

*Rivers Edge
Community Development District*

March 17, 2021

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

March 10, 2021

Board of Supervisors
Rivers Edge Community Development District
Call In # 1-800-264-8432; Passcode 653314

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, March 17, 2021 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Consent Agenda
 - A. Minutes of the February 17, 2021 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- IV. Update on Landscaping Areas on Longleaf Pine Parkway
- V. Consideration of Adopting an Easement Improvements Policy
- VI. Update on SR13 Roundabout Construction and Joint Use / Maintenance Agreement
- VII. Consideration of Temporary Construction Easement for Trail
- VIII. Consideration of Additional Dog Waste Stations and Related Services
- IX. Consideration of Grass Carp Stocking Agreement
- X. Consideration of Asphalt Millings Between Pathway in RiverFront Park

- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Discussing Regarding Conversion to Electronic Packets and Devices
 - D. General Manager – Report
 - E. Landscape – Report
- XII. Supervisors’ Requests and Audience Comments
- XIII. Other Business
- XIV. Next Scheduled Meeting – April 21, 2021 at 11:00 a.m. at the RiverTown Amenity Center
- XV. Adjournment

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, February 17, 2021 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Randy Schaublin	Chairman by telephone
Mac McIntyre	Vice Chairman by telephone
Erick Saks	Supervisor
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Jennifer Kilinski	District Counsel by telephone
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Zach Davidson	Vesta/Amenity Services
Robert Beladi	VerdeGo
Ernesto Torres	GMS
Jacob O'Keefe	Mattamy

The following is a summary of the discussions and actions taken at the February 17, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 20, 2021 Meeting

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the minutes of the January 20, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Update on Landscaping Areas on Longleaf Pine Parkway

Mr. Perry stated we provided to the board documents relative to the enhancements on Longleaf Pine Parkway and we have been working with VerdeGo on some of the costs related to that. You may have received in a separate email some cost sheets, but those are not accurate. We are working through that and will bring that back to you at the next meeting.

Mr. Baron stated it is a cost share between all three districts. All three districts would have to concur with the plan. If one district says no, how do you deal with that?

Mr. Perry stated if a district says I am not going to participate the other two districts could in theory absorb the cost or an individual district could absorb the cost and then it would not be cost shared.

Mr. Cameron stated it looks as though the work has already taken place.

Mr. Perry stated there is work being done.

Mr. Cameron asked why didn't anybody say anything about that at the last meeting when I asked?

Mr. O'Keefe stated I don't know how else to approach this other than to say it was a process failure in terms of looping in all the necessary parties in terms of getting a review with all the eyes on the improvements that were taking place. Mattamy was the issuing name on those improvements, we did so because we felt that it would enhance the overall community feel and the sense of arrival for the residents to not have to drive through shrubs between Publix and the front entrance of Rivertown. That is work that Mattamy has had in their purview for a long time and it took a long time to get through. It was expensive to install, but we did it to enhance the feel of the whole place for the residents. We tried to do so with maintenance costs, preservation and trying to keep that down knowing that there are sensitivities not just on the board's end but on everyone's end. I feel there was a failure on getting that in front of everybody and for that I

apologize. That falls on me but I'm hoping we can work towards a solution that everyone is comfortable with in terms of incorporating that into it being maintained by all three districts.

Mr. Baron stated that is why I asked the question the way I did. I'm familiar with the CDD turnover after the builder is done at a certain point. We are inheriting something as an enhancement, but we are going to turn this over to the CDD for maintenance. This was an unusual way that this was being brought forward.

Mr. Perry stated it is my understanding that it is not going to be completed prior to the next meeting.

Ms. Gentry stated as a process and history on this, it is my understanding that these areas are already being maintained at a base level under the existing landscaping agreement. These are not new areas necessarily that are coming online, it is just additional landscaping improvements that are being installed in these areas that we are already maintaining. Your interlocal cost share agreement contemplates a process to do that sort of thing and it is just getting the necessary signoff from Jim and Ryan and the districts that all these costs are appropriate, they benefit all the communities and that sort of thing. We have collaborated with Mattamy, shared the forms with them and I think everyone is on the same page now as to what it takes to bring these online. We will be looking to get those in front of you as soon as possible.

Mr. Cameron stated I would like to see them come in front of us before the process because part of what is in this plan, I think we paid for it, when we did the replacement of the grass to the south.

