

Ridgewood Trails

Community Development District

November 4, 2026

AGENDA

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsbdd.com

October 28, 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, November 4, 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 Demand Letters Regarding Drainage Easement Encroachments
 - A. 1831 Marias River Court
 - B. 1843 Big Spring Point
 - C. 1846 Big Spring Point
- IV. Ratification of Items Related to Long Bay SUN Trail - Parcel 104 and 105
 - A. Real Property Purchase and Sale Agreement
 - B. Warranty Deed
 - C. Public Disclosure Affidavit
 - D. Closing Statement
- V. Consideration of Proposals to Bush Hog Under the Power Lines
 - A. Brightview
- VI. Consideration of Landscape Improvements Along Azalea Ridge Boulevard and Green River
- VII. Staff Reports

- A. Attorney
- B. Engineer
 - 1. Discussion of Parking Lot at the Azalea Ridge Boulevard Playground
 - 2. Discussion of Land Acquisition of Parcel ID 02-05-24-005924-010-71
- C. Manager - Fiscal Year 2026 Goals and Objectives Report
- D. Operation Manager
- E. Amenity Manager
 - 1. Report
 - 2. Brightview QSA
- VIII. Supervisor's Requests and Public Comments
- IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the September 2, 2026 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register - August 2026
 - E. Approval of Check Register - September 2026
- X. Next Meeting Scheduled for: January 6, 2026 @ 6:00 p.m. at the Azalea Ridge Amenity Center
- XI. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics

THIRD ORDER OF BUSINESS

A.

**Ridgewood Trails Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

October 16, 2026

FedEx and U.S. Mail

Derek A. Butler and Jennifer M. Butler
1831 Marias River Ct.
Middleburg, Florida 32068

Re: Second Demand Letter regarding Drainage Easement Encroachments

Dear Mr. and Mrs. Butler:

This letter shall serve as formal notice regarding your unauthorized encroachment on the 30-foot-wide Drainage Easement on the south side of your property, as shown on the Plat of Azalea Ridge Unit I, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition within 45 days of receipt of this letter.

Failure to provide the District with the executed Variance Agreement or remove the Drainage Easement obstructions by December 1, 2026, shall result in further District action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,



Marilee Giles, District Manager

cc: Katie Buchanan, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Ridgewood Trails Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 36-04-24-005924-003-49

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Ridgewood Trails Community Development District Easement (“**Agreement**”) is made effective as of the ____ day of _____ 20____, by and among **Derek A. Butler and Jennifer M. Butler**, husband and wife (“**Owner**”), residing at 1831 Marias River Court, Middleburg, Florida 32068, and the **Ridgewood Trails Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 100, according to the plat (**Plat**) titled *Azalea Ridge Unit I*, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida (“**Property**”); and

WHEREAS, a thirty (30) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 100 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Fifty-Two Dollars and Fifty Cents (\$52.50) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, Clay County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, 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 the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Clay County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of Clay County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this Variance Agreement as of the day _____ and year first written above.

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ and _____. The person ☐ is personally known to me or ☐ produced _____ as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]

Witnesses: **RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

By:_____

Chair/Vice Chair, Board of Supervisors

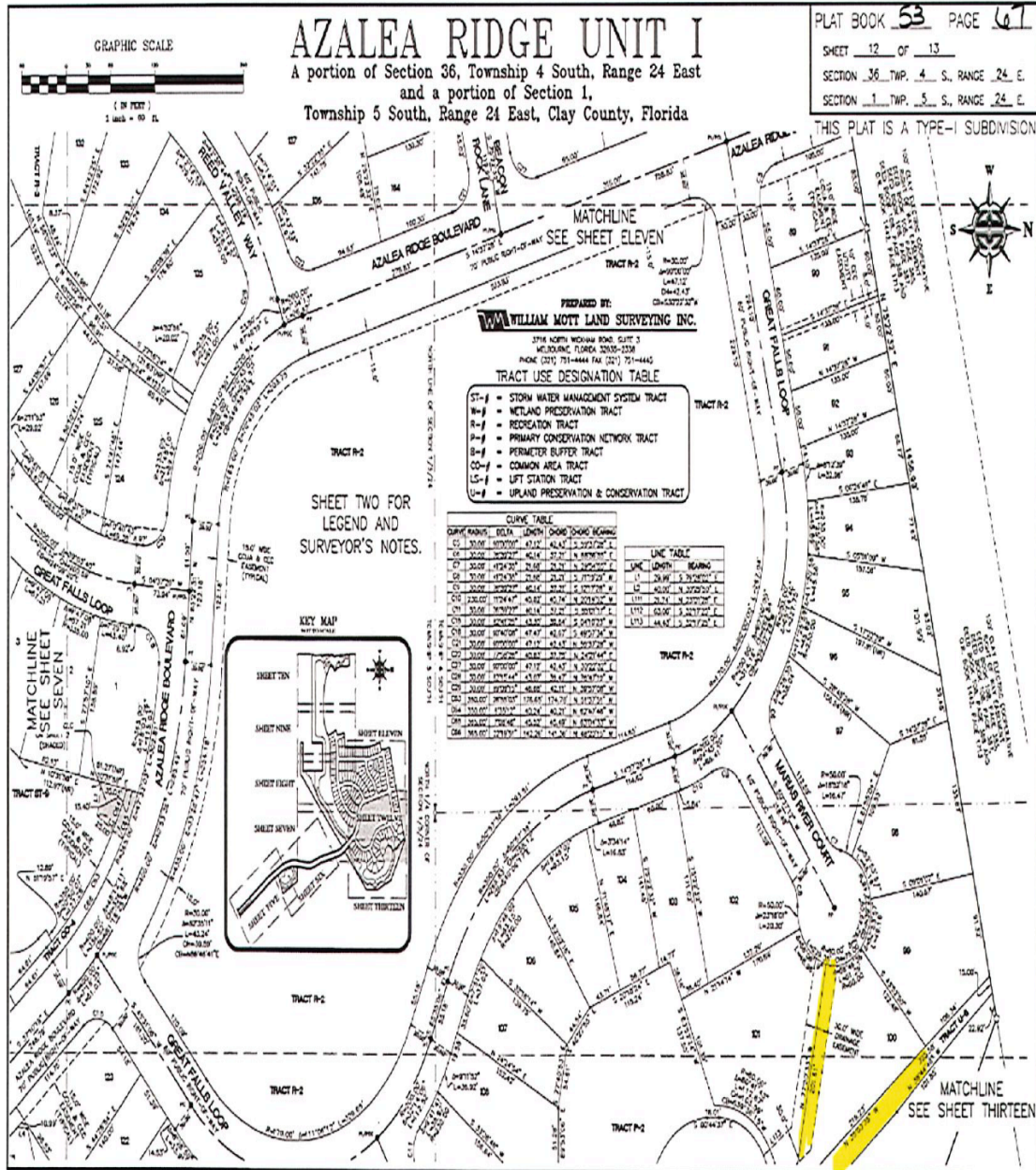
Address

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Ridgewood Trails Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

Exhibit B
Approximate Variance Area



B.

Ridgewood Trails Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

October 16, 2026

FedEx and U.S. Mail

Mr. William S. Walsh III and Mrs. Heidi S. Walsh
1843 Big Spring Point
Middleburg, Florida 32068

Re: Second Demand Letter regarding Drainage Easement Encroachments

Dear Mr. and Mrs. Walsh:

This letter shall serve as formal notice regarding your unauthorized encroachment on the 30-foot-wide Drainage Easement on the north side of your property, as shown on the Plat of Azalea Ridge Unit I, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition within 45 days of receipt of this letter.

Failure to provide the District with the executed Variance Agreement or remove the Drainage Easement obstructions by December 1, 2026, shall result in further District action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,

Marilee Giles

Marilee Giles, District Manager

cc: Katie Buchanan, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Ridgewood Trails Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 36-04-24-005924-003-62

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Ridgewood Trails Community Development District Easement (“**Agreement**”) is made effective as of the ____ day of _____ 20____, by and among **William S. Walsh III and Heidi S. Walsh**, husband and wife (“**Owner**”), residing at 1843 Big Spring Point, Middleburg, Florida 32068, and the **Ridgewood Trails Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 113, according to the plat (**Plat**) titled *Azalea Ridge Unit I*, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida (“**Property**”); and

WHEREAS, a thirty (30) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 113 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Fifty-Two Dollars and Fifty Cents (\$52.50) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, Clay County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, 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 the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Clay County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of Clay County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this Variance Agreement as of the day _____ and year first written above.

Address

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ and _____. The person ☐ is personally known to me or ☐ produced _____ as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]

Witnesses: **RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

By:_____

Chair/Vice Chair, Board of Supervisors

Address

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Ridgewood Trails Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

C.

Ridgewood Trails Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

October 16, 2026

FedEx and U.S. Mail

Mr. Neal Stremel and Mrs. Sarah Stremel
1846 Big Spring Point
Middleburg, Florida 32068

Re: Second Demand Letter regarding Drainage Easement Encroachments

Dear Mr. and Mrs. Stremel:

This letter shall serve as formal notice regarding your unauthorized encroachment on the 30-foot-wide Drainage Easement on the south side of your property, as shown on the Plat of Azalea Ridge Unit I, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida. As stated in my previous correspondence, certain fencing and/or other improvements on your lot encroach upon easement areas and are impeding the District's ability to operate and maintain its stormwater improvements located adjacent to your property. Improvements that block access to the Easement, such as fences and other structures, are prohibited.

To resolve this matter, you are required to remove all fencing and other improvements from the drainage easement area and restore the property to its original condition within 45 days of receipt of this letter.

Failure to provide the District with the executed Variance Agreement or remove the Drainage Easement obstructions by December 1, 2026, shall result in further District action. This may include removal of the obstructions at your expense or result in the initiation of legal proceedings to enforce compliance. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at via phone at (904) 940-5850 or email mgiles@gmsnf.com. We would appreciate your cooperation in this matter.

Sincerely,



Marilee Giles, District Manager

cc: Katie Buchanan, District Counsel

Exhibit A: Variance Agreement

Exhibit B: Approximate Variance Area

Exhibit A

After recording, please return to:
Ridgewood Trails Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 36-04-24-005924-003-61

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Non-Exclusive, Revocable Variance Agreement for Installation of Improvements within Ridgewood Trails Community Development District Easement (“**Agreement**”) is made effective as of the _____ day of _____ 20____, by and among **Neal Stremel and Sarah Stremel**, husband and wife (“**Owner**”), residing at 1846 Big Spring Point, Middleburg, Florida 32068, and the **Ridgewood Trails Community Development District** (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 112, according to the plat (**Plat**) titled *Azalea Ridge Unit I*, recorded in Plat Book 53, Pages 56 through 68, of the Official Records of Clay County, Florida (“**Property**”); and

WHEREAS, a thirty (30) foot wide Drainage Easement (“**Easement**”) runs partially inside the property boundary of the Property, as depicted in **Exhibit B**, attached hereto, and provides the District access to and operate and maintain stormwater improvements within the Easement; and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence (“**Improvement**”) within certain portions of the District Easement located on Lot 112 (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit B**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Fifty-Two Dollars and Fifty Cents (\$52.50) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.
2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner a revocable, non-exclusive variance agreement to encroach into and use the Variance Area, which shall not exceed 5-feet measured from the boundary of the Easement, as depicted on the site plan attached hereto as **Exhibit B**.
3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws, including but not limited to, building codes, set back requirements, etc.

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining and retaining any and all applicable permits and approvals relating to the Improvement, including but not limited to any approvals of any applicable homeowners' association, Clay County, and St. Johns River Water Management District, as well as any other necessary legal interests and approvals.

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, including free and safe access to and from the stormwater easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvement. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, 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 the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – 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 and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. Amendments. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Clay County, Florida.

11. Termination. The District may terminate this Agreement at any time, effective upon recording a Notice of Termination in the Official Records of Clay County, Florida.

12. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT EASEMENT]

IN WITNESS WHEREOF, the undersigned have executed this Variance Agreement as of the day and year first written above.

Witnesses:

NEAL STREMEL

By:_____

By:_____

Name: _____

Title: _____

Print Name _____

Address

SARAH STREMEL

By: _____

Name: _____

Title: _____

By: _____

Print Name _____

Address

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ and _____. The person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]

Witnesses: **RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

By:_____

Chair/Vice Chair, Board of Supervisors

By: _____

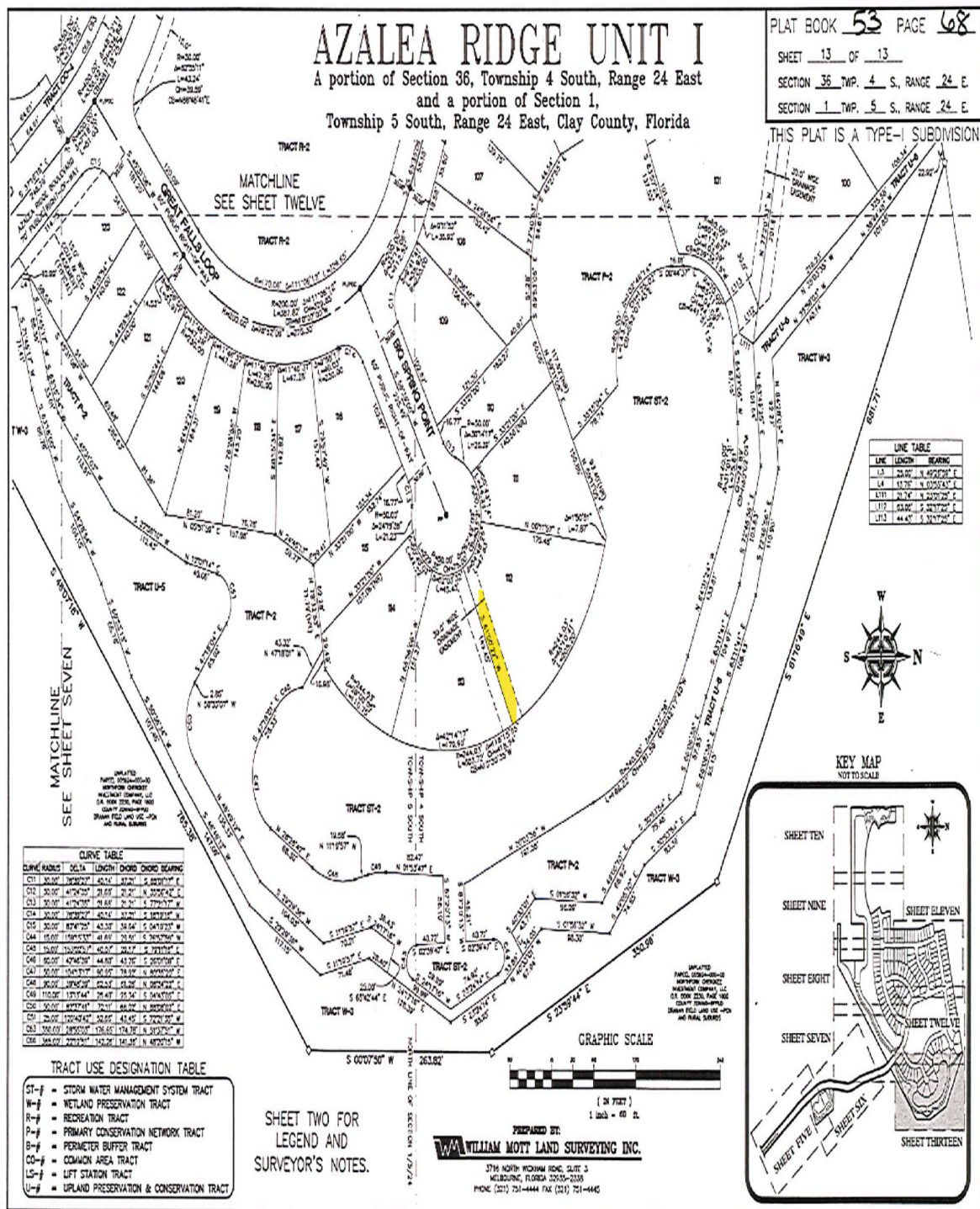
Address

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____, as Chair/Vice Chair of the Board of Supervisors of the Ridgewood Trails Community Development District, on behalf of said district. The person ☐ is personally known to me or ☐ produced as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[END OF SIGNATURE PAGES]

Approximate Variance Area



FOURTH ORDER OF BUSINESS

A.

CLAY COUNTY AGREEMENT/CONTRACT NO. 2025/2026-276
(Long Bay SUN TRAIL)

REAL PROPERTY PURCHASE AND SALE AGREEMENT

THIS REAL PROPERTY PURCHASE AND SALE AGREEMENT ("Agreement") is made this 2nd day of September, 2026, by and between Clay County, a political subdivision of the State of Florida, with an address of P. O. Box 1366, Green Cove Springs, Florida 32043 (the "County"), and Ridgewood Trails Community Development District, whose address is 475 W Town Pl Ste 114, Saint Augustine, FL 32092 (the "Seller"). (County and the Seller are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties").

