	\$500.00	\$250.00	\$250.00	\$250.00	Room and Pool
Prepared By: Rob Alba On this Date: 5/18/2026						
Number of Refunds: 1 Total Refund Amount: \$250.00						

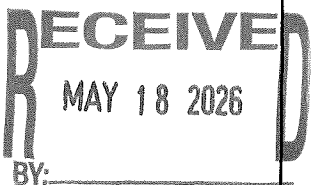
RECEIVED
 MAY 18 2026
 BY: _____

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

Invoice

Invoice #: 454
 Invoice Date: 5/14/2026
 Due Date: 5/14/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	93.95	45.00	4,227.75
Maintenance Supplies		1,982.86	1,982.86
Approved			
\$605.56 Amenity General Maintenance 1.320.57200.46100			
\$3,758.79 Amenity Repairs & Replacement 1.320.57200.46000			
\$436.62 Janitorial Supplies 1.320.57200.52200			
\$1,409.64 Field Repairs & Maintenance 1.330.53800.46000			
\$6,210.61 Ridgewood Trails CDD Rob Alba 05.16.26			
 <i>Alison Moring</i> 5-18-26			
Total			\$6,210.61
Payments/Credits			\$0.00
Balance Due			\$6,210.61

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	6	R.A.	Finished drilling and mounting mesh panels, removed and painted both panels, allowed to dry and re-installed panels, cleaned out chemical leak in large pool pack, picked up supplies
4/1/26	6.4	C.W.	Collected materials for mesh panel, drilled holes for bolts, painted mesh panel, installed panel on gate, painted bolts, straightened and organized pool deck furniture
4/2/26	2.2	R.A.	Replaced large pool pack sump pump, picked up supplies
4/6/26	3.1	R.A.	Meet with gutter resurfacing for pool, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and walkways, removed debris around amenity center, pool deck and parking lot, inspected large pool pack for leaks, flooding and equipment operation
4/8/26	2	R.A.	Installed supply shelves in closet of female bathroom for the large pool, picked up supplies
4/9/26	2.5	R.A.	Inspection of gutter resurface project, turning off water fill valve, main pump and chemical pumps after resurface project completed, removed debris around amenity center and pool deck
4/9/26	3	C.W.	Fixed swing on playground, removed debris from common areas, playground, roadways and parking lot
4/10/26	0.8	R.A.	Removed loose debris from common areas and entryways
4/10/26	1.5	C.W.	Checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around common areas and community
4/13/26	2	R.A.	Updated message boards, removed debris from common areas
4/13/26	2.5	C.W.	Straightened and organized pool deck and patio furniture, removed debris from all common areas, pool deck, parking lot, roadways and walkways, assisted with updating message boards
4/14/26	2	R.A.	Installed slam stops at gym gate to prevent gate from hyper extending past latching mechanism, started fiber optic cable run, ran from maintenance closet in gym at land extender running through attic to drop point at far end of gym
4/14/26	4.1	C.W.	Cut up leftover wood from gazebo, extracted chlorine in small pool (twenty gallons), collected material for gate/fence, cleaned maintenance area
4/15/26	8	R.A.	Installed two posts at Bronco common area and installed "No Motor Vehicles" signs, repair damaged drip irrigation near large pool pack, removed pavers from walkway, between large and small pool, to install three fourths inch conduit for fiber optics and to install fence posts for new gate, trenched and installed three fourths inch conduit, dug holes for fence posts and installed with concrete, back filled, leveled and re-installed pavers, repaired damage to drip line irrigation at new gate installation site, picked up supplies
4/15/26	6.22	C.W.	Removed pavers between pools, ran PVC for fiber optic cable, installed posts for gate, replaced pavers, installed posts and signs on new playground, straightened and organized pool deck furniture
4/16/26	4	R.A.	Removed door handle locks at large pool bathroom to re-key to current maintenance master key, performed pool chemical test and inspected pool pack equipment, straightened and organized pool deck furniture, removed debris from pool area
4/16/26	2.5	C.W.	Straightened and organized pool deck and patio furniture, removed debris from all common areas, pool deck, parking lot, roadways and walkways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/17/26	1	C.W.	Rekeyed bathroom locks, straightened and organized pool deck and patio furniture
4/21/26	3.28	C.W.	Picked up chlorine taken, started cleaning tank process, started mapping area for tank, straightened and organized pool deck and patio furniture
4/22/26	5	R.A.	Finished cleaning exterior and interior of chlorine tank, cleared area for tank install, poured rock and sand in area, raked and tamped to build a support base, added and tamped rock and sand to achieve level base, finished installing tank, dug post holes, level posts, poured concrete and installed fence panels for remaining of gate fence, cut final post to level height and cut final fence panel piece, bolted final post to already existing fence line post and installed panel, installed lift chair parts, picked up supplies
4/22/26	8.75	C.W.	sand, re-leveled, placed chlorine tank and made level, fixed bathroom latch for stall door to lock, installed posts and panels for gate in between pools, secured all posts, panels and made level, diagnosed handicap pool lift, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/23/26	1	C.W.	Straightened and organized pool deck and patio furniture, removed debris from field and waterways
4/28/26	4.1	C.W.	Fixed playground gate and fence, straightened and organized pool deck and patio furniture, removed debris from common areas, roadways and waterways, checked and changed trash receptacles, emptied and restocked all dog waste receptacles