Mr. O'Keefe stated that was existing St. Augustine, it was already irrigated and landscaped. It was basically replacing what was already there. Mattamy paid all the costs for the improvements, that was not borne by the district.

Mr. Stillwell stated the entire road is shown in the plans, but only in certain areas was there work done. Most of those areas are places that either had trees that were dying, trees that were dead or they had areas of sod that were not irrigated.

Mr. O'Keefe stated the goal going forward is prior to plans being finalized, definitely before a shovel goes into the ground there is purview on everyone's aspect and insight that all the boards can share and all before the plans being finalized. You asked the question, but no one knew at the time. We weren't running in sync with each other, and I think we are there now.

Mr. Baron stated to put closure on this, we will ask that you put on the next agenda your cost share proposal and how you came up with the percentage against each CDD.

Mr. Perry stated that has been established. I think CDD II is about 30%, CDD I is 33% and the balance is in CDD III.

FIFTH ORDER OF BUSINESS

Discussion on Additional Trails

Mr. Perry stated included in your agenda package is a trail map and we wanted to bring this to the board in discussions with Jacob. These are proposed enhancements and so forth.

Mr. O'Keefe stated I think we are now out in front of this. Mattamy owns the majority of the land in which these trails are going through. There are a couple areas in which these trails cross that are over Rivers Edge I's property. Probably the most significant area is the area adjacent to the dog park and then a couple more towards Longleaf Pine entrance, there is another area the district owns and those are essentially what we are targeting to be trailheads as a launching point to get back into the trail system. Those will be hardscaped and landscaped improvements on district property. Mattamy would like to put in place as a natural amenity for the community to get back into the trail systems that were put throughout the balance of Mattamy owned land behind there, which will eventually be transferred to the appropriate CDD ownership at some point for maintenance. I'm looking for feedback from you and get a handle on what questions you may have in order for us to be able to put that amenity in the ground for the residents.

Mr. Baron stated I noticed the two locations for the trailhead specifically have parking near them. One is with the dog park and has a parking area. It appears that trailhead no. 2 has proposed parking to be at the trailhead. Is that correct?

Mr. Stillwell stated that is correct. We are proposing to put golf cart parking at trailheads.

Mr. Baron asked at the play park why would that not be a trailhead as a location?

Mr. O'Keefe stated there are a lot of different areas where we could draw trailheads. It has a little bit to do with looping systems that we wanted to put in place for the residents to be able to experience different portions of the community without having to get too far out in terms of length and having to travel to get to there. A portion of it is cost management with limiting the amount of trail that we are putting in and trying to get space between them where there are two different points of arrival and departure without them being right next to each other.

Mr. Stillwell stated part of that involves being able to have golf cart parking at the trailhead. We don't have parking at the north end, and we don't want to encourage golf carts being driven over there because they should not be at that play park.

Mr. Baron asked is there any lighting system that will be provided for the safety and security of the community?

Mr. O'Keefe stated not within the trails themselves. One reason is the cost, another is if I have a home on a preserve neighborhood and all of sudden there were lights in my backyard, and the goal is to have that be a natural trail system where it is being traversed in daylight hours and at night it returns to an unused area.

Mr. Baron stated my concern is safety and as you do the trails similar to the waterfront area where the trails are, they are very open, very visible. I don't know about deep into the woods area here whether that safety and concern is there. As you build that out consider that a key factor.

Mr. O'Keefe stated that is not the goal. The goal is not to clear cut a bunch of woods back there, it is to make you feel like you are in nature not like you are in a manufactured version of nature. The goal is to go back there with a bobcat and whatever the width of the shovel is on the front of the bobcat would be the width of the trail and do as little disturbance to that natural area as possible.

Mr. Baron stated you are asking the board members to fund the maintenance of that where if it is not cleared enough, I'm constantly back in there cutting back overgrowth each year. It is a trade on how much am I going to be funding for maintenance on a yearly basis after it is developed versus what can I do upfront in the planning stage to make that maintenance cost go down.

Mr. O'Keefe stated I get it and our design has maintenance in mind. The attempt is to make that natural surface for the most part with the only hardscape coming in the form of monumentation at points of historical significance or perhaps natural view corridors that are nice such as a view of the pond and we may put in a couple benches but the trails themselves other than where they require a boardwalk to get over a wetland, which is minimal in the grand scheme of this project, the surfaces themselves will be hardpacked covered with pine needles.