RECITALS:

Seller is the owner of certain parcels of real property located in Clay County, Florida, Parcel Id. 02-05-24-005924-010-92 and Parcel Id. 02-05-24-005924-010-67. The County desires a portion of each parcel, identified as Parcel 104 and Parcel 105 respectively, which are particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, "the Property"). The County desires the Property for construction of a multi-use trail along Long Bay Road.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the County and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** Seller agrees to sell to the County and the County agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.

2. **Purchase Price.** The purchase price to be paid by the County at Closing and only in the event of Closing for the Property shall be \$7,123.44.

At Closing, the County shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by the County; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title commitment.

At Closing, the Seller shall pay: (i) any property taxes for the Property, prorated to date of Closing; and (ii) all costs to prepare and record any documents necessary to cure any title defect including the cost to obtain any satisfaction of mortgage or lien, if applicable. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax.

Except as provided above, each Party shall pay its own attorneys or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Clay County, Florida.

3. Conditions and Limitations.

a. This Agreement is subject to the final approval of the Clay County Board of County Commissioners after a public hearing held five (5) days after public notice. Through the date of such hearing on or before September 30, 2026, this Agreement shall be binding upon the Seller upon its due execution by Seller and delivery to the County as an irrevocable offer. If the County fails to hold such hearing on or before such date, or if the County elects not to approve this Agreement at such hearing for whatever reason in its sole discretion, then the County shall have no obligations to the Seller, and the Seller shall have no recourse against the County and each party shall go hence without day, and the offer shall be deemed revoked. If the Board of County Commissioners of the County shall approve this Agreement at such hearing then this Agreement shall become effective and binding on the County upon the date thereof, which date shall be deemed the effective date of this Agreement.

b. Closing shall occur within sixty (60) days after Board approval, on a date specified by the County upon not less than ten (10) days' written notice to Seller, unless extended by mutual agreement in writing signed by the Seller and County Manager on behalf of the County (the "Closing Date"), at the offices of the County's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

c. Seller is responsible for all taxes due on the Property up to, but not including, the day of Closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the County or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata share of all taxes, assessments and charges as determined by the Clay County Property Appraiser, the Clay County Tax Collector and/or other applicable governmental authority.

d. Seller is responsible for delivering marketable title to the County. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to the County ("Permitted Exceptions"). Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the County at Closing free of any tenancies, occupants or personal property. If Seller is unable to cure a defect to marketable title, the Seller shall be authorized to terminate the Agreement without penalty.

e. At the Closing, Seller shall execute and deliver to the County a Warranty Deed (the "Deed") in substantially the form and content attached hereto as Exhibit "B" and incorporated herein by reference, conveying marketable record title to the Property to the County, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers such Property at Closing and is not paid and satisfied by Seller, such mortgage, lien or encumbrance shall, at the County's election, be satisfied and paid with the proceeds of the Purchase Price.

f. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as Exhibit "C" and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit, including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided.

g. Seller and County agree that this Agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this Agreement, shall be binding on the Parties.

4. **County's Entry on Property:** For as long as this Agreement is in effect and provided that the Property is not damaged and is left in a clean and safe condition, the Seller hereby gives permission to the County or its agents to enter upon the Property to conduct, at the County's sole expense, such tests as the County may choose to perform including, but not limited to, environmental testing, topographic surveys, core borings, soil test pits and load bearing tests as may be required by the County to determine the physical characteristics of the substrata of the Property. The County shall not be required to restore the Property substantially to its condition immediately prior to such tests unless the Closing does not occur in which case, the County will restore the Property substantially to its condition immediately prior to such tests. In the event any of the referenced testing reveals that the Property is not suitable for the purposes of building the proposed improvements on it or there exists the possible existence of Hazardous Substances related to the Property, then the County may terminate this Agreement.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.**

a. No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof.

b. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect.

c. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the County.

d. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns.

e. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day.

f. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement.

g. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

h. Seller and the County do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing.

i. This Agreement shall be interpreted under the laws of the State of Florida.

j. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Clay County, Florida.

k. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.

l. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations.

m. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

n. The parties agree that electronic signatures may be utilized and that a digital signature of the party or witness set forth below is intended to authenticate this Agreement and have the same force and effect as manual written signatures. Each person signing on behalf of the parties represents and warrants that he/she has full authority to execute this Agreement on behalf of such party and that the Agreement will constitute a legal and binding obligation of such party.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect the Property.

8. **Waiver of Jury Trial.** SELLER AND THE COUNTY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon County's construction of any specific improvements and the design and location of any contemplated or proposed improvements are not guaranteed.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the date that the Board of County Commissioners approves this Agreement.

11. **Release of County.** By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the County of and from all, and all manner of, causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against the County, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the County, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages or any other damages. Nothing herein shall be deemed to release County from its obligations or liabilities under this Agreement nor serve as a waiver of sovereign immunity and extend the County's liability beyond the limits established in Section 768.28, Florida Statutes.

12. **Release of the Seller.** By execution of this Agreement, County acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, County shall thereby release and discharge the Seller of and from all, and all manner of, causes of action, suits, claims, damages, judgments, in law or in equity, which the County ever had, then has, or which any personal representative, successor, heir or assign of County, thereafter can, shall or may have, against the Seller, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the County. Nothing herein shall be deemed to release Seller from its obligations or liabilities under this Agreement nor serve as a waiver of sovereign immunity and extend the Seller's liability beyond the limits established in Section 768.28, Florida Statutes.

13. **Broker.** The Seller represents to the County that a real estate broker or agent has not assisted the Seller nor is there a real estate commission owed with regard to the sale of the Property to the County. Regardless of whether the Closing occurs, the Seller shall hold the County harmless and fully indemnify and defend the County from and against any and all claims, causes or actions asserted against the County by any real estate broker for any costs, expenses, commissions or other fees arising out of or related to the transaction contemplated under this Agreement. The covenant and indemnity on the part of the Seller in favor of the County set forth in this paragraph shall survive the Closing in perpetuity. In the event the Closing does not occur, then the covenant and indemnity on the part of the Seller in favor of the County set forth in this paragraph shall survive any termination of this Agreement in perpetuity. The covenant and indemnity on the part of the Seller in favor of the County set forth in this paragraph to defend the

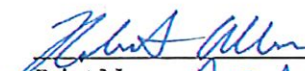
County shall include the duty to retain competent counsel acceptable to the County, and to pay all attorneys' fees and costs related to said counsel's representation of the County through and including any and all appeals.

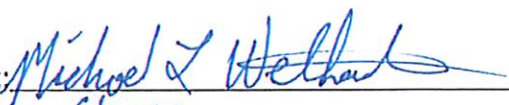
IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

Witnesses:

SELLER:

RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT


Print Name: Rob Aust
Address: 4377 Warm Springs Way
Middleburg, FL 32068

By: 
Its: Chair
Date: 9/2/2026


Print Name: Marilee Gile
Address: 720 Ego Tide Dr
Pleasant Island, FL 32007

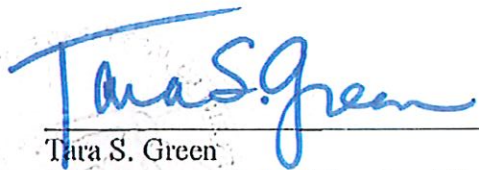
COUNTY:

CLAY COUNTY, a political subdivision of
the State of Florida

By: 

Kristen Burke, Its Chairman

ATTEST:



Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 104

A PORTION OF PARCEL ID: 02-05-24-005924-010-92

A PART OF TRACT W-3, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT W-3 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP, SECTION 71504-2601); THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W-3; THENCE NORTH 89°52'41" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTH LINE OF SAID TRACT W-3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'58" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE SOUTH 89°51'40 EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,002 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

AND

Parcel 105

A PORTION OF PARCEL ID: 02-05-24-005924-010-67

A PART OF TRACT 8-1, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 8-1 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A),

(A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT MAPS, SECTION 71504-2601); THENCE NORTH 89°51'40" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 8-1, A DISTANCE OF 20.02 FEET; THENCE NORTH 00°08'57" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.67 FEET TO A RIGHT-OF-WAY WIDTH CHANGE; THENCE NORTH 89°48'58 EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD; THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,314 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET (LESS THE NORTH 15 FEET) OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

EXHIBIT "B"
Warranty Deed

This instrument prepared by or under the supervision of:
RECORD AND RETURN TO:
Clay County Attorney's Office Post Office Box 1366
Green Cove Springs, Florida 32043

Portion of R. E. Parcel Nos: 02-05-24-005924-010-92 and
02-05-24-005924-010-67

NOTE TO CLERK: This instrument is exempt from the payment
of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida
Administrative Code.

Reserved for Recording Department

WARRANTY DEED

THIS WARRANTY DEED made effective as of the ____ day of _____, 2026,
by **Ridgewood Trails Community Development District**, conveying property which is not
homestead (hereinafter "Grantor"), to **Clay County**, a political subdivision of the state of Florida,
whose address is P. O. Box 1366, Green Cove Springs, Florida 32043, hereinafter called the
"Grantee". (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Clay
County, Florida, viz:

See Legal Description attached as Exhibit "A".

SUBJECT TO: Covenants, Easements, Restrictions and Reservations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
to or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized
of the land in fee simple; that said Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrants the title to said land and will defend the same

against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND
DELIVERED IN OUR PRESENCE:

**RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Address: _____

By: _____
Print: _____
Title: _____

Print name: _____
Address: _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ()
physical presence or () online notarization, this ____ day of _____, 2026, by
_____ as _____ of Ridgewood Trails Community
Development District, who is personally known to me or () who has produced
_____ as identification.

(Notary Seal)

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 104

A PORTION OF PARCEL ID: 02-05-24-005924-010-92

A PART OF TRACT W-3, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT W-3 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP, SECTION 71504-2601); THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W-3; THENCE NORTH 89°52'41" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTH LINE OF SAID TRACT W-3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'58" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE SOUTH 89°51'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,002 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

AND

Parcel 105

A PORTION OF PARCEL ID: 02-05-24-005924-010-67

A PART OF TRACT 8-1, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 8-1 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG

BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT MAPS, SECTION 71504-2601); THENCE NORTH 89°51'40" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 8-1, A DISTANCE OF 20.02 FEET; THENCE NORTH 00°08'57" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.67 FEET TO A RIGHT-OF-WAY WIDTH CHANGE; THENCE NORTH 89°48'58 EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD; THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,314 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET (LESS THE NORTH 15 FEET) OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

EXHIBIT C
PUBLIC DISCLOSURE AFFIDAVIT

PUBLIC DISCLOSURE AFFIDAVIT

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent **Ridgewood Trails Community Development District** (Grantor) in the capacity of _____; my full name and address are _____
_____; and **Ridgewood Trails Community Development District** (Grantor) holds legal title to the real estate described in Attachment A to this affidavit; and (select appropriate option)

- ☐ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on Attachment B to this affidavit.
- ☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- ☐ The above-named trust is a trust created at least three years prior to _____. Said trust is exempt from disclosure pursuant to Section 286.23(b), Florida Statutes. As trustee for said trust, I hereby certify, under penalty of perjury, that no public officer or employee has any beneficial interest in said trust. Further, I have disclosed on Attachment B to this affidavit all changes to the trust instruments and to persons having a beneficial interest in said trust that occurred during the three years prior to the above date. I further certify that this disclosure has been made within 48 hours of the deposit of money into the registry of the court.

**Ridgewood Trails Community Development
District (Affiant)**

By: _____
Print Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ()
physical presence or () online notarization, this ____ day of _____, 2026,
by _____, the _____ of **Ridgewood
Trails Community Development District** (Grantor), on behalf of **Ridgewood Trails
Community Development District** (Grantor), who is personally known to me or () who
has produced _____ as identification.

(Notary Seal)

Notary Public
Print Name: _____
My Commission Expires: _____

ATTACHMENT A

LEGAL DESCRIPTION:

Parcel 104

A PORTION OF PARCEL ID: 02-05-24-005924-010-92

A PART OF TRACT W-3, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT W-3 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP, SECTION 71504-2601); THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W-3; THENCE NORTH 89°52'41" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTH LINE OF SAID TRACT W-3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'58" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE SOUTH 89°51'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,002 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

AND

Parcel 105

A PORTION OF PARCEL ID: 02-05-24-005924-010-67

A PART OF TRACT 8-1, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 8-1 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG

BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT MAPS, SECTION 71504-2601); THENCE NORTH 89°51'40" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 8-1, A DISTANCE OF 20.02 FEET; THENCE NORTH 00°08'57" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.67 FEET TO A RIGHT-OF-WAY WIDTH CHANGE; THENCE NORTH 89°48'58 EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD; THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,314 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET (LESS THE NORTH 15 FEET) OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

ATTACHMENT B

The names and addresses of all persons who hold a beneficial interest in the real estate are:

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

2025-2026-276 Purchase and Sale Agreement Long Bay Trail - Ridgewood Trails CDD BCC#27

Final Audit Report

2026-09-24

Created:	2026-09-23
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
Status:	Accepted
Transaction ID:	CBJCHBCAABAAmFUFC1X2chvx2TmajvbQ0USBIW0bChIW

"2025-2026-276 Purchase and Sale Agreement Long Bay Trail - Ridgewood Trails CDD BCC#27" History



Document created by Lisa Osha (Lisa.Osha@claycountygov.com)
2026-09-23 - 8:25:24 PM GMT



Document emailed to Rick Dingle (dingler@clayclerk.com) for acceptance
2026-09-23 - 8:25:39 PM GMT



Email viewed by Rick Dingle (dingler@clayclerk.com)
2026-09-23 - 11:10:51 PM GMT



Document accepted by Rick Dingle (dingler@clayclerk.com)
Acceptance Date: 2026-09-24 - 12:49:06 PM GMT - Time Source: server



Agreement completed.
2026-09-24 - 12:49:06 PM GMT



B.

This instrument prepared by or under the supervision of:
RECORD AND RETURN TO:
Clay County Attorney's Office Post Office Box 1366
Green Cove Springs, Florida 32043

Portion of R. E. Parcel Nos: 02-05-24-005924-010-92 and
02-05-24-005924-010-67

NOTE TO CLERK: This instrument is exempt from the payment
of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida
Administrative Code.

Reserved for Recording Department

WARRANTY DEED

THIS WARRANTY DEED made effective as of the 2nd day of September, 2026,
by **Ridgewood Trails Community Development District**, conveying property which is not
homestead (hereinafter "Grantor"), to **Clay County**, a political subdivision of the state of Florida,
whose address is P. O. Box 1366, Green Cove Springs, Florida 32043, hereinafter called the
"Grantee". (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Clay
County, Florida, viz:

See Legal Description attached as Exhibit "A".

SUBJECT TO: Covenants, Easements, Restrictions and Reservations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
to or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized
of the land in fee simple; that said Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrants the title to said land and will defend the same

against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND
DELIVERED IN OUR PRESENCE:

RIDGEWOOD TRAILS COMMUNITY
DEVELOPMENT DISTRICT

[Signature]
Print name: ROBERT ALBA
Address: 4377 Warm Springs Way
Middleburg, FL 32068

By: [Signature]
Print: Michael Wetherbee
Title: CHAIR

[Signature]
Print name: Say Solano
Address: 3535 Spalden Cr.
Middleburg, FL 32068

STATE OF Florida
COUNTY OF Clay

THE FOREGOING INSTRUMENT was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of September, 2026, by Michael Wetherbee as Chairman of Ridgewood Trails Community Development District, who is personally known to me or (X) who has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Public
Print Name: Marilee Giles
My Commission Expires: 3/24/2029

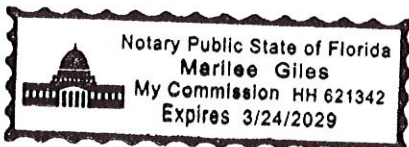


EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 104

A PORTION OF PARCEL ID: 02-05-24-005924-010-92

A PART OF TRACT W-3, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT W-3 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP, SECTION 71504-2601); THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W-3; THENCE NORTH 89°52'41" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTH LINE OF SAID TRACT W-3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'58" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE SOUTH 89°51'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,002 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

AND

Parcel 105

A PORTION OF PARCEL ID: 02-05-24-005924-010-67

A PART OF TRACT 8-1, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 8-1 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG

BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT MAPS, SECTION 71504-2601); THENCE NORTH 89°51'40" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 8-1, A DISTANCE OF 20.02 FEET; THENCE NORTH 00°08'57" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.67 FEET TO A RIGHT-OF-WAY WIDTH CHANGE; THENCE NORTH 89°48'58 EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD; THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,314 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET (LESS THE NORTH 15 FEET) OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

C.