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/29/26	1	C.W.	Straightened and organized pool deck and patio furniture, removed debris from all roadways, waterways and parking lot
4/30/26	2.6	R.A.	Installed conduit for fiber optics on gym building, ran fiber optics through conduit and trenches to storage area, installed conduit at storage unit and ran fiber optics to interior, installed gate between large pool and small pool with new hinges, picked up supplies
4/30/26	8.4	C.W.	Custom molded conduit to building profile and installed, trenched and buried fiber optic cable to lifeguard shack, installed gate between large and small pool, organized lifeguard shack, sprayed wasps and nests around amenity center and waterslide, removed debris around pool deck, amenity center and roadways, picked up supplies

TOTAL 93.95

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	3/31/26	Taylor Complete Pool Test Kit	149.14	R.A.
	4/8/26	Swiffer Mop Refill 2pk	13.78	R.A.
	4/8/26	Paper Towels 12pk	32.18	R.A.
	4/8/26	Toilet Paper 30pk	39.32	R.A.
	4/8/26	13 Gallon Trash Bags 110ct (2)	41.33	R.A.
	4/8/26	55 Gallon Trash Bags 40ct (2)	53.77	R.A.
	4/8/26	Microfiber Flat MPA Refill Pad	14.46	R.A.
	4/8/26	Swiffer Power Mop Pad Refill	19.63	R.A.
	4/8/26	Pinalen Max Lavender 172oz	12.40	R.A.
	4/8/26	Airwick Lavender Refill 6pk	15.50	R.A.
	4/8/26	Blend Mop Refill 2pk	19.63	R.A.
	4/8/26	Softsacp Refill 50oz (2)	14.44	R.A.
	4/8/26	CLX Toilet Bowl Cleaner 2pk (4)	24.75	R.A.
	4/8/26	Flat Dust Mop Kit	39.31	R.A.
	4/8/26	Windex Refill 128oz	11.88	R.A.
	4/8/26	Ecolab Hardwood Floor Cleaner	13.43	R.A.
	4/8/26	Disinfectant Wipes 3pk	14.26	R.A.
	4/8/26	15" Janitorial Storage Shelf	39.32	R.A.
	4/10/26	D&D Gate Stops (2)	38.59	R.A.
	4/14/26	50lb Fast Set Concrete (4)	34.36	R.A.
	4/14/26	1/2" Emitter Tubing	30.15	R.A.
	4/14/26	1/2" Barb Elbow 20pk	13.20	R.A.
	4/14/26	4x4 6' #2 PT Post	10.44	R.A.
	4/15/26	1" Drill Point Screw 140pk	16.76	R.A.
	4/15/26	4x4 6' PT Post	10.44	R.A.
	4/15/26	1-1/4" Lag Screw 100pc	26.39	R.A.
	4/16/26	Aqua Creek 4 Button Lift Remote Handset and Warranty	331.13	R.A.
	4/16/26	SR Smith Lift-Operator Two Button Control Box and Warranty	606.90	R.A.
	4/22/26	Tile Repair Mortar 1.5 lb	13.77	R.A.
	4/22/26	Virgo Mountain Granite Gravel (4)	27.00	R.A.
	4/22/26	50lb Play Sand (3)	22.67	R.A.
	4/22/26	Virgo Mountain Granite Gravel (5)	33.75	R.A.
	4/22/26	50lb Fast Set Concrete (2)	17.18	R.A.
	4/22/26	Husky Hose Spray Nozzle	17.23	R.A.
	4/30/26	1-1/4" Tapcon Screw 75pk	34.11	R.A.
	4/30/26	3/4" Conduit 2-Hole Straps 20pk	7.22	R.A.
	4/30/26	50 Gal Deck Box	102.48	R.A.
	5/4/26	AA Batteries 60pk	20.56	R.A.
		TOTAL	<u>\$1,982.86</u>	