Mr. Stillwell stated it is an unpaved path, they are not intended to be hay.

Mr. Cameron asked do you have a way to keep the carts out?

Mr. Stillwell stated the goal is to set up a trailhead at the dog park with bollards to prevent carts from the going on the trails. Most of these trails are about 6 feet but golf carts are not allowed in these areas.

Mr. Cameron asked what about crosswalks?

Mr. O'Keefe stated as a portion of the management of these trails we were hoping that we would be able to also install a crosswalk for access in a more defined manner to get to the dog park as well as widening of the path for golf carts to now be able to access the welcome center and splash pad area.

I'm looking to get on the frontend of the conversation with you to make sure that we have your approval for the improvements on Rivers Edge I property and making sure you have an understanding of the scope in general.

Mr. Cameron asked will St. Johns County want access?

Mr. O'Keefe stated that will be district property at some point. Will it be public? Since Rivers Edge I is a public entity, it can be accessed by the public.

Mr. Perry stated some boards have adopted policies in regard to ID cards so the facilities even though they are public facilities, we do have a non-member rate that you can join to be a member, but that would require members of the public to join and pay the \$3,000 or \$3,500 a year fee. The question then gets to how you monitor it and most people don't wear their ID tags or carry it in their wallet. It gets to be a problematic issue down the road, but that is one way to solve that issue to a certain extent.

Ms. Gentry stated when we talk about those people, both the residents who pay your annual CDD assessments and the outsiders who have the option to pay that annual fee and have access to the amenities, we call those "Patrons," so if we install signage, we can say Patrons only.

Mr. O'Keefe stated the point of the conversation was to make sure that we could get the ball rolling and continue with the design and we will have to come back with final plans in terms of what the trailhead will look like and will probably put that in front of you. If you have more question you can post those to the team here.

Mr. Saks asked what is the timeline?

Mr. O'Keefe stated hopefully, it will be totally complete by early summer. It has been surveyed and the design should be finalized by the end of this month and we could break ground shortly thereafter.

Mr. Saks asked are there any low points in this or areas that could wash away?

Mr. Stillwell responded there are two areas that we have identified because we have walked the trails and that is marked on the map. These trails are intended to be natural so it may be that as we start construction, there may be a desire to leave one of them and it be closed during periods of rain. When you create natural trails, you go out and walk the area and maybe go around a tree rather than right through it. Our goal is not to take down any trees with this other than saplings, it is to be a natural trail.

Mr. Cameron asked can you give us an estimate of how many feet of trail is in CDD I and CDD II.

Mr. Stillwell stated the distances are shown on the map and overall, it is a little under 5 miles of trails. Just to make sure we did this right from a process standpoint; do we need to formally make a submittal from a plan perspective for all three boards to approve or is it more of a presentation?

Ms. Gentry stated at this stage I don't believe we are far enough in the process yet to have the cost-share maintenance amounts. This is helpful from a looking forward standpoint and once we have those maintenance costs, we will get the forms before the boards.

Mr. O'Keefe stated the hardscape improvements that are right around the corner at the trailheads are something that will be done on district property. Do we have to do anything for that?

Ms. Gentry stated yes, I was going to get with you offline about that. There may be something we want to bring back at the next meeting, but I will talk with you both offline.

SIXTH ORDER OF BUSINESS

Discussion on Conservation Easement Obstruction

Mr. Perry stated we have a number of households that have constructed on easement areas fencing and other types of structures and staff is evaluating whether some of those structures should remain depending on how they have been built and where they are built. Once we identify all of these and the issues related to them, we are going to bring back a suggestion on a policy that the board can undertake, hopefully in the future, and the policy would entail that anybody who is looking to construct something on district lands, it has to go through the HOA for their permit process but would also need to come before the CDD so we can make sure there are no encroachments on our properties. There will probably be a fee associated with such efforts whether

it is new construction or even allowing the current items that are on there to remain in place because a lot of these items take a lot of staff time and a lot of our staff is on an hourly basis, we want to make sure the district isn't footing the bill for certain residents that want or have already constructed enhancements.

Mr. Schaublin asked what is the purpose, we have an architectural review board?