EXHIBIT C
PUBLIC DISCLOSURE AFFIDAVIT

PUBLIC DISCLOSURE AFFIDAVIT

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent **Ridgewood Trails Community Development District** (Grantor) in the capacity of Chairman; my full name and address are Michael Wetherbee 1952 Rock Springs Way, Middleburg Fl 32068; and **Ridgewood Trails Community Development District** (Grantor) holds legal title to the real estate described in Attachment A to this affidavit; and (select appropriate option)

- ☒ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on Attachment B to this affidavit.
- ☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- ☐ The above-named trust is a trust created at least three years prior to _____. Said trust is exempt from disclosure pursuant to Section 286.23(b), Florida Statutes. As trustee for said trust, I hereby certify, under penalty of perjury, that no public officer or employee has any beneficial interest in said trust. Further, I have disclosed on Attachment B to this affidavit all changes to the trust instruments and to persons having a beneficial interest in said trust that occurred during the three years prior to the above date. I further certify that this disclosure has been made within 48 hours of the deposit of money into the registry of the court.

**Ridgewood Trails Community Development
District (Affiant)**

By: Michael Wetherbee
Print Name: Michael Wetherbee
Title: Chair

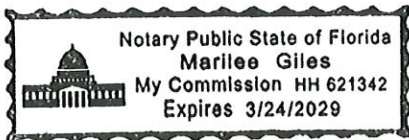
STATE OF FLORIDA

COUNTY OF Clay

THE FOREGOING INSTRUMENT was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of September, 2026, by Michael Wetherbee, the Chair Man of **Ridgewood Trails Community Development District** (Grantor), on behalf of **Ridgewood Trails Community Development District** (Grantor), who is personally known to me or (X) who has produced _____ as identification.

(Notary Seal)

Marilee Giles
Notary Public
Print Name: Marilee Giles
My Commission Expires: 3/24/2029



ATTACHMENT A

LEGAL DESCRIPTION:

Parcel 104

A PORTION OF PARCEL ID: 02-05-24-005924-010-92

A PART OF TRACT W-3, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT W-3 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP, SECTION 71504-2601); THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W-3; THENCE NORTH 89°52'41" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTH LINE OF SAID TRACT W-3, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'58" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET; THENCE SOUTH 89°51'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,002 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

AND

Parcel 105

A PORTION OF PARCEL ID: 02-05-24-005924-010-67

A PART OF TRACT 8-1, AZALEA RIDGE UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 12 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 8-1 OF SAID AZALEA RIDGE UNIT 3, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG

BAY ROAD, COUNTY ROAD NO. C-220-A (FORMERLY STATE ROAD NO. S-220-A), (A VARIABLE WIDTH RIGHT-OF-WAY PER FOOT MAPS, SECTION 71504-2601); THENCE NORTH 89°51'40" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 8-1, A DISTANCE OF 20.02 FEET; THENCE NORTH 00°08'57" WEST, LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.67 FEET TO A RIGHT-OF-WAY WIDTH CHANGE; THENCE NORTH 89°48'58 EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LONG BAY ROAD; THENCE SOUTH 00°08'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,314 SQUARE FEET, MORE OR LESS.

THE WEST 5.00 FEET (LESS THE NORTH 15 FEET) OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO THAT 40 FOOT BUFFER/CCUA EASEMENT AS SHOWN ON AFORESAID PLAT OF AZALEA RIDGE UNIT 3.

ATTACHMENT B

The names and addresses of all persons who hold a beneficial interest in the real estate are:

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

D.

Closing Statement

Purchase and Sale Agreement – Clay County Agreement/Contract No. 2025/2026-276

Clay County, Florida, Purchase from
Ridgewood Trails Community Development District (Seller)

Property: Parcels 104 and 105 – Portions of Parcel Id. 02-05-24-005924-010-92
and Parcel Id. 02-05-24-005924-010-67

Closing Date: October 9, 2026

Purchase Price: \$ 7,123.44

TOTAL due from Clay County: \$ 7,123.44

Closing Costs paid by Seller: \$ 0.00

Net Proceeds to Seller: \$7,123.44

Clay County, Florida

By: 

Howard Wanamaker, County Manager

FIFTH ORDER OF BUSINESS

A.

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 PI Ste 114
St Augustine, FL 32092

Project Name Azalea Ridge/Ridgewood Trails Bush Hog
Project Description Bush Hog area underneath the power lines.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Labor to bush hog area under the power lines. Will cut as close to the fence as possible (1-2ft from the fence).	\$3,606.56	\$3,606.56

Images

Bush Hog



Bush Hog 2



For internal use only

SO# 8998465
JOB# 346100568
Service Line 300

Total Price \$3,606.56

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, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete 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 Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

Amenity Manager	
Signature _____	Title _____
Rob Alba	August 31, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Karen E Fisher	August 31, 2026
Printed Name _____	Date _____

Job #: 346100568

SO #: 8998465

Proposed Price: \$3,606.56

SIXTH ORDER OF BUSINESS

Proposal for Extra Work at Ridgewood Trails CDD

Property Name	Ridgewood Trails CDD	Contact	Rob Alba
Property Address	1667 Azalea Ridge Blvd Middleburg, FL 32068	To	Ridgewood Trails CDD
		Billing Address	475 W Town PI Ste 114 St Augustine, FL 32092
Project Name	Ridgewood Trails - End of Azalea Ridge Blvd. Enhancements		
Project Description	Ridgewood Trails - End of Azalea Ridge Blvd. Enhancements		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Option #1 - With Annuals				Subtotal \$26,109.01
1.00	LUMP SUM	Mobilization. Labor to remove existing plant material and mulch, prep and grade beds. Debris disposal.	\$3,781.93	\$3,781.93
6.00	YARD	Nutrient Soil - Installed	\$154.57	\$927.43
600.00	EACH	4" Annuals - Installed (will need to change out quarterly)	\$3.46	\$2,075.46
280.00	EACH	1g Liriope - Installed	\$23.78	\$6,659.32
220.00	EACH	3g Jackfrost Ligustrum - Installed	\$16.00	\$3,520.00
230.00	EACH	3g Pink Muhly Grass - Installed	\$22.61	\$5,199.29
3.00	PALLET	Bahia Sod - Installed	\$400.00	\$1,200.00
2.00	PALLET	Medium Pine Bark Mulch - Installed	\$640.09	\$1,280.18
1.00	LUMP SUM	Irrigation - Adjustments and modification to retro fit with current set up. Confirm proper coverage and adjust schedule.	\$1,465.40	\$1,465.40
Option #2 - Without Annuals				Subtotal \$24,510.81
1.00	LUMP SUM	Mobilization. Labor to remove existing plant material and mulch, prep and grade beds. Debris disposal.	\$3,781.93	\$3,781.93
6.00	YARD	Nutrient Soil - Installed	\$154.57	\$927.43
304.00	EACH	1g Liriope - Installed	\$23.78	\$7,229.85
200.00	EACH	3g Jackfrost Ligustrum - Installed	\$16.00	\$3,200.00
240.00	EACH	3g Pink Muhly Grass - Installed	\$22.61	\$5,426.02
3.00	PALLET	Bahia Sod - Installed	\$400.00	\$1,200.00
2.00	PALLET	Medium Pine Bark Mulch - Installed	\$640.09	\$1,280.18
1.00	LUMP SUM	Irrigation - Adjustments and modification to retro fit with current set up. Confirm proper coverage and adjust schedule.	\$1,465.40	\$1,465.40

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

Proposal for Extra Work at Ridgewood Trails CDD

Images

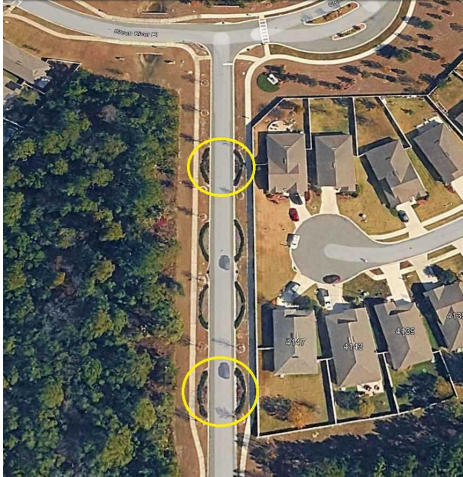
Option 2 Ridgewood



Option 1 Ridgewood



Option 1-2



For internal use only

SO# 9038702
JOB# 346100568
Service Line 130

Total Price \$50,619.82

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, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete 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 Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

Amenity Manager	
Signature _____	Title _____
Rob Alba	October 28, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Karen E Fisher	October 28, 2026
Printed Name _____	Date _____

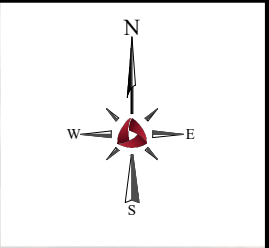
Job #:	346100568		
SO #:	9038702	Proposed Price:	\$50,619.82

SEVENTH ORDER OF BUSINESS

B.

1.

V:\Projects\Community Development Districts\Ridgewood Trails 4000230-00\Project Management\Task Orders\Task 002-Playground Parking\Ridgewood Trails_Playground Parking.dwg



RIDGEWOOD TRAILS CDD - PARKING AT PLAYGROUNDS

CLAY COUNTY, FLORIDA

PROJECT MANAGER: JRS
DRAWN BY: AR
DATE: 2026-7-31

0 20 40
1 inch = 40 ft.



C.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

District Manager: _____

Date: _____

Print Name: _____

Ridgewood Trails Community Development District

E.

1.

11/4/2026

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

November 4th, 2026

To: Board of Supervisors

From: Rob Alba
Amenity Manager

RE: Azalea Ridge Amenity Management Report – November 4th, 2026

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



Community Updates

MANAGER

- *Warm Springs Entry Way sign pressure washing completed*
- *Received records for Drainage Easement from HOA*
- *Training new Amenity Manager*
- *Ordered more Access Cards*

MAINTENANCE

- *Alligator signs installed around ponds*
- *Installed parking lot light*
- *Old treadmills disassembled and disposed*
- *New elliptical received and installed in gym*

EVENTS

- *Planned for October*
 - *Community early trick or treat event (30th)*
 - *Fall Community Yard Sale – Cancelled due to weather*
- *Planned for December 20th*
 - *Christmas event; Horse and Carriage*

ROOM RENTALS

- *Total number of rentals for August (1) and September (0)*
- *Total number of rentals scheduled November (1) and December (0)*

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: Friday, Oct 30, 2026

NEXT QSA DATE: Tuesday, Jan 26, 2027

CLIENT ATTENDEES: Karen Fisher

BRIGHTVIEW ATTENDEES: Karen Fisher

Customer Focus Areas

Entrances, Pool area

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



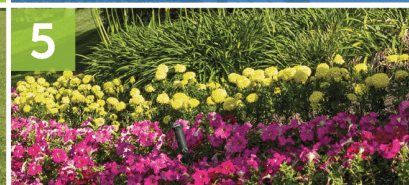
Weed Free



Green Turf



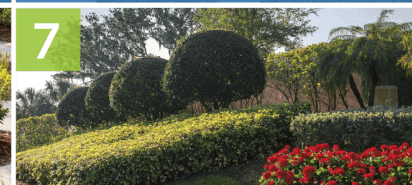
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds

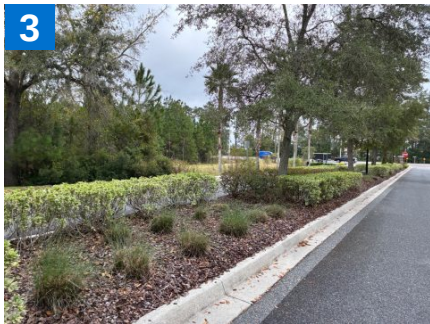


Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 1** Newly installed annuals are filling in nicely, soil amendment was completed as well.
- 2** Main entrance monument sign is neatly detailed.
- 3** Seasonal grass cut backs have begun and normal trimming operations are in rotation.
- 4** Newly installed annuals are looking great.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 5** Main entrance way is looking sharp, sidewalks are neatly blow off.
- 6** Main entrance beds are in great condition.
- 7** Pond maintenance is in rotation. Trees on pond banks are lifted are sucker free.
- 8** Pond maintenance is in rotation

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 9** Amenity center beds are weed free - Pre-emergent "Crew" has been applied to the entire site.
- 10** Seasonal grass cut backs has begun.
- 11** Berm behind the pool has a few grasses missing. Will provide a proposal to infill.
- 12** Pool area is in pristine condition. The crew will fertilize all plant material during the next visit.

QUALITY SITE ASSESSMENT

Ridgewood Trails CDD

Maintenance Items



- 13** Hard edging throughout is in rotation and well defined.
- 14** Turf throughout is green and healthy, looking good for this time of year.
- 15** Bronco Rd. Park is in rotation.
- 16** Bronco Rd. entrance is in rotation.

NINTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, September 2, 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Joe Schofield	District Engineer by telephone
Jay Soriano	GMS
Rob Alba	RMS
Karen Fisher	Brightview
Chris Charbonneau	Brightview

The following is a summary of the discussions and actions taken at the September 2, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Ms. Reeves asked is there any progress on the easement issue?

Ms. Giles stated that is an agenda item on tonight's agenda.

THIRD ORDER OF BUSINESS

Discussion of Suspension Letter

Ms. Giles stated this resident, who is an adult, was observed on camera doing burnouts in the amenity center parking lot and then moved on to the field and did more burnouts causing damage. CCSO was contacted and he was arrested.

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the resident received a 12-month suspension or longer until restitution is paid and staff will request CCSO for a trespass.

FOURTH ORDER OF BUSINESS

Discussion of Demand Letters Regarding Easement Encroachment

- A. 1831 Marias River Court**
- B. 1837 Marias River Court**
- C. 1843 Big Spring Point**
- D. 1846 Big Spring Point**

Ms. Giles stated we tabled this at the last meeting, the board asked staff to send a second letter and as we worked on the second letter, I found that I didn't have enough information to send the letter. A homeowner from each location is present tonight.

Mr. Soriano stated we can get through a 10-foot easement, we just can't turn a boat around there. If we get 5-feet from each homeowner I don't think the vendors would complain.

Mr. Stremel stated I am at 1846 Big Springs and if you open that up, there will be more people walking back there on my property and how long will the pipe last if people drive over it. If they cause divots I'm not going to be responsible to fix it.

Mr. Pfeifer stated we chose this house because of the yard and I ask that you take what you need and hopefully not more than that.

Ms. Giles stated it is a 30-foot easement with 15-feet being on each side. Is the board willing to allow something other than the 15-feet on each side.

After discussion the board took the following action.

On MOTION by Mr. Schumacher seconded by Ms. Alba with all in favor a 5-foot easement on each side for a total of a 10-foot alleyway for all four addresses was approved contingent upon execution of a license agreement to be prepared by district counsel that says we understand the district is using the property for access and maintenance, we understand that the fence is in the district's area of

use and we understand that if the district needs to have that removed it would be at the homeowner's expense.

FIFTH ORDER OF BUSINESS

Consideration of:

- A. Proposal for Pressure Washing Azalea Ridge Blvd. From Riverside Management Services**

Mr. Edson moved to approve the proposal for pressure washing Azalea Ridge Boulevard and Ms. Miller seconded the motion and with two in favor and Mr. Wetherbee, Ms. Alba and Ms. Miller opposed the motion failed.

- B. Landscape Improvements Along Azalea Ridge Boulevard and Green River**
1. Irrigation Inspection and Repair

This item was tabled.

SIXTH ORDER OF BUSINESS

Discussion of:

- A. Land Acquisition of Parcel ID 02-05-24-005924-010-71**

This item was tabled.

- B. Agreement for Real Property Purchase of Long Bay SUN Trail – Parcels 104 and 105**

Ms. Giles stated a couple meetings ago the board heard from the county for the purpose of that purchase and what their plan was for a very long trail going through Clay County. The board authorized the chair to execute the document and to work with the county. District Counsel has reviewed that document; they are coming back with what with \$7,123.44. I have the chair's signature on that, it will go before the county commission September 20th and we will move forward with the warranty deed and eventually a check to Ridgewood Trails and that can go into the general fund or capital reserve fund.

SEVENTH ORDER OF BUSINESS

**Ratification of Work Authorization No. 002
for Professional Engineering Due Diligence
Services**

On MOTION by Mr. Wetherbee seconded by Ms. Alba with all in favor work authorization no. 002 was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Capital Reserve Study

On MOTION by Ms. Alba seconded by Mr. Edson with all in favor the capital reserve study was accepted.

NINTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2027

Ms. Buchanan stated the first resolution is the adoption of the budget for the next fiscal year and authorizes the district to take certain actions, the second resolution levies the operation and maintenance assessment for the fiscal year. It also certifies for collection the debt service special assessment and all assessments will be collected on the county tax bill.

Ms. Giles gave a high-level overview of the budget that has no increase in the assessments.

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

There being no comments or questions from the public, the board took the following action.

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

A. Consideration of Resolution 2026-04 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Ms. Alba seconded by Ms. Miller with all in favor Resolution 2026-04 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 was approved.