INVOICE

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

Customer #: 24319930
Invoice #: 9785744
Invoice Date: 5/20/2026
Sales Order: 8898988
Cust PO #:

Project Name: Ridgewood Trails - Drop Tree
Project Description: Drop dead tree behind 4129 Fishing Creek Ln.

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD Drop Dead Tree	1.000	LS	630.00	630.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RECEIVED MAY 22 2026 BY: _____ Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Courtney Rodgers</i> May 22, 2026</p> </div>					
Total Invoice Amount					630.00
Taxable Amount					
Tax Amount					
Balance Due					630.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24319930
 Invoice #: 9785744
 Invoice Date: 5/20/2026

Amount Due: \$ 630.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Ridgewood Trails CDD

Property Name Ridgewood Trails CDD
Property Address 1667 Azalea Ridge Blvd
 Middleburg, FL 32068

Contact Rob Alba
To Ridgewood Trails CDD
Billing Address 475 W Town Pl Ste 114
 St Augustine, FL 32092

Project Name Ridgewood Trails - Drop Tree
Project Description Drop dead tree behind 4129 Fishing Creek Ln.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop Dead Tree	\$630.00	\$630.00

For internal use only

SO# 8898988
JOB# 346100568
Service Line 300

Total Price \$630.00

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET) where applicable.
5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquakes, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination 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 brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract:

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

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

Customer:

Signature: _____ Title: **Amenity Manager**
 Rob Alba Printed Name: _____ Date: **April 16, 2026**

BrightView Landscape Services, Inc. "Contractor"

Signature: _____ Title: **Account Manager**
 Karen E Fisher Printed Name: _____ Date: **April 16, 2026**

Job #: **346100568**
 SO #: **8898988** Proposed Price: **\$630.00**

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Regina Gibson 4284 Great Falls Loop Middleburg FL 32068	121	\$250.00		\$250.00	\$250.00	Security Deposit for Room and Pool
2	Logan Kimbrell 4281 Packer Meadow Way Middleburg FL 32068	102	\$250.00		\$250.00	\$250.00	Security deposit room and pool
<p align="center">On this Date: 5/26/2026</p>							<p align="right">Total Refund Amount: \$500.00</p>



RECEIVED
 MAY 26 2026
 BY: _____

Azalea Ridge - Ridgewood Trails CDD - Refund Request

	Name	Check #	Check Amount	Rental Fee Amount	Security Deposit	Refund Amount	Notes
1	Regina Gibson 4284 Great Falls Loop Middleburg FL 32068	121	\$250.00		\$250.00	\$250.00	Security Deposit for Room and Pool
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<p>On this Date: 5/26/2026</p>							<p>Total Refund Amount: \$500.00</p>

RECEIVED
MAY 26 2026
BY: _____