Ms. Gentry stated to provide a little bit of context about the process, you have private lots and on your private lot along many of the edges are reserved to the district an easement that says the district can access this property for purposes of drainage access, etc.. The problem is when residents install a fence or landscaping or a pool that cuts into that easement area it interferes with the district's rights that we need to be able to maintain our improvements and for our stormwater system to function properly. When residents go before the architectural review board, they are getting approval on one side from the HOA that says this is or is not the type of thing you can install on your property but what some residents don't realize is that the district has a property right in that easement area. The process we would put into place would be a process where they come to us, tell us what their proposed encroachment is, and Ryan's team would evaluate whether that is permissible or not based on what we need the easement for. There are different types of easements, so the analysis is different in each case. If it was something that was acceptable, we would have them sign an agreement that acknowledges they have permission to install this but if the District needs to use this easement area for its intended purpose, they may have to move it and they are not allowed to install other things beyond what they have gotten approval for in this area. It is really to protect the District and our ability to use the easements.

Mr. Schaublin asked why isn't it a part of the ARB request? Are you saying we are going to add another step to the process? Why have this process when we already have a review process?

Ms. Gentry stated ideally there would be some communication if the HOA sees an application that obviously encroaches on the CDD easement they would forward it to our staff. Ultimately, you want the burden to be on the homeowner because the homeowner has their lot, they have a survey that shows everything on their lot when they buy their property, and they are the ones applying for the permission. For instance, we can grant permission from the CDD side but there may be additional approvals from the county or the water management district that they need to obtain, and it is not our place to tell them what approvals they need from the county or other entities.

Mr. Schaublin stated when I put in my screened patio in the backyard I went through this process with the ARB and they guided me through the whole step, where I had to drive my lot zones and encouraged us to go through the county, the builder to work with the county on permits. I'm confused as to why it is so fractured. It seemed to work well when I put in my screened in patio.

Mr. Perry stated I think part of the process, and I'm not positive of this, but it appears that once it has been approved the actual construction might be a little different than what has been approved and there is not a review of the ARB out there to determine if the fence should have been put 10-feet south of the easement area or not.

Mr. Cameron stated there is a big difference with the easements and everything else. I have a 10-foot easement in the back of my lawn because it is for access. I have built on the 10-foot easement, I put in a patio, it came quite a ways from it, I added a bed in the rear and I asked for the bed because it is a major landscape change and I asked for that and I was told I was fine, but if I encroached on the easement I would be responsible for replacing anything that was in that easement. That is what the HOA did for the \$50 I paid. My next-door neighbor had the same 10-foot on his property. When he bought the house, he bought it with the fence put in, a 6-foot vinyl fence put right on the property line, the easement was not in any way adjusted. That was done by the homeowner. The salesperson when I first moved in one of my neighbors had asked if he could go across my property because he was bringing in sod and I said fine, then he had 40-yard dumpster of palmettos taken out of his backyard. Maybe it was in the easement, I don't know, then he put in four pallets of sod. I asked him what are you doing, because I didn't have anything I needed to take out of my backyard and he said Mattamy when they sold me the house told me they were going to clear the palmettos, I got tired of waiting so I'm doing it myself. I know it was an expense for him but I'm sure that is one of the easements you are talking about. We do not control the HOA until 90% of the three CDDs have sold. To me it is Mattamy's problem because that way they can argue the salesperson told them something and Mattamy can live by it. I understand it is an easement that is included in our CDD, but it is really a convoluted situation. I feel it should be policed by the HOA not by the CDD board because they are the ones. What is the \$50 for, to rubber stamp whatever comes before them?

Ms. Gentry stated I can't speak to the HOA process, but I agree it would be beneficial if there were some collaboration and once we get our policy in place we can talk to the HOA about how they refer applications to us.

Mr. Saks asked is it typical for a CDD to have a separate process for this?

Ms. Gentry stated the HOA does not have the authority to grant permission on behalf of the CDD; that can only come from the CDD. It would be great if the HOA would cooperate and route to us any applications that seem to encroach on an easement. I would say it is much better for the resident to identify I'm going into an easement area I need to get permission from the CDD just as I want to put in an improvement, I need to get my permission from the HOA. There can be some cooperation in that process, we can ask the ARB if they are willing to put some language on their forms that says, also if you are within a CDD easement area here is the person to contact to get your permission from the CDD to make sure there is no confusion.

Mr. O'Keefe stated I have an architectural approval letter here and it says, it is your responsibility to obtain any easement, permits, license or approvals, which may be necessary to improve the property in accordance with approved plans. That is what the HOA is putting out when you get an approval.