B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

On MOTION by Ms. Alba seconded by Mr. Edson with all in favor Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027 was approved.

TENTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting
Amended and Restated Rules of Procedure,
Consideration of Resolution 2026-06**

Ms. Buchanan stated we propose these rules of procedure to all our clients, keeping them in a standard form so when we roll them out you don't have to pay full price for the changes. We do incorporate statutory changes or lessons learned and we try to update them every couple of years. The bulk of the updates to this particular set of rules relates to Florida Statute and changes related to procurement make it a little easier for staff and there was some changes to the way meetings are run, a vote is required now unless there is a statutory conflict of interest.

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

There being no comments from the public, the board took the following action.

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

On MOTION by Ms. Miller seconded by Ms. Alba with all in favor the Resolution 2026-06 Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. Engineer – Discussion of Parking at the Playgrounds

- 1. Bronco Road**
- 2. Azalea Ridge Boulevard**
- 3. Warm Springs Way**

Ms. Giles stated Joe has provided a layout for parking at the three playgrounds that was included in the agenda package. If the board is interested in moving forward to obtain proposals, which playground area would you like to add a parking lot to.

It was the consensus of the board to have staff to obtain a proposal for the Azalea Ridge Boulevard park.

Mr. Schofield stated do you want a work authorization to develop permit and bid drawings. There would be an engineering and permit component.

Mr. Soriano stated I think we want to know the minimal steps to get an idea of what costs are involved too.

Mr. Schofield stated I can send some details to a couple contractors and get initial pricing, which will get you within 20% of the ultimate pricing that way you can make better decisions before I get into more engineering.

Ms. Giles asked if it is within the current work authorization can you get that initial pricing?

Mr. Schofield stated yes and that would be the best next step so you can decide if there is value in putting in the parking improvements.

C. Manager - Fiscal Year 2027 Goals and Objectives

On MOTION by Ms. Alba seconded by Mr. Wetherbee with all in favor the 2027 Goals and Objectives were approved.

D. Operation Manager's Report

Mr. Soriano stated there was a request to get a proposal to bush hog the powerline easement and we have a proposal from Brightview for \$3,606.

Ms. Fisher stated I think we do it once a year.

Mr. Schumacher stated I think we need to get another price from someone other than Brightview.

Mr. Wetherbee stated I would like to have that on the next agenda.

E. Amenity Manager

1. Report

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

2. Brightview QSA

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

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Ms. Wright stated my husband and I were walking and a small motorcycle was going full speed on the sidewalk. I know we are supposed to call the police but by the time they get here the kid is gone.

Mr. Alba stated the police have talked to them. I have talked to the parents several times.

Mr. Wetherbee stated I would like to commend Rob for a great summer and the hard work he puts in. We had the movie night and it was a great success.

Ms. Miller stated I second what he said about Rob. What are we doing with the old elliptical and what are we going to do with that?

Mr. Alba stated that is a board decision.

Ms. Giles stated I think a couple meetings ago the board authorized staff to dispose of the ellipticals because it was less than the threshold and discussed sending an eblast to the community.

Mr. Soriano stated this is the treadmill and is a little different.

Ms. Giles asked is there any value to them?

Mr. Soriano stated a company would have to rebuild them, they may be worth \$100 to \$150 if I could find someone who wants to take them.

On MOTION by Ms. Miller seconded by Mr. Wetherbee with all in favor staff was authorized to dispose of two treadmills.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 1, 2026 Meeting

On MOTION by Ms. Alba seconded by Mr. Schumacher with all in favor the minutes of the July 1, 2026 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

**FOURTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Wednesday,
November 4, 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 November 4, 2026 at 6 p.m. in the same location.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Wetherbee seconded by Ms. Miller with all in favor the meeting adjourned at 7:45 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Ridgewood Trails
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

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

Ridgewood Trails
Community Development District
Combined Balance Sheet
September 30, 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	\$ 99,602	\$ 53,730	\$ -	\$ -	\$ 153,332
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from Capital Reserve	12,548	-	-	-	12,548
Investments:					
State Board of Administration (SBA)	169,135	251,123	-	-	420,259
US Bank - Custody Account	69,528	-	-	-	69,528
Series 2007					
Reserve A	-	-	11,364	-	11,364
Interest A	-	-	-	-	-
Revenue A	-	-	10,102	-	10,102
Prepayment A	-	-	-	-	-
Deferred Costs	-	-	-	1,300	1,300
Prepaid Expenses	24,805	-	-	-	24,805
Deposits	2,803	-	-	-	2,803
Total Assets	\$ 378,420	\$ 304,853	\$ 21,466	\$ 1,300	\$ 706,040
Liabilities:					
Accounts Payable	\$ 7,181	\$ -	\$ -	\$ -	\$ 7,181
Accrued Expenses	8,004	-	-	-	8,004
Due to Other	-	-	-	-	-
Due to General Fund	-	12,548	-	-	12,548
Total Liabilities	\$ 15,185	\$ 12,548	\$ -	\$ -	\$ 27,732
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 24,805	\$ -	\$ -	\$ -	\$ 24,805
Deposits	2,803	-	-	-	2,803
Restricted for:					
Debt Service	-	-	21,466	-	21,466
Capital Project	-	-	-	1,300	1,300
Assigned for:					
Capital Reserve Fund	-	292,306	-	-	292,306
Unassigned	335,628	-	-	-	335,628
Total Fund Balances	\$ 363,235	\$ 292,306	\$ 21,466	\$ 1,300	\$ 678,308
Total Liabilities & Fund Balance	\$ 378,420	\$ 304,853	\$ 21,466	\$ 1,300	\$ 706,040

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 664,302	\$ 664,302	\$ 665,774	\$ 1,472
Interest Earned/Misc. Income	12,000	12,000	18,927	6,927
Rental Revenue	3,686	3,686	6,350	2,664
Total Revenues	\$ 679,988	\$ 679,988	\$ 691,051	\$ 11,063

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,000	\$ 5,400	\$ 2,600
PR-FICA	612	612	413	199
Engineering	3,200	3,200	5,693	(2,493)
Attorney	20,000	20,000	12,124	7,876
Annual Audit	3,380	3,380	3,380	-
Assessment Administration	5,854	5,854	5,854	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,180	1,180	1,180	-
Trustee Fees	4,434	4,434	4,718	(284)
Management Fees	53,886	53,886	53,886	-
Information Technology	2,003	2,003	2,003	-
Website Maintenance	1,336	1,336	1,336	-
Telephone	350	350	246	104
Postage & Delivery	800	800	600	200
Insurance General Liability	9,301	9,301	8,763	538
Printing & Binding	1,000	1,000	584	416
Legal Advertising	1,800	1,800	655	1,145
Other Current Charges	907	907	1,023	(116)
Office Supplies	100	100	106	(6)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,919	\$ 118,919	\$ 108,739	\$ 10,179

Ridgewood Trails
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 17,635	\$ 17,635	\$ 15,283	\$ 2,352
Amenity Manager	45,020	45,020	45,020	-
Facility Assistant	7,500	7,500	-	7,500
General Facility Maintenance	12,190	12,190	11,593	597
Repairs & Replacements	30,000	30,000	24,709	5,291
Lifeguards	20,462	20,462	15,106	5,356
Pool Maintenance	20,845	20,845	20,845	0
Pool Chemicals	18,647	18,647	12,489	6,158
Water & Sewer	13,000	13,000	10,368	2,632
Electric	16,100	16,100	15,725	375
Internet/Cable	7,980	7,980	4,926	3,054
ESPN	-	-	1,665	(1,665)
Janitorial	12,486	12,486	12,486	-
Janitorial Supplies	2,500	2,500	1,975	525
Security System	8,647	8,647	8,566	81
Refuse Service	3,180	3,180	3,593	(413)
Special Events	5,000	5,000	3,879	1,121
Pool Permit	475	475	525	(50)
Pest Control	1,200	1,200	1,140	60
Access Cards	750	750	527	223
Subtotal Amenity Center Expenditures	\$ 243,617	\$ 243,617	\$ 210,420	\$ 33,197
Grounds Maintenance Expenditures				
Operations Management	\$ 27,074	\$ 27,074	\$ 27,074	\$ -
Electric	3,000	3,000	2,730	270
Water	8,300	8,300	11,812	(3,512)
Repairs & Maintenance	20,000	20,000	19,479	521
Landscape Maintenance	143,582	143,582	133,102	10,480
Landscape Contingency	-	-	1,120	(1,120)
Lake Maintenance	9,020	9,020	9,240	(220)
Irrigation Repairs	3,000	3,000	9,839	(6,839)
Subtotal Grounds Maintenance Expenditures	\$ 213,976	\$ 213,976	\$ 214,396	\$ (420)
Total Operations & Maintenance	\$ 457,593	\$ 457,593	\$ 424,817	\$ 32,776
Total Expenditures	\$ 576,512	\$ 576,512	\$ 533,556	\$ 42,956
Excess (Deficiency) of Revenues over Expenditures	\$ 103,476	\$ 103,476	\$ 157,495	\$ 54,019
<u>Other Financing Sources/(Uses)</u>				
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	\$ 0	\$ 54,019	\$ 54,019
Fund Balance - Beginning	\$ -		\$ 309,216	
Fund Balance - Ending	\$ -		\$ 363,235	

Ridgewood Trails
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Interest	\$ 6,000	\$ 6,000	\$ 8,734	2,734
Total Revenues	\$ 6,000	\$ 6,000	\$ 8,734	\$ 2,734
Expenditures:				
Capital Reserves	\$ 30,000	\$ 30,000	\$ 4,955	\$ 25,045
Other Current Charges	500	500	3,296	(2,796)
Repair & Replacement	30,000	30,000	20,265	9,735
Total Expenditures	\$ 60,500	\$ 60,500	\$ 28,516	\$ 31,984
Excess (Deficiency) of Revenues over Expenditures	\$ (54,500)	\$ (54,500)	\$ (19,782)	\$ 34,718
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	\$ 48,976	\$ 83,694	\$ 34,718
Fund Balance - Beginning	\$ 207,334		\$ 208,612	
Fund Balance - Ending	\$ 256,310		\$ 292,306	

Ridgewood Trails
Community Development District
Debt Service Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 13,359	\$ 13,359	\$ 13,388	\$ 30
Interest Income	600	600	792	192
Total Revenues	\$ 13,959	\$ 13,959	\$ 14,181	\$ 222
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		\$ 2,401	
Net Change in Fund Balance	\$ 2,179	\$ -	\$ 2,401	\$ -
Fund Balance - Beginning	\$ 8,264		\$ 19,065	
Fund Balance - Ending	\$ 10,443		\$ 21,466	

Ridgewood Trails
Community Development District
Capital Projects Fund Series - 2007A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Actual
	Thru 09/30/26
Revenues	
Interest Income	\$ 43
Total Revenues	\$ 43
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 43
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 43
Fund Balance - Beginning	\$ 1,257
Fund Balance - Ending	\$ 1,300

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	\$ 3,228	\$ -	\$ -	\$ -	\$ 665,774
Interest Earned/Misc. Income	783	675	677	1,985	2,208	3,099	3,109	1,527	1,477	1,299	1,150	939	18,927
Rental Revenue	400	-	-	1,050	-	2,750	-	750	-	400	250	750	6,350
Total Revenues	\$ 1,183	\$ 53,700	\$ 586,646	\$ 6,663	\$ 4,302	\$ 16,605	\$ 9,883	\$ 2,575	\$ 4,705	\$ 1,699	\$ 1,400	\$ 1,689	\$ 691,051

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 5,400
PR-FICA	-	61	-	77	-	77	-	46	-	77	-	77	413
Engineering	-	-	-	-	-	-	-	858	-	3,710	1,125	-	5,693
Attorney	758	1,326	278	834	-	1,158	1,834	2,045	1,310	2,584	-	-	12,124
Annual Audit	-	-	-	-	-	-	-	-	-	3,380	-	-	3,380
Assessment Administration	5,854	-	-	-	-	-	-	-	-	-	-	-	5,854
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	98	98	98	98	98	98	98	98	98	98	98	98	1,180
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	4,491	4,491	4,491	4,491	53,886
Information Technology	167	167	167	167	167	167	167	167	167	167	167	167	2,003
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	111	1,336
Telephone	-	22	-	66	-	17	-	36	20	31	-	54	246
Postage & Delivery	8	6	60	32	20	6	77	58	67	133	73	59	600
Insurance General Liability	8,763	-	-	-	-	-	-	-	-	-	-	-	8,763
Printing & Binding	24	18	9	8	75	32	23	71	45	56	100	124	584
Legal Advertising	46	-	46	-	49	58	49	46	-	155	205	-	655
Other Current Charges	77	79	68	85	100	78	100	89	100	93	72	83	1,023
Office Supplies	0	0	0	0	1	101	0	0	1	0	1	1	106
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,701	\$ 7,180	\$ 5,328	\$ 10,558	\$ 5,112	\$ 7,392	\$ 6,951	\$ 8,715	\$ 6,410	\$ 16,686	\$ 6,443	\$ 6,263	\$ 108,739

Ridgewood Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
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	3,752	3,752	3,752	3,752	45,020
Facility Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-
General Facility Maintenance	336	748	773	1,151	1,035	748	606	303	1,211	680	931	3,070	11,593
Repairs & Replacements	2,253	1,803	545	2,143	1,349	2,291	3,805	4,163	2,568	1,381	1,762	648	24,709
Lifeguards	-	-	-	-	-	1,274	-	3,299	4,046	4,215	2,273	-	15,106
Pool Maintenance	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	20,845
Pool Chemicals	-	1,776	1,251	362	107	751	1,767	-	2,294	1,760	1,376	1,046	12,489
Water & Sewer	952	646	915	928	981	-	897	1,219	1,042	888	1,068	833	10,368
Electric	1,376	1,304	1,137	1,184	1,224	1,097	1,226	1,226	1,419	1,495	1,569	1,467	15,725
Internet/Cable	659	688	521	640	242	315	315	315	313	305	306	306	4,926
ESPN	-	-	-	185	185	185	185	185	185	185	185	185	1,665
Janitorial	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	12,486
Janitorial Supplies	234	117	-	164	117	-	437	51	345	212	119	180	1,975
Security System	596	2,050	723	580	580	580	580	580	580	580	545	590	8,566
Refuse Service	278	278	280	287	288	290	319	316	315	306	316	318	3,593
Special Events	207	603	122	-	1,132	892	-	-	-	481	-	442	3,879
Pool Permit	-	-	-	-	-	-	-	525	-	-	-	-	525
Pest Control	93	93	93	96	96	96	96	96	96	96	96	96	1,140
Access Cards	-	-	-	-	-	-	-	527	-	-	-	-	527
Subtotal Amenity Center Expenditures	\$ 28,796	\$ 16,635	\$ 12,890	\$ 14,249	\$ 13,867	\$ 15,048	\$ 16,762	\$ 19,333	\$ 20,943	\$ 19,114	\$ 17,074	\$ 15,710	\$ 210,420
Grounds Maintenance Expenditures													
Operations Management	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	\$ 2,256	27,074
Electric	224	228	228	230	230	228	227	226	227	227	227	228	2,730
Water	1,434	896	1,581	1,347	845	-	836	1,021	1,410	646	1,075	721	11,812
Repairs & Maintenance	828	1,505	1,045	968	1,594	2,063	4,910	1,354	1,089	743	1,729	1,651	19,479
Landscape Maintenance	10,704	10,704	10,704	10,704	10,704	10,704	10,704	15,362	10,704	10,704	10,704	10,704	133,102
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	1,120	1,120
Lake Maintenance	710	710	710	710	710	710	710	710	710	950	950	950	9,240
Irrigation Repairs	841	-	-	1,922	1,889	-	103	331	551	2,184	-	2,017	9,839
Subtotal Grounds Maintenance Expenditures	\$ 16,998	\$ 16,299	\$ 16,524	\$ 18,137	\$ 18,228	\$ 15,962	\$ 19,746	\$ 21,259	\$ 16,947	\$ 17,710	\$ 16,941	\$ 19,647	\$ 214,396
Total Operations & Maintenance	\$ 45,795	\$ 32,934	\$ 29,414	\$ 32,386	\$ 32,094	\$ 31,010	\$ 36,507	\$ 40,592	\$ 37,890	\$ 36,824	\$ 34,015	\$ 35,357	\$ 424,817
Total Expenditures	\$ 67,496	\$ 40,113	\$ 34,742	\$ 42,943	\$ 37,207	\$ 38,401	\$ 43,458	\$ 49,307	\$ 44,300	\$ 53,510	\$ 40,458	\$ 41,620	\$ 533,556
Excess (Deficiency) of Revenues over Expenditures	\$ (66,313)	\$ 13,587	\$ 551,905	\$ (36,280)	\$ (32,905)	\$ (21,796)	\$ (33,575)	\$ (46,733)	\$ (39,595)	\$ (51,811)	\$ (39,057)	\$ (39,932)	\$ 157,495
Reserves													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(103,476)
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (103,476)

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	\$11,364
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

C.