Ms. Gentry stated that is great, all we are doing now is adding that step for how they go to the CDD to get that approval because it has been handled on a case-by-case basis. As we get more residents it is coming up more and more. It is helpful to have a process.

Mr. Saks asked, we are really talking about pools and fences, right?

Mr. Perry stated no, it can be enhanced landscaping because we have one right now that they want to enhance their landscaping and it is on an easement where there is a pipe and there is a fence that shouldn't be there. These things are starting to pop up more and more. A lot of districts do adopt a policy with a fee so that the district can review that and make a determination if it is reasonable to allow it. We can also do what you are suggesting, basically just say nothing is allowed in those areas at all; we are not going to make any exceptions.

Mr. Cameron stated you have someone who wants to go over a pipe. How did you find out?

Mr. Perry stated they made a request and we reviewed it with the engineer.

Mr. Cameron asked should the HOA be reviewing it? Should we put that on the HOA to review it?

Mr. Perry stated it is on our property.

Mr. Schaublin stated they need to come to the CDD board, it is not a development issue it is a CDD issue. In the case you mentioned Fred, if your neighbor didn't come to us and did it anyway and we had to go through and tear up their yard to do some pipe work, we are not accountable for anything we tear up on our property. They take accountability for that.

Ms. Kilinski stated we are not bringing this policy up for fun, we are bringing this policy up because in the course of the last two or three months staff has received five or six or more requests by homeowners to impact CDD easement areas, including conservation areas where we don't have a whole lot of choice. A conservation easement that says there cannot be impacts made, and if a homeowner makes impacts the Army Corps or the water management district, whoever is the underlying deed holder is going to enforce a fine against the District. They don't care who did the impact. We have been responsible for going after the homeowners and Randy is right, the point is they are going to come to us and ask for these requests. That is happening, that is the good news the HOA is pointing them in our direction and saying part of this is not our authority. The question for us is do you want to hear these at every board meeting, or do you want to have a policy in place and you give staff direction to make decisions between board meetings and not having two or three of these on your work schedule every other month or more. We have gotten a lot of them in the last few months. That is where this is coming from, it is not trying to create a new policy or trying to make things more onerous. We try to keep it from being a board level decision that people have to wait to get direction and process this between meetings.

Mr. Schaublin stated before we can say let's turn it over to staff to make the decision, let's figure out the guidelines on what the staff is using. It is a little unfair we don't know how people are being chosen yes or no unless it would be no out of the gate. I say for the next couple of board meetings bring them to us and we can see what the requests are, understand what people are asking for and the impact is and based on that we will get comfortable enough to turn it over to staff to take on going forward because we better understand what these things are and how they are being handled. At least for a couple months bring them to the board so we understand what they are and what we are dealing with before we turn it over to staff.

Ms. Kilinski stated we will bring back a package to you as well at the board meetings. This is not an infrequent situation in other districts so we do have policies in place that have worked

fairly well over a number of years in other Districts that we can provide to you for some consideration.

Ms. Gentry stated the plan was to bring them at your next meeting, we sent a draft to staff and got feedback about what we may want to do differently here given the parameters of this District.

Mr. Schaublin stated put all the documents in the package between this meeting and the next meeting, so we are prepared.

Mr. Perry stated we have the draft already so we can circulate it after this meeting.

Ms. Gentry stated as a part of that policy you have the option to set a fee to offset some of the staff costs or not it is up to the board whether you want to do that. We will ask you about that at your next meeting as well.

SEVENTH ORDER OF BUSINESS

Ratification of E-Verify Memorandum of Understanding

Ms. Gentry stated effective January 1st there was a change in Florida Statutes that went into effect that requires government entities like the CDD as well as the contractors that they enter into contracts with to be enrolled in the federal E-Verify System to verify work authorization status of any employees. We have circulated some advice to your district manager about language that we are going to be including in your contracts going forward to make sure your contractors are aware of that requirement, and we have recommended that district managers enroll their districts in this E-Verify System to keep us compliant. Jim's office has worked behind the scenes to get the District enrolled in that system. What you see in the agenda package is the standard MOU that the federal government requires to get enrolled in this system. It has been completed and we are asking you to ratify it.

Mr. Schaublin asked are we looking to extend this towards our vendors?

Ms. Gentry stated our contract language that we will be including going forward informs contractors that they are required to be enrolled in this system and the way the statute is worded if we have a good faith belief that they are not complying with the requirements of that statute, we would terminate that contract. If they have been terminated in that manner they would not be eligible for more government work for a certain period of time. We are including that contract language, so they are contractually bound to be enrolled in that system.

On MOTION by Mr. Schaublin seconded by Mr. Baron with all in favor execution of the memorandum of understanding for the E-Verify System was ratified.

EIGHTH ORDER OF BUSINESS**Consideration of Proposals from VerdeGo**

Mr. Perry stated this is a cost share request for landscaping for the Kendall Crossing area. There are two components, one is the Rivers Edge portion, the total was \$9,493.31, and also the cost share report for that additional area that resides in Rivers Edge III Kendall Crossing was for \$24,423.63. These are cost shared between all three districts and I do have the form here that did have the amounts and I think those have been sent to you by separate email. Rivers Edge portion of \$24,423.63 is \$8,177.03.

Mr. Schaublin asked were these budgeted or not budgeted?

Mr. Perry stated these were considered in the budgets.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the proposal from VerdeGo in the annual amount of \$3,178.36 for Rivers Edge and for the Kendall Crossing proposal of \$24,423.63 with Rivers Edge portion of \$8,177.03 was approved.

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

There being none, the next item followed.

B. Engineer

Mr. Stillwell stated I have been working with Zach on a drainage inlet on Waterfront Drive in the Lakes area where there has been erosion behind this curb inlet. I believe it is the underdrain behind the back of curb is failing. My main concern is that someone could step in the hole that is filled in with St. Augustine. I need to get a proposal from Burnham and I would like authorization for a not to exceed amount and I will try to make it significantly less than this. They need to excavate that area, dig down on the underdrain and I think they can do that for under \$3,000 but I wanted to get permission from the board, if possible to move forward with that and get a proposal for less than that.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor staff was authorized to contract for inlet leak repairs on Waterfront Drive in an amount not to exceed \$3,000.

Mr. Stillwell stated just to get it on the record at every meeting, those paths are not intended for golf cart traffic. People in golf carts are going around the water, the sod is soaking wet, they are putting ruts in the sod and those paths are not intended for golf carts.

C. Manager

There being none, the next item followed.

D. General Manager

1. Report

Mr. Jason Davidson gave an overview of the general manager's report, copy of which was included in the agenda package. Mr. Davidson described planned events, including a 5k race planned with the race vendor who has facilitated previous races at the District. Ms. Gentry asked if this race would be handled in the same manner as others under a license agreement. Mr. Davidson responded it would.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the 5K run was approved and District Counsel was authorized to prepare a license agreement for this event.

2. Proposal for Sandblasting Signage at North Lake Play Park

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the proposal from B&S Signs, Inc. to sandblast signage at North Lake Play Park in an amount not to exceed \$2,400 was approved and staff will verify that the letters can be replaced.

3. Proposal for Waterfall Light Replacement at Longleaf Entrance

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the proposal from KAD Electric Company to demo existing lights and replace with new LED top mounted light fixtures in the amount of \$17,890 was approved and District Counsel was authorized to prepare and agreement for this work.

E. Landscape - Report

Mr. Baron stated we have worked hard on this for the past month and irrigation is one of my pet peeves on this board, driving down the cost of what we were projecting. Rob has made great efforts and he has reduced all the pressure heads and all the irrigation under this CDD. You also integrated the IQ Rainbird Systems on eight meters, and we have seen the values in this last month go down and that is positive. You have eight done now. How many more are you going to do?

Mr. Beladi stated I just talked to my tech before this. We have 36 clocks total, we have eight online and he said some are not compatible with the IQ system, but he did say those are 20 zones or less, not a very significant area.

Mr. Baron stated Rob and I have gone out and done a verification on meters with the JEA and I am drafting a letter I would like to send to Lauren to send to JEA. We are finding a number of issues with the meters. We are finding meters that are dead that are not reading but we are getting a bill. We find meters that are incorrect on the meter number that does not correspond to the location per the JEA website. We are finding meters that have come down and we are hunting meters and not finding where they are located. There are meters that have inconsistencies that JEA has to fix, meters are on a recall list that need to be recalled. I don't feel that we are being billed appropriately and I'm working with Jim to see the actual bill so that I have hard facts in the letter to send to JEA. I have another list of meters that we have trouble finding. All of this is driving down to a cost number with the usage of the IQ system and the access of being turned on and off to make sure those meters that have the highest usage we gain the maximum benefit from. Over the last month we saved about \$22,000 and we expect to see that number continue to decrease through this ability. The investment we made is paying dividends and I encourage the board to

get a proposal from Rob to put another seven meters on the IQ system. It will not come out of the budget because we recouped savings last month that can be used to pay for the IQ system in the cards and turn on fee. Eventually we should see a significant budget reduction in reclaimed water.