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%

D.

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>				
	8/1/26 - 8/31/26	3041-3062	\$45,956.08	
	9/1/2026 - 9/30/26	3063-3075	\$58,550.93	
				\$104,507.01
<u>Capital Reserve</u>				
	8/1/26 - 8/31/26	53	\$5,956.80	
				\$5,956.80
<u>Autopayments</u>				
	8/4/26	Waste Pro	\$316.40	
	8/11/26	Comcast	305.73	
	8/20/26	CCUA	2,142.53	
	8/25/26	Newlane Finance	395.12	
	8/31/26	Clay Electric	50.60	
	8/31/26	EverPass Media	184.98	
	9/1/26	Clay Electric	1,745.65	
	9/3/26	IRS FICA tax payment	153.00	
	9/11/26	Comcast	305.73	
	9/18/26	CCUA	1,553.92	
	9/25/26	Newlane Finance	395.12	
	9/30/26	EverPass Media	184.98	
				\$7,733.76
TOTAL				\$118,197.57

RDGE -- RIDGEWOOD -- TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/11/26	00117	7/30/26 3779996	202605 310-51300-31500	MAY GENERAL SERVICES	*	2,044.50	
				KUTAK ROCK LLP			2,044.50 003049
8/11/26	00042	8/01/26 395231B	202608 330-53800-46400	AUG LAKE MAINTENANCE	*	950.00	
				THE LAKE DOCTORS INC			950.00 003050
8/11/26	00177	7/29/26 07292026	202607 300-36900-10100	ALL DAY RM SEC DEP REFUND	*	250.00	
				SHAWNA HALL			250.00 003051
8/11/26	00118	7/22/26 78244928	202607 320-57200-34510	8/01-8/31/26 SEC MONITOR	*	150.10	
				VECTOR SECURITY INC			150.10 003052
8/14/26	00015	8/06/26 2026-319	202608 310-51300-48000	9/2 PUB HEAR FY27 BUDGET	*	151.20	
				OSTEEN MEDIA GROUP - CLAY TODAY			151.20 003053
8/14/26	00039	7/31/26 462	202607 320-57200-45100	JUL LIFEGUARDS	*	4,214.86	
				RIVERSIDE MANAGEMENT SERVICES INC			4,214.86 003054
8/14/26	00039	8/01/26 461	202608 320-57200-34200	AUG JANITORIAL SERVICES	*	1,040.50	
		8/01/26 461	202608 320-57200-46500	AUG POOL MAINTENANCE SRVC	*	1,737.08	
		8/01/26 461	202608 330-53800-34000	AUG CONTRACT ADMIN	*	2,256.17	
		8/01/26 461	202608 320-57200-46200	AUG FACILITY MANAGEMENT	*	3,751.67	
		8/01/26 461	202608 320-57200-52100	POOL CHEM-TRICHLOR	*	137.78	
		8/01/26 461	202608 320-57200-52100	POOL CHEM-CAL HYPO	*	45.87	
				RIVERSIDE MANAGEMENT SERVICES INC			8,969.07 003055
8/21/26	00158	8/13/26 38525	202608 330-53800-46000	BACKFLOW TEST/CERTIFIED	*	45.00	
				P3 SERVICES OF FL LLC			45.00 003056
8/21/26	00039	8/14/26 463	202607 320-57200-46100	JUL AMENITY GEN MAINT	*	680.40	
		8/14/26 463	202607 320-57200-46000	JUL AMENITY RPR & RPLC	*	1,380.95	

RDGE --RIDGEWOOD-- TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/14/26 463	202607 320-57200-52200		*	212.41	
		JUL JANITORIAL SUPPLIES					
		8/14/26 463	202607 330-53800-46000		*	742.50	
		JUL FIELD RPR & MAINT					
				RIVERSIDE MANAGEMENT SERVICES INC			3,016.26 003057
8/21/26 00130		8/07/26 62263282	202608 320-57200-43200		*	95.76	
		AUG RODENT CONTROL					
				TURNER PEST CONTROL LLC			95.76 003058
8/28/26 00147		8/13/26 86337	202607 310-51300-31100		*	3,710.00	
		JUL ENGINEERING SERVICES					
				ALLIANT ENGINEERING, INC.			3,710.00 003059
8/28/26 00015		8/20/26 2026-320	202608 310-51300-48000		*	53.55	
		08/20 NTC OF FY27 MTGS					
				OSTEEN MEDIA GROUP - CLAY TODAY			53.55 003060
8/28/26 00143		8/26/26 7547736	202608 320-57200-52100		*	1,192.00	
		POOL CHEMICALS - AUG					
				HAWKINS INC			1,192.00 003061
8/28/26 00178		8/24/26 08242026	202608 300-36900-10100		*	250.00	
		DEPOSIT REFUND-RM & POOL					
				MALLORY KING			250.00 003062
TOTAL FOR BANK A						45,956.08	
TOTAL FOR REGISTER						45,956.08	

RDGE --RIDGEWOOD-- TLEE

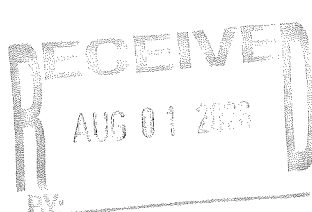
Azalea Ridge Homeowners Association of Clay
County, Inc.
4213 County Road 218, Suite 1
Middleburg, FL 32068

Invoice

Date	Invoice #
7/21/2026	5073

Bill To
Ridgewood Trails CDD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Start of Summer Event - 1/2 of Summer Event Cost - Approved Ridgewood Trails CDD Special Events 1.320.57200.49500 <i>Rob Alba</i> 08.01.26 	480.80	480.80
		Total	\$480.80

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

INVOICE

P.O. Box 23766
Jacksonville, FL 32241
904.612.7184
Team@FanWave.Fun

Date: 04/29/2026
INVOICE #1601

To The Joint Venture Group
1667 Azalea Ridge Blvd.
Middleburg, FL 32068

Contact	Order Description	Date	
Courtney Rogers C - 904.214.3346		05/30/2026	
	Description	Unit Price	Line Total
11 - 2 pm	Azalea Ridge Community Pool Party End of School Bash Have Jeffrey Bring Pool Games/Drive to Above Address BRING TENT	3 Hours	\$500.00

All Events Rain or Shine

Total \$500.00

Make all checks payable to - Magnetix DJ Services © Thank you for your business!

CREDIT CARD PURCHASES

NAME: ROB ALBA

DATE	EVENT	COMPLETE DESCRIPTION	\$\$ AMOUNT
05.30.26	End of School Event	sour patch watermelon	\$1.00
		sour patch watermelon	\$1.00
		sour patch watermelon	\$1.00
		sour patch watermelon	\$1.00
		sour patch watermelon	\$1.00
		Dots Candy	\$1.00
		Dots Candy	\$1.00
		Dots Candy	\$1.00
		Dots Candy	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Cookie Dough Bites	\$1.00
		Junior Mints	\$1.00
		Junior Mints	\$1.00
		Junior Mints	\$1.00
		Junior Mints	\$1.00
		Junior Mints	\$1.00
		Raisinets	\$1.00
		Raisinets	\$1.00
		Raisinets	\$1.00
		Raisinets	\$1.00
		Raisinets	\$1.00
		Warheads Berry	\$1.00
		Warheads Berry	\$1.00
		Warheads Berry	\$1.00
		Warheads Berry	\$1.00
		Warheads Berry	\$1.00
		sugar babies	\$1.00
		sugar babies	\$1.00
		sugar babies	\$1.00
		sugar babies	\$1.00
		Mike & Ike Sour	\$1.00
		Mike & Ike Sour	\$1.00
		Mike & Ike Sour	\$1.00
		Hot Tamales	\$1.00
		Hot Tamales	\$1.00
		Hot Tamales	\$1.00
		Hot Tamales	\$1.00
		Goobers	\$1.00
		Goobers	\$1.00
		Goobers	\$1.00
		Goobers	\$1.00
		Goobers	\$1.00
		Mike & Ike Tropical	\$1.00
		Mike & Ike Tropical	\$1.00
		Mike & Ike Tropical	\$1.00
		Mike & Ike Original	\$1.00
		Mike & Ike Original	\$1.00
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Reese White Snack Pack	\$1.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		Bagged Ice 7 lbs	\$2.50
		discount	(\$2.00)
		discount	(\$5.00)
		tax	\$6.23
		TOTAL	\$89.23

CREDIT CARD PURCHASES

NAME: ROB ALBA

DATE	EVENT	COMPLETE DESCRIPTION	\$\$ AMOUNT
05.30.26	Start of Summer	DQ gift card	\$15.00
		DQ gift card	\$15.00
		DQ gift card	\$15.00
		racket game 4pc	\$5.00
		racket game 4pc	\$5.00
		Water Splash Ball 4pc	\$1.75
		Water Splash Ball 4pc	\$1.75
		Water Splash Ball 4pc	\$1.75
		Water Splash Ball 4pc	\$1.75
		Water Splash Ball 4pc	\$1.75
		Multicolor football	\$1.75
		Multicolor football	\$1.75
		Multicolor football	\$1.75
		Multicolor football	\$1.75
		Multicolor football	\$1.75
		Future Water Squirter	\$1.75
		Future Water Squirter	\$1.75
		Future Water Squirter	\$1.75
		Future Water Squirter	\$1.75
		Future Water Squirter	\$1.75
		Splash ball and bat set	\$1.75
		Splash ball and bat set	\$1.75
		Splash ball and bat set	\$1.75
		slingshot w/ splash ball	\$1.75
		slingshot w/ splash ball	\$1.75
		h2o blaster	\$1.75
		h2o blaster	\$1.75
		h2o blaster	\$1.75
		h2o blaster	\$1.75
		h2o blaster	\$1.75
		Foam Sword	\$3.00
		Foam Sword	\$3.00
		Foam Sword	\$3.00
		tax	\$4.74
		TOTAL	\$112.49

NAME: ROB ALBA

[illegible]

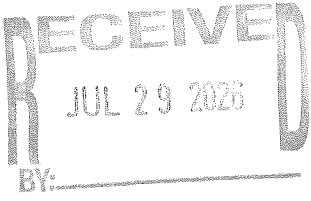


INVOICE

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

Customer #: 24319930
Invoice #: 9859579
Invoice Date: 7/23/2026
Sales Order: 8938209
Cust PO #:

Project Name: Ridgewood Trails: PM Repair
Project Description: Ridgewood Trails: PM Repair

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD				
	Straighten Head - N/C	1.000	UN	0.00	
	Nozzle Replacement - N/C	5.000	EA	0.00	
	Rainbird 5006" Installed- Rotor heads	9.000	EA	71.81	646.33
	Lateral line break	2.000	EA	349.22	698.44
	Approved Ridgewood Trails CDD Amenity Repairs and Replacements 001.320.57200.46000 <i>Rob Alba</i> 07.29.2026				
					
				Service Delivery Fee	0.00
				Total Invoice Amount	1,344.77
				Taxable Amount	
				Tax Amount	
				Balance Due	1,344.77

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 24319930
Invoice #: 9859579
Invoice Date: 7/23/2026

Amount Due: \$ 1,344.77

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



July 22, 2026

Page 1 of 2

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: PM Repair
Project Description Ridgewood Trails: PM Repair

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	UNIT	Straighten Head - N/C	\$0.00	\$0.00
5.00	EACH	Nozzle Replacement - N/C	\$0.00	\$0.00
9.00	EACH	Rainbird 5006" Installed- Rotor heads	\$71.81	\$646.33
2.00	EACH	Lateral line break	\$349.22	\$698.44

For internal use only

SO# 8938209
JOB# 346100568
Service Line 150

Total Price \$1,344.77

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, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespasses, 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 bed/ditch and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer:

Signature _____ Title **Amenity Manager**

Rob Alba _____ **July 22, 2026**
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Signature _____ Title **Irrigation Manager**

Juwan Lamar Dupree _____ **July 22, 2026**
Printed Name Date

Job #: **346100568**

SO #: **8938209** Proposed Price: **\$1,344.77**

Juwan Dupree

From: Karen Fisher
Sent: Friday, July 10, 2026 2:44 PM
To: Juwan Dupree
Cc: John Solano; James Knight; Rodney Hicks
Subject: FW: Azalea Ridge/Ridgewood Trails - Irrigation Inspection and Repair Proposal
Attachments: Ridgewood Trails CDD Mainline repair at entrance SO 8938218.pdf; Ridgewood Trails PM Repair SO 8938209.pdf

Ridgewood Trails/Azalea Irrigation is approved!

Please keep flowers on schedule.

SO 8938218
SO 8938209

Thank you,

Karen Fisher
Account Manager
BrightView Landscapes, LLC

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



From: Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com>
Sent: Friday, July 10, 2026 2:41 PM
To: Karen Fisher <Karen.Fisher@brightview.com>
Cc: John Solano <John.Solano@brightview.com>
Subject: Re: Azalea Ridge/Ridgewood Trails - Irrigation Inspection and Repair Proposal

Thank you Karen! Both proposals are approved. Please proceed.

On Wed, Jul 8, 2026 at 10:22 AM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Afternoon Rob,

I hope all is well!

Attached is your most recent irrigation inspection report long with a few repair proposals.

You do have a mainline repair that should be addressed as soon as possible.

Please let me know If you have any questions.

Thank you,

Karen Fisher

Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



--

Thank you,

Rob Alba



INVOICE

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

Customer #: 24319930
Invoice #: 9859580
Invoice Date: 7/23/2026
Sales Order: 8938218
Cust PO #:

Project Name: Ridgewood Trails CDD: Upgrades
Project Description: Ridgewood Trails CDD: Upgrades

Job Number	Description	Qty	UM	Unit Price	Amount
346100568	Ridgewood Trails CDD				
	Ridgewood Trails CDD: Mainline repair at entrance	1.000	LS	0.00	
	1.5" Valve	1.000	EA	278.54	278.54
	Misc. PVC pipe and fittings	1.000	LS	50.64	50.64
	Labor	6.000	HR	85.00	510.00
	Approved Ridgewood Trails CDD Field Maintenance and Repair <i>Rob Alba</i> 07.29.26				
	RECEIVED JUL 29 2026 BY: _____				
				Service Delivery Fee	0.00
				Total Invoice Amount	839.18
				Taxable Amount	
				Tax Amount	
				Balance Due	839.18

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.bv.com/terms-conditions/landscape-service-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 24319930
 Invoice #: 9859580
 Invoice Date: 7/23/2026

Amount Due: \$ 839.18

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Ridgewood Trails CDD

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

Project Name Ridgewood Trails CDD: Mainline repair at entrance
Project Description Ridgewood Trails CDD: Mainline repair at entrance

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Ridgewood Trails CDD: Mainline repair at entrance	\$0.00	\$0.00
1.00	EACH	1.5" Valve	\$278.64	\$278.64
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$50.64	\$50.64
6.00	HOURL	Labor	\$85.00	\$510.00

For Internal use only

SO# 8938218
JOB# 346100568
Service Line 150

Total Price \$839.18

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, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls or 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

	Amenity Manager
Signature _____	
Rob Alba _____	July 22, 2026
Printed Name _____	

BrightView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature _____	
Juwan Lamar Dupree _____	July 22, 2026
Printed Name _____	

Job #:	346100568		
SO #:	8938218	Proposed Price:	\$839.18

Juwan Dupree

From: Karen Fisher
Sent: Friday, July 10, 2026 2:44 PM
To: Juwan Dupree
Cc: John Solano; James Knight; Rodney Hicks
Subject: FW: Azalea Ridge/Ridgewood Trails - Irrigation Inspection and Repair Proposal
Attachments: Ridgewood Trails CDD Mainline repair at entrance SO 8938218.pdf; Ridgewood Trails PM Repair SO 8938209.pdf

Ridgewood Trails/Azalea Irrigation is approved!

Please keep flowers on schedule.

SO 8938218
SO 8938209

Thank you,

Karen Fisher
Account Manager
BrightView Landscapes, LLC

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



From: Ridgewood Trails <ridgewoodtrailsmgr@rmsnf.com>
Sent: Friday, July 10, 2026 2:41 PM
To: Karen Fisher <Karen.Fisher@brightview.com>
Cc: John Solano <John.Solano@brightview.com>
Subject: Re: Azalea Ridge/Ridgewood Trails - Irrigation Inspection and Repair Proposal

Thank you Karen! Both proposals are approved. Please proceed.

On Wed, Jul 8, 2026 at 10:22 AM Karen Fisher <Karen.Fisher@brightview.com> wrote:

Afternoon Rob,

I hope all is well!

Attached is your most recent irrigation inspection report long with a few repair proposals.

You do have a mainline repair that should be addressed as soon as possible.

Please let me know If you have any questions.