Ms. Gentry stated if I could revisit your letter, it sounds like you have done a lot of legwork investigating these irrigation issues and pinpointing what they are. We typically recommend that until there is a legal dispute, District Counsel is likely not the best one to send a letter. The board can authorize you to communicate something on behalf of the District or management could collaborate with you on the letter.

Mr. Baron stated I don't mind signing the letter, I just want to route it through legal for a second set of eyes.

Ms. Gentry stated we are happy to do that.

Mr. Baron asked is there any issue with me sending a letter to JEA? Do I have to route it through the members?

Mr. Perry stated I can work with you and it should probably come from me.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Baron stated last meeting we talked about the checks that were part of the overdraft. How does that get back in?

Mr. Perry stated it should be net of the GMS bill.

Mr. Baron stated in the meeting minutes it talks about a solar light system being installed on 13. Do we ever bill the insurance company for something for damage to CDD property from an accident that occurs if we know the cause of that? I never see anything in the minutes that we reclaimed some of the costs that we are authorizing for the repairs from the insurance company or the person who caused the damage.

Mr. Perry stated all the claims are filed and we do process the receipt of those funds that are netted against the repair and replacement account.

Mr. Baron asked is that addressed in any of the meeting minutes?

Mr. Perry responded that is just a standard practice.

Mr. Baron stated if we could occasionally put that on the record for the general population to recognize that we do receive funds back. I assume those funds go back into the fund line that can be used for expenditures.

Mr. Perry stated yes, and we work extensively with Jason and Zach and the insurance company and we try to identify the parties. A lot of time they are not identified.

Mr. Baron asked is it possible to put an amendment on the table to purchase additional trash receptacles for the community that the board can approve and be placed in certain spots?

Mr. Perry responded I would bring that up as an agenda item at the next meeting because it is not only the capital cost of the items you are asking for, but additional staff time.

Mr. O'Keefe stated I continue to hear the golf cart stuff come up and it seems that whatever we are doing is not working in terms of where they should and should not take their carts. I'm proposing to put stencils on the paths themselves to identify pathways where they shouldn't have carts on them. It will be a circle with a line through it to indicate there shouldn't be carts so when folks are approaching that area, they know they shouldn't there. Perhaps that is something that will be more effective. I propose to the board that I get that process going. Can I work with one of the folks from CDD 1 and CDD 2?

Mr. Perry stated that is not a problem.

Mr. Saks stated I can be the main point of contact in terms of driving it forward with Prosser and then they can loop in whoever on the board wants to take over from there.

Mr. Cameron stated I will do that.

Mr. Stillwell stated we will put together a map that shows where you want to have these then get them distributed to the different boards.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the check register net GMS bill of \$500 for NSF charges was approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, March 17, 2021 @ 11:00 a.m. at the RiverTown Amenity Center

Mr. Perry stated the next scheduled meeting is March 17, 2021 at 11:00 a.m.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the meeting adjourned at 12:53 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting
February 28, 2021



Rivers Edge
Community Development District
Combined Balance Sheet
As of February 28, 2021