Thank you,

Karen Fisher

Account Manager

BrightView Landscapes, LLC

11530 Davis Creek Ct

Jacksonville, FL 32256

C. 904.510.2605

Karen.Fisher@brightview.com



--

Thank you,

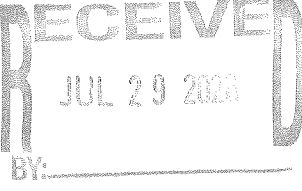
Rob Alba



INVOICE

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

Customer #: 24319930
Invoice #: 9862352
Invoice Date: 8/1/2026
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For August  Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 07.29.26	10,703.68
Service Delivery Fee		0.00
Total invoice amount		10,703.68
Tax amount		
Balance due		10,703.68

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9862352
Invoice Date: 8/1/2026

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

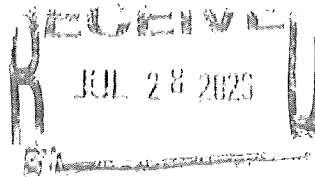
BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

CLAY TODAY

A Division of Osteen Media Group

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

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



INVOICE
Invoice Number: 2026-318590
Invoice Date: 7/23/2026
Due Date: 8/22/2026

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 204742	Notice of Rulemaking	CT - Clay Today	Jul 23	2026		Column Inch	Black & White	9.0000	\$94.50

Total:									\$94.50
---------------	--	--	--	--	--	--	--	--	----------------

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 Rulemaking

LEGAL: 204742

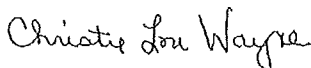
Was published in said newspaper in the issues:

7/23/2026

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 07/23/2026



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 RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure ("Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in Clay Today on July 16, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of the Ridgewood Trails Community Development District ("District") on September 2, 2026, at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email mgiles@gmsnf.com ("District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Marilee Giles, District Manager
Ridgewood Trails
Community Development District
Legal 204742 Published 7/23/2026 in Clay
County's Clay Today newspaper

Governmental Management Services, LLC

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

Invoice

Invoice #: 294

Invoice Date: 8/1/26

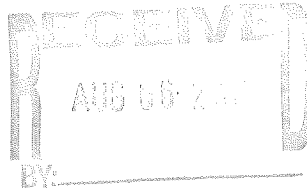
Due Date: 8/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,490.50	4,490.50
Website Administration - August 2026		111.33	111.33
Information Technology - August 2026		166.92	166.92
Dissemination Agent Services - August 2026		98.33	98.33
Office Supplies		0.75	0.75
Postage		73.19	73.19
Copies		99.75	99.75
Total			\$5,040.77
Payments/Credits			\$0.00
Balance Due			\$5,040.77

Grau and Associates

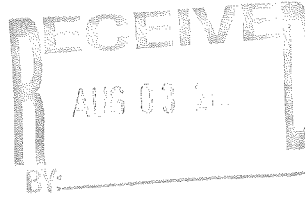
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29970
Date 07/30/2026

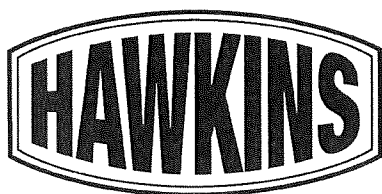


SERVICE	AMOUNT
Project: Arbitrage - Series 2007AB FYE 5/31/2026 Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	\$ 600.00

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

Payment due upon receipt.

Original



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

INVOICE

Total Invoice	\$1,663.08
Invoice Number	7503108
Invoice Date	7/21/26
Sales Order Number/Type	5226924 SL
Branch Plant	74
Shipment Number	6296646

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/20/26	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	300.0000	GA	\$2.9500	GA	2,901.0 LB	\$885.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	1.0000	DD	\$73.0763	DD	162.0 LB	\$73.08
		15 GA DD		1.0000	DD			172.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	1.0000	DD	\$15.0000	RD	10.0 LB	\$15.00
		DELDRLM 1H1/X1.9/250		1.0000	RD			10.0 GW	
Related Order #: 05226924									
3.000	42756	Filter Media	N	1.0000	BG	\$32.0000	LB	12.0 LB	\$384.00
		12 LB BG 1.6 cft Cela/Perlite		12.0000	LB			13.0 GW	
4.000	58111	Crystal Clear 68	N	1.0000	DR	\$294.0000	DR	100.0 LB	\$294.00
		100 LB DR Cal Hypo		1.0000	DR			102.5 GW	

Page 1 of 2

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

Continued on next page

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:

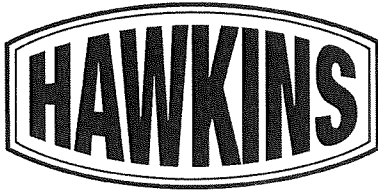
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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# 3110314

Original



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

INVOICE

Total Invoice	\$1,663.08
Invoice Number	7503108
Invoice Date	7/21/26
Sales Order Number/Type	5226924 SL
Branch Plant	74
Shipment Number	6296646

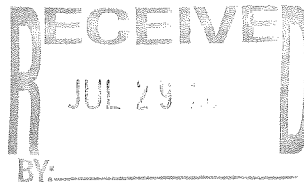
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
--------	-------------	---------------------------	-----	----------------	--------------	---------------	--------------	---------------------	-------------------

Continued from previous page

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.52100
Rob Alba
07.29.26



Page 2 of 2

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$1,663.08**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# 3110314

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	7503425
Invoice Date	7/21/26
Sales Order Number/Type	5226947 CO
Branch Plant	74
Shipment Number	6296672

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

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

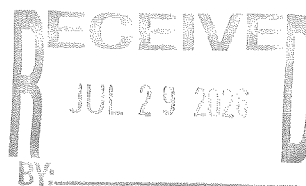
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/20/26	Net 30	COL Origin	HWTG	EMPTIES					387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELDRLM 1H1/X1.9/250		2.0000-	DD			20.0- GW	

Related Order #: 05133000

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500
Rob Alba
07.29.26



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **(\$30.00)**

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

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

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

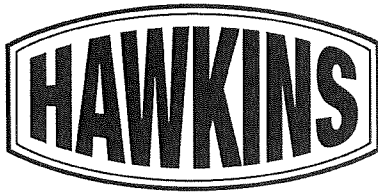
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§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, or national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3110334

Original



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

INVOICE

Total Invoice	\$127.00
Invoice Number	7504472
Invoice Date	7/22/26
Sales Order Number/Type	5227767 SL
Branch Plant	74
Shipment Number	6297763

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

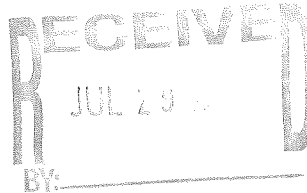
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release	Sales Agent #	
8/21/26		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	42756	Filter Media	N	1.0000	BG	\$32.0000	BG	12.0 LB	\$32.00	
12 LB BG 1.6 cft Cela/Perlite				1.0000	BG	13.0 GW				
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000				\$12.00
2.000	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				

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500
Rob Alba
07.29.26



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$127.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE
ALLOWED AFTER DELIVERY IS MADE IN GOOD
CONDITION.

CHECK REMITTANCE:

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

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

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

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.6(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3117580

KUTAK ROCK LLP

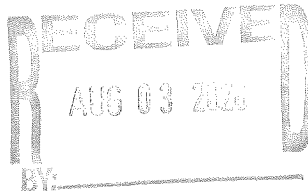
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 30, 2026



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3779996

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. 3779996
17623-1

Re: General

For Professional Legal Services Rendered

05/06/26	W. Haber	2.10	808.50	Prepare for and participate in Board meeting
05/08/26	K. Haber	2.30	598.00	Prepare published notice of budget hearing and regular meeting; prepare amenity privileges suspension notice; prepare agreements for security system services, waste management services, and aquatic maintenance services; correspond with Giles and Beach regarding same
05/13/26	K. Buchanan	0.50	170.00	Review meeting minutes; confer with district manager
05/21/26	K. Haber	0.70	182.00	Revise aquatic maintenance agreement; revise proposal for waste management agreement; correspond with Giles regarding same
05/26/26	K. Haber	1.10	286.00	Revise security system services agreement; prepare amenities management agreement; correspond with Beach and Giles regarding same

KUTAK ROCK LLP

Ridgewood Trails CDD

July 30, 2026

Client Matter No. 17623-1

Invoice No. 3779996

Page 2

TOTAL HOURS 6.70

TOTAL FOR SERVICES RENDERED \$2,044.50

TOTAL CURRENT AMOUNT DUE \$2,044.50

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
718416	8/1/2026	\$950.00

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

00000000066213001000000039523100000009500056

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

RIDGEWOOD TRAILS CDD

3813 Great Falls Loop Middleburg, FL 32068

Invoice Due Date 8/11/2026

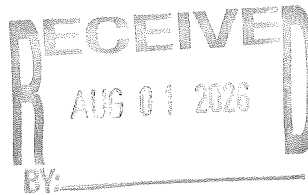
Invoice 395231B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		\$950.00	\$0.00	\$950.00

Please remit payment for this month's invoice.

Approved
Ridgewood Trails CDD
Lake Maintenance
001.330.53800.46400
Rob Alba
08.01.2026



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:

\$950.00

This Invoice Total:

\$950.00

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	Shawna Hall 4172 Great Falls Loop Middleburg FL 32068	579	\$250.00		\$250.00	\$250.00	All Day Rental Room Only Security Deposit
Prepared By: Rob Alba		Number of Refunds: 1					
On this Date: 7/29/2026		Total Refund Amount: \$250.00					

RECEIVED
 JUL 29 2026
 BY: _____


**VECTOR
SECURITY.**

 9456 Philips Highway, Suite 1
 Jacksonville, FL 32256

Account Information

Invoice Number:	78244928
Invoice Date:	07/22/2026
Branch:	72
Account Number:	6433093
Due Date:	08/21/2026

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 08/01/2026 To: 08/31/2026 RECURRING SERVICES			150.10	0.00	150.10

Approved
 Ridgewood Trails CDD
 Security
 1.320.57200.34510
Rob Alba
 07.29.2026



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: 1-904-265-7890

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

MS9GW7JF


**VECTOR
SECURITY.**

 9456 Philips Highway, Suite 1
 Jacksonville, FL 32256

Address Service Requested

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

Invoice

Customer Name:	RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number:	78244928
Invoice Date:	07/22/2026
Account Number:	6433093
Due Date:	08/21/2026
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:

 VECTOR SECURITY, INC.
 PO BOX 89462
 CLEVELAND, OHIO 44101-6462

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

00000000720000000643309390078244928000000000150105

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: 2026-319018
Invoice Date: 8/6/2026
Due Date: 9/5/2026

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 204743	Notice of Public Hearing FY 2027 Proposed Budget September 2, 2026	CT - Clay Today	Aug 6	2026		column inch 2x	Black & White	7.2000	\$151.20

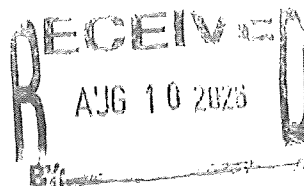
Total:									\$151.20
---------------	--	--	--	--	--	--	--	--	-----------------

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 FY 2027 Proposed Budget Hearing
September 2, 2026

LEGAL: 204743

Was published in said newspaper in the issues:

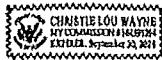
7/30/2026 and 8/6/2026

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.

Hugh Osteen

Sworn to me and subscribed before me 08/06/2026

Christie Lou Wayne



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

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the
Ridgewood Trails Community Development Dis-
trict ("District") will hold a public hearing and
regular meeting as follows:

DATE: September 2, 2026

TIME: 6:00 PM

LOCATION: Azalea Ridge Amenity Center
1667 Azalea Ridge Boulevard
Middleburg, Florida 32068

The purpose of the public hearing is to receive
comments and objections on the adoption of the
District's proposed budget(s) for the fiscal year
beginning October 1, 2026, and ending Septem-
ber 30, 2027 ("Proposed Budget"). A regular
Board meeting of the District will also be held at
the above time where the Board may consider
any other business that may properly come
before it. A copy of the agenda and Proposed
Budget may be obtained at the offices of the
District Manager, c/o Governmental Manage-
ment Services, 475 West Town Place, Suite 114,
St. Augustine, Florida 32092, (904) 940-5850
("District Manager's Office"), during normal
business hours, or by visiting the District's web-
site at <https://ridgewoodtrailsdcd.com/>.

The public hearing and meeting are open to the
public and will be conducted in accordance with
the provisions of Florida law. The public hearing
and/or meeting may be continued in progress to
a date, time certain, and place to be specified on
the record at the public hearing and/or meeting.
There may be occasions when Board Supervi-
sors or District Staff may participate by speaker
telephone.

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

Each person who decides to appeal any deci-
sion made by the Board with respect to any
matter considered at the public hearing or meet-
ing is advised that person will need a record of
proceedings and that accordingly, the person
may need to ensure that a verbatim record of
the proceedings is made, including the testi-
mony and evidence upon which such appeal is
to be based.

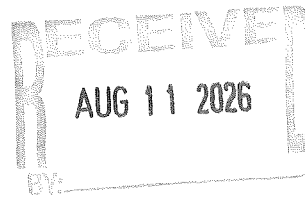
Marilee Giles,
District Manager
Legal 204743 Published 7/30/2026 and
8/6/2026 in Clay County's Clay Today news-
paper

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

Invoice

Invoice #: 462
Invoice Date: 7/31/2026
Due Date: 7/31/2026
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 - July 2026 320.572.4510	196.04	21.50	4,214.86
Alison Moring 8-11-26			
Total			\$4,214.86
Payments/Credits			\$0.00
Balance Due			\$4,214.86

RIDGEWOOD TRAILS CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
196.04	Lifeguarding Services for Ridgewood Trails Covering July 2026 LIFEGUARDS # 320-572-4510	\$ 21.50	\$4,214.86
TOTAL DUE:			<u>\$4,214.86</u>

RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS JULY 2026

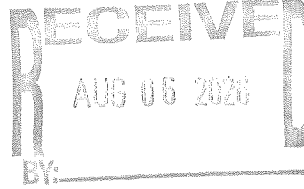
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/26	5.75	D.B.	Lifeguarding
7/3/26	5.7	B.D.	Lifeguarding
7/3/26	5.72	A.K.	Lifeguarding
7/4/26	5.75	D.B.	Lifeguarding
7/4/26	5.74	A.K.	Lifeguarding
7/4/26	5.74	D.J.	Lifeguarding
7/5/26	4.76	D.B.	Lifeguarding
7/5/26	4.77	B.D.	Lifeguarding
7/5/26	4.75	A.K.	Lifeguarding
7/10/26	5.69	D.B.	Lifeguarding
7/10/26	5.75	B.D.	Lifeguarding
7/10/26	5.74	A.K.	Lifeguarding
7/11/26	5.34	D.B.	Lifeguarding
7/11/26	5.25	B.D.	Lifeguarding
7/11/26	5.35	A.K.	Lifeguarding
7/12/26	2.77	D.B.	Lifeguarding
7/12/26	4.55	B.D.	Lifeguarding
7/12/26	4.75	A.K.	Lifeguarding
7/14/26	1.87	B.D.	Lifeguarding
7/17/26	5.75	D.B.	Lifeguarding
7/17/26	5.69	B.D.	Lifeguarding
7/17/26	5.75	A.K.	Lifeguarding
7/18/26	6.1	D.B.	Lifeguarding
7/18/26	6.14	A.K.	Lifeguarding
7/18/26	5.79	B.D.	Lifeguarding
7/19/26	5	D.B.	Lifeguarding
7/19/26	4.99	B.D.	Lifeguarding
7/19/26	5	A.K.	Lifeguarding
7/24/26	5.75	D.B.	Lifeguarding
7/24/26	5.7	A.K.	Lifeguarding
7/25/26	5.67	D.B.	Lifeguarding
7/25/26	5.62	B.D.	Lifeguarding
7/25/26	5.62	A.K.	Lifeguarding
7/26/26	5.65	B.D.	Lifeguarding
7/26/26	5.75	A.K.	Lifeguarding
7/31/26	4.74	C.A.	Lifeguarding
7/31/26	5.59	A.K.	Lifeguarding
TOTAL	<u><u>196.04</u></u>		

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

Invoice

Invoice #: 461
Invoice Date: 8/1/2026
Due Date: 8/1/2026
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 - August 2026		1,040.50	1,040.50
1.320.57200.46500 - Pool Maintenance Service - August 2026		1,737.08	1,737.08
1.330.53800.34000 - Contract Administration - August 2026		2,256.17	2,256.17
1.320.57200.46200 - Facility Management - Ridgewood Trails - August 2026		3,751.67	3,751.67
Pool Chemicals - Trichlor		137.78	137.78
Pool Chemicals - Cal Hypo		45.87	45.87
<i>Alison Moring</i> <i>8-6-26</i>			
Total			\$8,969.07
Payments/Credits			\$0.00
Balance Due			\$8,969.07

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

38525

Invoice Date

8/13/2026

Bill To

Ridgewood Trails CDD
1667 Azalea Ridge Blvd
Middleburg, FL 32068

Job Location

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



P.O. Number

Terms

Due Date

Net 30

9/12/2026

Serviced	Description	Quantity	Price Each	Amount
8/12/2026	<p>Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider</p> <p>1-1/2" Wilkins 975XL Serial # 3004852 - PASSED</p> <p>Approved Ridgewood Trails CDD Field Repairs and Maintenance 1.330.53800.46000 <i>Rob Alba</i> 08.13.2026</p> <p>RECEIVED AUG 13 2026 BY: _____</p>	1	45.00	45.00

Total \$45.00

Payments/Credits \$0.00

Balance Due \$45.00

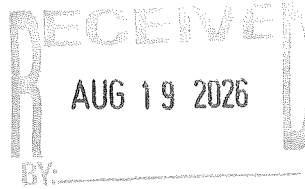
Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

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

Invoice

Invoice #: 463
Invoice Date: 8/14/2026
Due Date: 8/14/2026
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 July 1 - July 30, 2026	59.42	45.00	2,673.90
Maintenance Supplies		342.36	342.36
Approved			
\$680.40 Amenity General Maintenance 1.320.57200.46100			
\$1,380.95 Amenity Repairs & Replacement 1.320.57200.46000			
\$212.41 Janitorial Supplies 1.320.57200.52200			
\$742.50 Field Repairs & Maintenance 1.330.53800.46000			
\$3,016.26 Ridgewood Trails CDD <i>Rob Alba</i> 08.18.2026			
<i>Alison Moring</i> 8-19-26			
Total			\$3,016.26
Payments/Credits			\$0.00
Balance Due			\$3,016.26

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	1	C.W.	Replaced broken pool tile, removed debris from entryway
7/7/26	6	C.W.	Fixed no parking sign that fell off post, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, removed debris from parking lot, bushes, entryway, common areas, playground, roadways, pond, field and pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/8/26	2.4	R.A.	Removed two dead trees from bronco playground area, removed fallen tree from pond four pocket park area, finished installing final frame member to shade structure in large pool equipment pack
7/8/26	5.59	C.W.	Finished canopy in big pool pack, cut and collected all dead trees from ponds and playground, blew leaves and debris off pool deck, straightened and organized pool deck and patio furniture, removed debris off pool deck, pond two, pond four, parking lot and bushes
7/9/26	2	C.W.	Checked pool chemicals, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, removed debris from parking lot
7/12/26	2	R.A.	Backwashed large pool filters and checked flow
7/14/26	5.69	C.W.	Cut up and disposed of fallen tree on green river road, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, removed debris from parking lot, roadways, waterways, common areas, playgrounds and pool deck, cleaned up dumpster areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/15/26	0.85	C.W.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from parking lot
7/16/26	9.07	C.W.	Installed chain and lock on powerline gate, measured sidewalk and curbs on great falls loop for pressure washing, cleaned amenity and moved items back to lifeguard shack, organized lifeguard shack, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from entrance ways, roadways and lakes one, two, five and six, checked and changed trash receptacles, emptied and restocked dog waste receptacles, picked up supplies
7/21/26	6.84	C.W.	Fixed pickets on playground fence, replaced air filter on amenity center, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from parking lot, bushes, waterways, roadways, playgrounds and common areas, cleaned dumpster area, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/23/26	2.57	C.W.	Blew leaves and debris off pool deck and walkways, straightened and organized pool deck and patio furniture, removed debris from pool deck, parking lot, bushes and entrance way, checked and changed trash receptacles
7/25/26	2	R.A.	Checked pool chemicals, straightened and organized pool deck and patio furniture, blew mulch off pool deck, assisted with lifeguard set up, set up for movie night
7/28/26	6.14	C.W.	Fixed pickets to playground fence, tightened bolt to shackle on playground swing, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from parking lot, bushes, pool deck, field, common areas, playground, roadways and lakes, cleaned lifeguard shack and organized shack, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/28/26	2.77	B.W.	Assisted fixing pickets on playground fence, removed debris from around amenity center, pool deck, common areas and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/30/26	3	R.A.	Met with fence contractor for drainage easement fencing blockage, reviewed district maps and performed on-sit inspections of easements and fencing
7/30/26	1.5	C.W.	Straightened no parking sign, straightened and organized pool deck furniture, blew leaves and debris off pool deck, removed debris from parking lot, bushes, entrance way and roadways
TOTAL	<u>59.42</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
RT				
RIDGEWOOD TRAILS				
	6/23/26	Gym Wipes 4pk	99.36	R.A.
	6/26/26	100FT 1/4 Polyethylene Tubing	32.13	R.A.
	7/15/26	Gas Strut Set	62.30	R.A.
	7/16/26	Combo Lock	28.32	R.A.
	7/16/26	Scotch Tape	7.19	R.A.
	7/16/26	20x22 Aur Filler 6pk	55.60	R.A.
	7/29/26	Toilet Paper 18pk (2)	57.45	R.A.
		TOTAL	\$342.36	



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

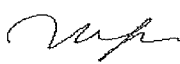
INVOICE: 622632827
DATE: 08/07/2026
ORDER: 622632827

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

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

Work Date	Time	Target Pest	Technician	Time In
08/07/2026	08:06 AM			08:06 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/07/2026		08:59 AM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$95.76
Approved Ridgewood Trails CDD Pest Control 001.320.57200.43200 <i>Rob Alba</i> 08.13.2026		
RECEIVED AUG 13 2026 BY: _____		
SUBTOTAL		\$95.76
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$95.76
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.

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

PLEASE PAY FROM THIS INVOICE



ALLIANT

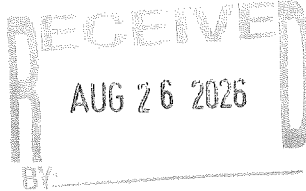
10475 Fortune Pkwy, Ste 101, Jacksonville, FL 32256
904.240.1351

REMIT TO:

733 Marquette Ave, Ste 700
Minneapolis, MN 55402

612.758.3080

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



August 13, 2026

Invoice No: 86337

Due Date: September 12, 2026

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

Professional Services from July 01, 2026 to July 31, 2026

Task 001 General and Coordination
Professional Personnel

		Hours	Rate	Amount
Employee				
Mansen, Andrew	7/6/2026	1.00	155.00	155.00
Performing Due Diligence on parcel for possible future development				
Mansen, Andrew	7/7/2026	2.00	155.00	310.00
Performing Due Diligence on parcel for possible future development. Emailing the County and CCUA to acquire as-builts along the west side of the CDD Property				
Schofield, Joseph	7/1/2026	.50	245.00	122.50
call into board meeting				
Schofield, Joseph	7/13/2026	.50	245.00	122.50
13-ac. parcel sell-off due diligence.				
Totals		4.00		710.00
Total Labor				710.00
Total this Task				\$710.00

Task 002 Playground Parking
Fee

Total Fee	7,500.00		
Percent Complete	40.00	Total Earned	3,000.00
		Previous Fee Billing	0.00
		Current Fee Billing	3,000.00
		Total Fee	3,000.00
Total this Task			\$3,000.00

Task 003 13-Ac. Parcel Sale
Total this Task 0.00

Total this Invoice \$3,710.00

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: 2026-320144
Invoice Date: 8/20/2026
Due Date: 9/19/2026

Advertiser
Ridgewood Trails C.D.D.

Customer ID
21794

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 209320	Notice of Meetings FY 2027	CT - Clay Today	Aug 20	2026		Column Inch	Black & White	5.1000	\$53.55

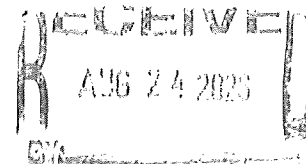
Total:									\$53.55
---------------	--	--	--	--	--	--	--	--	----------------

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

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

Affidavit attached to this invoice.

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



CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

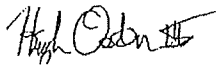
In the matter of FY 2027 Schedule

LEGAL: 209320

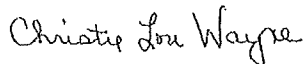
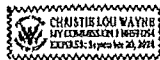
Was published in said newspaper in the issues:

8/20/2026

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 08/20/2026



NOTARY PUBLIC, STATE OF FLORIDA

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, 1867 Azalea Ridge Bou-
levard, Middleburg, Florida 32068 on the first
Wednesday of each month as follows or other-
wise noted:

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

The meetings are open to the public and will be
conducted in accordance with the provisions of
Florida Law for Community Development Dis-
tricts. A copy of the agendas for each meeting
may be obtained from the District Manager,
475 West Town Place, Suite 114, St. Augustine,
Florida 32092 (and phone (904) 940-5850). The
meetings may be continued to a date, time, and
place to be specified on the record at the meet-
ings. There may be occasions when one or more
Supervisors will participate by telephone.

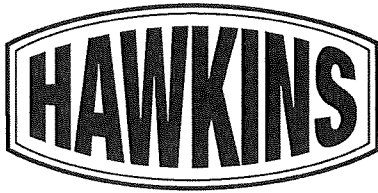
Any person requiring special accommodations
for the meetings because of a disability or
physical impairment should contact the District
Office at (904) 940-5850 at least two calendar
days prior to the meetings. If you are hearing
or speech impaired, please contact the Florida
Relay Service at 1-800-955-8770,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

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

Manlee Giles
Manager
Legal 209320 Published 8/20/2026 in Clay
County's Clay Today newspaper

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

Original



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

INVOICE

Total Invoice	\$1,192.00
Invoice Number	7547736
Invoice Date	8/26/26
Sales Order Number/Type	5268897 SL
Branch Plant	74
Shipment Number	6351202

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

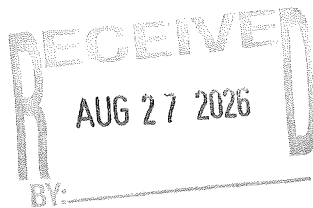
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#		P.O. Release		Sales Agent #
9/25/26		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	400.0000	GA	\$2.9500	GA	3,868.0 LB	\$1,180.00
		1 LB BLK (Mini-Bulk)		400.0000	GA			3,868.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.46500-
Rob Alba 52100
08.27.2026



TP
08/27/26

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$1,192.00**

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

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

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

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

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

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

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

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§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# 3302407

Azalea Ridge - Ridgewood Trails CDD - Refund Request

[illegible]

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/14/26	00031	5/05/26 13041	202605 600-53800-60100	RESURFACE GUTTER RAIL	*	5,956.80	
K&K WHITE LLC DBA PINCH A PENNY242							5,956.80 000053

TOTAL FOR BANK D						5,956.80	
TOTAL FOR REGISTER						5,956.80	

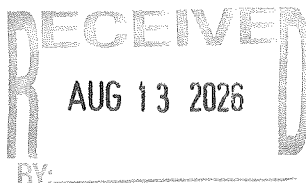
PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
(904) 619-0939
store242@pinchapenny.com



INVOICE

Ridgewood Trails CDD
1667 Azalea ridge Blvd

Middleburg FL 32068



Invoice Date: 05/05/26

Client Code 1688

Invoice # 13041

Item	Description	Serial Number	Quantity	Amount
Department	H2O DECK MIX		10	\$516.80
Department	RESURFACE/POOL RENO LABOR		1	\$5,440.00

Re surface Gutter rail

Sub Total \$5,956.80

Sales Tax \$0.00

Total \$5,956.80

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Ridgewood Trails CDD
1667 Azalea ridge Blvd
Middleburg FL 32068

Invoice Date 05/05/26	Client Code 1688	Amount Due \$5,956.80
Amount Paid <div></div>		Check # <div></div>

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



E.

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/04/26	00119	9/01/26 9898519	202609 330-53800-46200	SEP LANDSCAPE MAINTENANCE	*	10,703.68	
				BRIGHTVIEW LANDSCAPE SERVICES INC			10,703.68 003063
9/04/26	00143	9/01/26 7553132	202609 320-57200-52100	SEP POOL CHEMICALS	*	912.00	
				HAWKINS INC			912.00 003064
9/04/26	00126	9/01/26 447176	202609 320-57200-34510	SEP SECURITY SERVICES	*	45.00	
				HI-TECH SYSTEM ASSOCIATES			45.00 003065
9/04/26	00042	9/01/26 404262B	202609 330-53800-46400	SEP LAKE MAINTENANCE	*	950.00	
				THE LAKE DOCTORS INC			950.00 003066
9/04/26	00118	8/22/26 78399076	202608 320-57200-34510	9/01-9/30/26 SEC MONITOR	*	150.10	
				VECTOR SECURITY INC			150.10 003067
9/21/26	00003	9/01/26 295	202609 310-51300-34000	SEP MANAGEMENT FEES	*	4,490.50	
		9/01/26 295	202609 310-51300-35200	SEP WEBSITE ADMIN	*	111.33	
		9/01/26 295	202609 310-51300-35100	SEP INFO TECH	*	166.92	
		9/01/26 295	202609 310-51300-31300	SEP DISSEM AGENT SRVCS	*	98.33	
		9/01/26 295	202609 310-51300-51000	OFFICE SUPPLIES	*	.51	
		9/01/26 295	202609 310-51300-42000	POSTAGE	*	58.76	
		9/01/26 295	202609 310-51300-42500	COPIES	*	124.05	
		9/01/26 295	202609 310-51300-41000	TELEPHONE	*	53.76	
				GOVERNMENTAL MANAGEMENT SERVICES			5,104.16 003068
9/21/26	00039	8/31/26 466	202608 320-57200-45100	AUG LIFEGUARDS	*	2,272.77	
				RIVERSIDE MANAGEMENT SERVICES INC			2,272.77 003069
9/21/26	00039	9/15/26 465	202608 320-57200-46100	AUG AMENITY GEN MAINT	*	931.26	
		9/15/26 465	202608 320-57200-46000	AUG AMENITY RPR & RPLC	*	1,761.56	

RDGE --RIDGEWOOD-- TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/15/26	465	202608 320-57200-52200		*	118.65		
			AUG	JANITORIAL SUPPLIES					
		9/15/26	465	202608 330-53800-46000		*	1,683.77		
			AUG	FIELD RPR & MAINT					
					RIVERSIDE MANAGEMENT SERVICES INC			4,495.24	003070
9/21/26 00039		9/01/26	464	202609 320-57200-34200		*	1,040.50		
			SEP	JANITORIAL SERVICES					
		9/01/26	464	202609 320-57200-46500		*	1,737.08		
			SEP	POOL MAINTENANCE SRVC					
		9/01/26	464	202609 330-53800-34000		*	2,256.17		
			SEP	CONTRACT ADMIN					
		9/01/26	464	202609 320-57200-46200		*	3,751.67		
			SEP	FACILITY MANAGEMENT					
		9/01/26	464	202609 320-57200-52100		*	91.85		
			POOL	CHEM-TRICHLOR					
		9/01/26	464	202609 320-57200-52100		*	42.05		
			POOL	CHEM-TILE SOAP					
					RIVERSIDE MANAGEMENT SERVICES INC			8,919.32	003071
9/21/26 00130		9/03/26	62276012	202609 320-57200-43200		*	95.76		
			SEP	RODENT CONTROL					
					TURNER PEST CONTROL LLC			95.76	003072
9/24/26 00147		9/18/26	86823	202608 310-51300-31100		*	1,125.00		
			AUG	PLAYGROUND PARKING					
					ALLIANT ENGINEERING, INC.			1,125.00	003073
9/24/26 00015		7/16/26	2026-317	202607 310-51300-48000		*	60.90		
			07/16	NTC OF RULE DEVELOP					
					OSTEEN MEDIA GROUP - CLAY TODAY			60.90	003074
9/24/26 00029		9/17/26	34193	202609 300-15500-10000		*	23,717.00		
			FY27	POLICY RENEWAL					
					EGIS INSURANCE ADVISORS, LLC			23,717.00	003075
					TOTAL FOR BANK A		58,550.93		
					TOTAL FOR REGISTER		58,550.93		



INVOICE

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

Customer #: 24319930
Invoice #: 9898519
Invoice Date: 9/1/2026
Cust PO #:

Job Number	Description	Amount
346100568	Ridgewood Trails CDD Exterior Maintenance For September <div>Approved Ridgewood Trails CDD Landscape Maintenance 1.330.53800.46200 <i>Rob Alba</i> 08.27.2026</div> <div>RECEIVED AUG 27 2026</div>	10,703.68
	Service Delivery Fee	0.00
	Total invoice amount	10,703.68
	Tax amount	
	Balance due	10,703.68

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9898519
Invoice Date: 9/1/2026

Amount Due: \$10,703.68

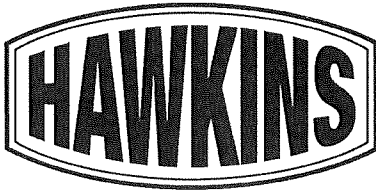
Thank you for allowing us to serve you

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

Original

INVOICE

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

Total Invoice	\$912.00
Invoice Number	7553132
Invoice Date	9/1/26
Sales Order Number/Type	5274596 SL
Branch Plant	74
Shipment Number	6358573

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

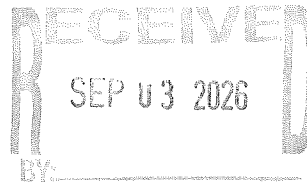
Ship To: 531352
RIDGEWOOD TRAILS CDD
1667 Azalea Ridge Blvd
Middleburg FL 32068

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
10/1/26	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	300.0000	GA	\$3.0000	GA	2,901.0 LB	\$900.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Ridgewood Trails CDD
Pool Chemicals
1.320.57200.52100
Rob Alba
09.03.26



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$912.00**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

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

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

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

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §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# 3330119



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 447176
Invoice Date: 09/01/2026
Completed: 09/02/2026
Terms: Due On Receipt
Bid#:

Bill to:

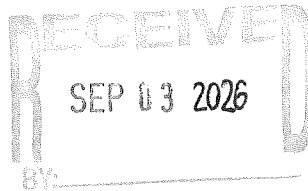
Ridgewood CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
2-11885-ACC-1 - Access Control System - Ridgewood Trails CDD - 1667 Azalea Ridge Blvd, Middleburg, FL			
Commercial Access Custom	1.00	\$130.00	130.00
HT OVRC Net Pro +	1.00	\$40.00	40.00
Sales Tax			0.00

Approved
Ridgewood Trails CDD
Security
1.320.57200.34510
Rob Alba
09.03.26



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	\$170.00
Payments	\$-125.00
Balance Due	\$45.00

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
718416	9/1/2026	\$950.00

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

0000000006621300100000004042620000009500054

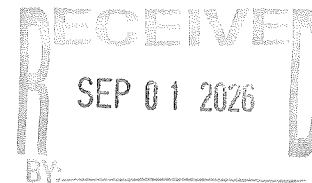
Please return this invoice with your payment and
notify us of any changes to your contact information.

RIDGEWOOD TRAILS CDD **3813 Great Falls Loop Middleburg, FL 32068**
Invoice Due Date 9/11/2026 **Invoice 404262B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Monthly		\$950.00	\$0.00	\$950.00

Please remit payment for this month's invoice.

Approved
Ridgewood Trails CDD
Lake Maintenance
1.330.53800.46400
Rob Alba
09.01.2026



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: \$950.00

This Invoice Total: \$950.00

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

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

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

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



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 78399076
Invoice Date: 08/22/2026
Branch: 72
Account Number: 6433093
Due Date: 09/21/2026

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
RIDGEWOOD TRAILS DE 1667 AZALEA RIDGE 32068 Service From: 09/01/2026 To: 09/30/2026 RECURRING SERVICES			150.10	0.00	150.10
<p>Approved Ridgewood Trails CDD Security 001.320.57200.34510 <i>Rob Alba</i> 08.27.2026</p> <p>RECEIVED AUG 27 2026 BY: _____</p>					
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: 1-904-265-7890

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

MS9GW7JF



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

**VECTOR
SECURITY.**

Address Service Requested

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

Invoice

Customer Name: RIDGEWOOD TRAILS DEVELOPMENT D
Invoice Number: 78399076
Invoice Date: 08/22/2026
Account Number: 6433093
Due Date: 09/21/2026
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:

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462



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

0000000072000000064330939007839907600000000150107

Governmental Management Services, LLC

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

Invoice**Invoice #:** 295**Invoice Date:** 9/1/26**Due Date:** 9/1/26**Case:****P.O. Number:****Bill To:**

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

SEP 04 2026

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,490.50	4,490.50
Website Administration - September 2026		111.33	111.33
Information Technology - September 2026		166.92	166.92
Dissèmination Agent Services - September 2026		98.33	98.33
Office Supplies		0.51	0.51
Postage		58.76	58.76
Copies		124.05	124.05
Telephone		53.76	53.76
Total			\$5,104.16
Payments/Credits			\$0.00
Balance Due			\$5,104.16

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

Invoice

Invoice #: 466
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 - August 2026 320.572.4510	105.71	21.50	2,272.77
<div>RECEIVED SEP 17 2026 BY: _____ Alison Moring 9-16-26</div>			
Total			\$2,272.77
Payments/Credits			\$0.00
Balance Due			\$2,272.77

RIDGEWOOD TRAILS CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
105.71	Lifeguarding Services for Ridgewood Trails Covering August 2026 - September 7, 2026 LIFEGUARDS # 320-572-4510	\$ 21.50	\$2,272.77
TOTAL DUE:			<u>\$2,272.77</u>

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD BILLABLE HOURS AUGUST 2026 - SEPTEMBER 7, 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/26	5.74	B.D.	Lifeguarding
8/2/26	5.77	Q.S.	Lifeguarding
8/7/26	5.75	D.B.	Lifeguarding
8/7/26	5.02	B.D.	Lifeguarding
8/7/26	5.7	A.K.	Lifeguarding
8/8/26	3.17	D.B.	Lifeguarding
8/8/26	3.67	B.D.	Lifeguarding
8/8/26	3.59	A.K.	Lifeguarding
8/9/26	5.25	D.B.	Lifeguarding
8/9/26	5.12	B.D.	Lifeguarding
8/9/26	5.25	A.K.	Lifeguarding
8/15/26	2	D.B.	Lifeguarding
8/15/26	2.02	A.K.	Lifeguarding
8/16/26	0.72	B.D.	Lifeguarding
8/16/26	5.65	A.K.	Lifeguarding
8/16/26	4.39	S.M.	Lifeguarding
8/22/26	5.75	A.K.	Lifeguarding
8/23/26	5.75	A.K.	Lifeguarding
8/23/26	4.1	S.M.	Lifeguarding
8/29/26	5.72	A.K.	Lifeguarding
8/29/26	5.75	Z.M.	Lifeguarding
9/6/26	4.97	A.K.	Lifeguarding
9/6/26	4.86	S.M.	Lifeguarding
TOTAL	<u><u>105.71</u></u>		

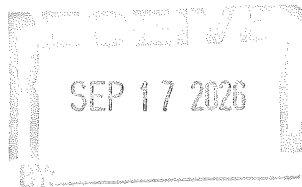
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 465
Invoice Date: 9/16/2026
Due Date: 9/15/2026
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 August 1 - August 31, 2026	68.45	45.00	3,080.25
Maintenance Supplies		1,414.99	1,414.99
Approved			
\$931.26 Amenity General Maintenance 1.320.57200.46100			
\$1,761.56 Amenity Repairs & Replacement 1.320.57200.46000			
\$118.65 Janitorial Supplies 1.320.57200.52200			
\$1,683.77 Field Repairs & Maintenance 1.330.53800.46000			
\$4495.24 Ridgewood Trails CDD Rob Alba 09.16.2026			
Alison Moring 9-17-26			



Total \$4,495.24

Payments/Credits \$0.00

Balance Due \$4,495.24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/4/26	7.9	C.W.	Blew leaves and debris off pool deck and walkways, straightened and organized pool deck and patio furniture, zip tied soccer nets back to goals, removed debris around pool deck, parking lot, bushes, roadways, waterways, field and common areas, filled burnout ruts with dirt near entryway, adjusted and screwed pickets to playground fence, disposed of rotten wood behind dumpster, cleaned area around dumpster, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/6/26	7.12	C.W.	Fixed lifeguard shack door for deadbolt to lock, inspected facility for water leaks, checked pool chemicals and added chlorine to adjusted levels, straightened and organized pool deck and patio furniture, removed debris from pool deck bushes, common areas, roadways and pond, blew leaves and debris off pool deck
8/11/26	3	R.A.	Unclogged gym bathroom floor drains, touch up paint for half of all wood sign posts in community
8/11/26	8.09	C.W.	Removed flowing from covering floor drain, cleaned drain and replaced drain catcher and ordered new covers, painted all no parking and no motor vehicle post black, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from entrance way, roadways, waterways, playground and common areas, blew dirt and debris off of parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles, picked up supplies
8/13/26	6.94	C.W.	Shoveled mud off sidewalk by playground, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, removed debris from entrance way, waterway, roadways, playground, field, parking lot and bushes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, screwed pickets in place in playground
8/14/26	2.34	C.W.	Raked mulch and debris from storm drain in small pool pack, straightened and organized pool deck and patio furniture, restocked bathrooms, blew leaves and debris off pool deck and walkways, removed debris from parking lot, bushes, entrance way, roadways and pond one
8/18/26	6.77	C.W.	Rehung soccer nets, finished painting no motor vehicle sign posts black, removed debris around all ponds, retightened lifeguard shack door and stocked refig, inspected all sidewalks for cracks and holes, marked sidewalks with unsafe areas, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, removed debris from entrance way, roadways, waterways, playground and common areas, blew dirt and debris off of parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/20/26	1.5	R.A.	Met with homeowners to gain access to drainage easement, inspected drainage easement with contractor, flag out property line and boundaries for drainage easement
8/20/26	3	C.W.	Measured and surveyed pond three drainage easement with fencing contractor, straightened and organized pool deck furniture, blew leaves and debris off pool deck and walkways, replaced two drain covers in bathrooms in front, removed debris from pool deck, parking lot, bushes, entrances and common areas
8/21/26	1	C.W.	Removed debris from entrances, sidewalks at entrance, roadways, parking lot and bushes
8/25/26	2	R.A.	Hung french cleats and installed corner wall cabinet in office
8/25/26	8.15	C.W.	Located studs, cut french plates, installed and secured wall cabinet, stocked restrooms with toilet paper and soap, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck and walkways, removed debris from entranceway, parking lot, bushes, pool deck, playgrounds, waterways and roadways, fixed pickets at playground, disposed of deceased snake on sidewalk,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/26/26	2	R.A.	Removed debris from entryway, picked up filing cabinet for office
8/26/26	2	C.W.	Picked up file cabinet and installed in office, picked up sign, removed debris at entrance
8/27/26	5.12	C.W.	Straightened and no motor vehicle signs, rehung soccer nets, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, removed debris from pool deck, parking lot, entrance way, roadways, waterways and around amenity center
8/28/26	1.02	R.A.	Unloaded gym elliptical and moved into clubhouse
8/28/26	0.5	C.W.	Unboxed elliptical, disposed of all wood from packing

TOTAL	68.45
--------------	--------------

MILES	0
--------------	----------

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

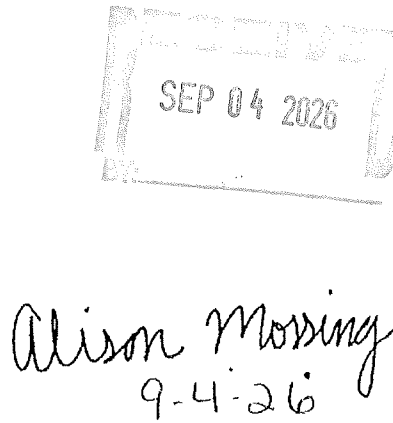
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
RT				
RIDGEWOOD TRAILS				
	8/1/26	Poster My Wall Yearly Subscription	125.35	R.A.
	8/6/26	SS Lock Nut (6)	10.83	R.A.
	8/6/26	SS Flash Washer 3pk (2)	3.61	R.A.
	8/8/26	Do Not Prop Open Sign (2)	39.54	R.A.
	8/9/26	Acid Label (2)	20.55	R.A.
	8/9/26	Chlor Label (2)	20.56	R.A.
	8/9/26	120mm Waterproof Fan	27.19	R.A.
	8/9/26	Stenner Pump Flow Indicator (4)	103.87	R.A.
	8/11/26	Durateck Faucet Key 2pk	14.46	R.A.
	8/11/26	All Points Floor Drain Cover (4)	69.25	R.A.
	8/11/26	Spray Paint Black (3)	20.63	R.A.
	8/11/26	Spray Handle	7.45	R.A.
	8/20/26	Microsoft Yearly Subscription	114.99	R.A.
	8/21/26	File Folders 250pk	26.38	R.A.
	8/21/26	Hanging File Folders 100pk (2)	121.07	R.A.
	8/21/26	Printable Tab Inserts 100pk (5)	19.49	R.A.
	8/21/26	Storage/File Boxes 20pk	61.18	R.A.
	8/21/26	Printable Tab Inserts 100pk (3)	11.70	R.A.
	8/21/26	24"x12"x36" Corner Wall Cabinet	162.84	R.A.
	8/22/26	File Folder Tabs 100pk (5)	43.18	R.A.
	8/23/26	Gym Wipes 4pk	118.65	R.A.
	8/25/26	30" Shelf Track (2)	18.58	R.A.
	8/25/26	24" Shelf Track (2)	28.96	R.A.
	8/25/26	14.5" Shelf Bracket (2)	19.62	R.A.
	8/25/26	11.5" Shelf Bracket (4)	26.82	R.A.
	8/29/26	16/2 12' Extension Cord	5.15	R.A.
	8/29/26	11.5" Shelf Bracket (2)	13.41	R.A.
	8/29/26	12"x24" Chestnut Wood Shelf (4)	53.75	R.A.
	8/29/26	48" Vertical Rail (2)	24.79	R.A.
	9/1/26	4x4 6' PT Posts (5)	57.96	R.A.
	9/1/26	50lb Concrete (3)	23.18	R.A.
		TOTAL	<u>\$1,414.99</u>	

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

Invoice

Invoice #: 464
Invoice Date: 9/1/2026
Due Date: 9/1/2026
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 - September 2026		1,040.50	1,040.50
1.320.57200.46500 - Pool Maintenance Service - September 2026		1,737.08	1,737.08
1.330.53800.34000 - Contract Administration - September 2026		2,256.17	2,256.17
1.320.57200.46200 - Facility Management - Ridgewood Trails - September 2026		3,751.67	3,751.67
Pool Chemicals - Trichlor		91.85	91.85
Pool Chemicals - Tile Soap		42.05	42.05
			

Total \$8,919.32

Payments/Credits \$0.00

Balance Due \$8,919.32



Turner Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622760126
DATE: 09/03/2026
ORDER: 622760126

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

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

Work Date	Time	Target Pest	Technician	Time In
09/03/2026	12:41 PM			12:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/03/2026		01:22 PM

Service	Description	Price
CPCSMART	SMART Rodent Control Program	\$95.76
Approved Ridgewood Trails CDD Pest Control 001.320.57200.43200 <i>Rob Alba</i> 09.16.2026		
RECEIVED SEP 16 2026 BY: _____		
SUBTOTAL		\$95.76
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$95.76
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.

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

PLEASE PAY FROM THIS INVOICE



ALLIANT

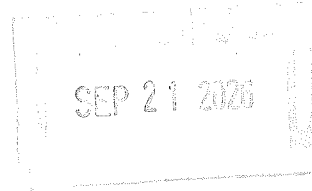
10475 Fortune Pkwy, Ste 101, Jacksonville, FL 32256
904.240.1351

REMIT TO:

733 Marquette Ave, Ste 700
Minneapolis, MN 55402

612.758.3080

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



September 18, 2026

Invoice No: 86823

Due Date: October 18, 2026

Project 4000230-00 Ridgewood Trails CDD

Email invoice to: mgiles@gmsnf.com

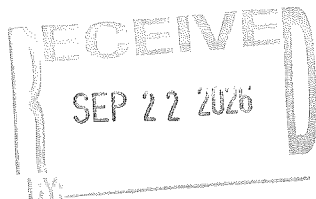
Professional Services from August 01, 2026 to August 31, 2026

Task	001	General and Coordination		Total this Task	0.00
Task	002	Playground Parking			
Fee					
Total Fee		7,500.00			
Percent Complete		55.00	Total Earned	4,125.00	
			Previous Fee Billing	3,000.00	
			Current Fee Billing	1,125.00	
			Total Fee		1,125.00
			Total this Task		\$1,125.00
Task	003	13-Ac. Parcel Sale		Total this Task	0.00
			Total this Invoice		<u>\$1,125.00</u>

CLAY TODAY

A Division of Osteen Media Group

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



INVOICE

Invoice Number: 2026-317474
Invoice Date: 7/16/2026
Due Date: 8/15/2026

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	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 204741	Notice of Rule Development	CT - Clay Today	Jul 16	2026		Column Inch	Black & White	5.8000	\$60.90

Total:									\$60.90
---------------	--	--	--	--	--	--	--	--	----------------

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

Affidavit attached to this invoice.

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

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



INVOICE

Customer	Ridgewood Trails Community Development District
Acct #	291
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 23,717.00
Payment Amount	
Payment for:	Invoice#34193
100126143	

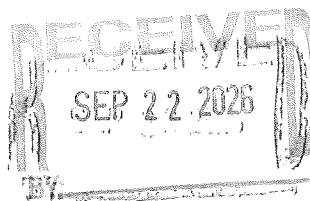
Thank You

Please detach and return with payment



Customer: Ridgewood Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
34193	10/01/2026	Renew policy	Policy #100126143 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2026	23,717.00



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

Total
\$ 23,717.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/17/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	