	Governmental Fund Types				Totals
	General	Debt Service	Capital Projects	Capital Reserve	(Memorandum Only)
<u>Assets:</u>					
Cash	\$236,423	---	---	\$258,116	\$494,539
Investments:					
Custody	\$953,197	---	---	---	\$953,197
Due from Rivers Edge II-Utilities	\$61,895	---	---	---	\$61,895
Due from Rivers Edge II-CS	\$187,789	---	---	---	\$187,789
Due from Rivers Edge III/Mattamy	\$131,662	---	---	---	\$131,662
Due from Developer- Utilities	\$6,877	---	---	---	\$6,877
Due from DS 2018	---	\$858	---	---	\$858
Utilities Deposit	\$7,241	---	---	---	\$7,241
Prepaid Expenses	\$1,023	---	---	---	\$1,023
<u>Series 2016</u>					
Reserve	---	\$215,601	---	---	\$215,601
Revenue	---	\$685,114	---	---	\$685,114
Construction	---	---	\$52	---	\$52
<u>Series 2018</u>					
Reserve	---	\$117,511	---	---	\$117,511
Revenue	---	\$354,953	---	---	\$354,953
Capitalized Interest	---	\$68	---	---	\$68
Construction	---	---	\$3,711	---	\$3,711
<u>Series 2018A-1/2018A-2</u>					
Revenue	---	\$440,616	---	---	\$440,616
Excess Revenue	---	\$35	---	---	\$35
Reserve 2018A-1	---	\$68,918	---	---	\$68,918
Reserve 2018A-2	---	\$89,692	---	---	\$89,692
Prepayment	---	\$11,375	---	---	\$11,375
Total Assets	\$1,586,106	\$1,984,741	\$3,763	\$258,116	\$3,832,725
<u>Liabilities:</u>					
Accounts Payable	\$3,355	---	---	---	\$3,355
Accrued Expenses	\$63,169	---	---	---	\$63,169
Fica Payable	\$92	---	---	---	\$92
Due to DS 2018A	---	\$858	---	---	\$858
Due to DS 2016	---	---	---	---	\$0
<u>Fund Balances:</u>					
Restricted for Debt Service	---	\$1,983,882	---	---	\$1,983,882
Restricted for Capital Projects	---	---	\$3,763	\$258,116	\$261,878
Nonspendable	\$14,504	---	---	---	\$14,504
Unassigned	\$1,504,986	---	---	---	\$1,504,986
Total Liabilities and Fund Equity	\$1,586,106	\$1,984,741	\$3,763	\$258,116	\$3,832,725

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 2/28/21	VARIANCE
		BUDGET 2/28/21		
Assessments - Roll	\$1,186,754	\$1,160,879	\$1,160,879	\$0
Assessments - Direct	\$586,349	\$554,577	\$554,577	\$0
Misc Income/Interest	\$16,000	\$6,667	\$308	(\$6,359)
Rental Revenue	\$11,000	\$4,583	\$3,775	(\$808)
Special Events	\$7,000	\$0	\$0	\$0
Cost Share Landscaping Rivers Edge II	\$549,948	\$183,316	\$183,316	\$0
Cost Share Landscaping Rivers Edge III	\$137,373	\$45,791	\$45,791	\$0
Cost Share Amenity Rivers Edge II	\$13,418	\$85,871	\$85,871	\$0
Cost Share Amenity Rivers Edge III	\$257,613	\$4,473	\$4,473	\$0
Community Garden	\$500	\$208	\$325	\$117
Total Income	\$2,765,955	\$2,046,365	\$2,039,315	(\$7,051)

Expenditures

Administrative

Supervisor Fees	\$11,400	\$4,750	\$4,800	(\$50)
FICA Expense	\$873	\$364	\$367	(\$3)
Engineering (Prosser)	\$15,000	\$6,250	\$2,293	\$3,957
Assessment Roll	\$4,500	\$4,500	\$4,500	\$0
Attorney	\$40,000	\$16,667	\$11,575	\$5,092
Annual Audit	\$5,000	\$2,083	\$0	\$2,083
Trustee Fees	\$11,000	\$11,000	\$10,905	\$95
Dissemination	\$6,100	\$2,542	\$2,542	\$0
Arbitrage	\$1,800	\$1,200	\$1,200	\$0
Management Fees	\$45,000	\$18,750	\$18,750	\$0
Information Technology	\$3,500	\$1,458	\$1,458	(\$0)
Telephone	\$250	\$104	\$199	(\$95)
Postage	\$1,500	\$625	\$808	(\$183)
Printing & Binding	\$2,500	\$1,042	\$907	\$135
Insurance	\$12,800	\$12,800	\$8,757	\$4,043
Legal Advertising	\$2,000	\$833	\$369	\$464
Other Current Charges	\$1,000	\$1,000	\$1,329	(\$329)
Office Supplies	\$200	\$83	\$92	(\$8)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative Expenses	\$164,598	\$86,226	\$71,025	\$15,201
--------------------------------------	------------------	-----------------	-----------------	-----------------

Grounds Maintenance

Field Operations Management	\$31,673	\$13,197	\$13,197	(\$0)
Landscape Maintenance	\$1,201,344	\$500,560	\$491,363	\$9,197
Landscape Reserves	\$30,000	\$25,653	\$25,653	\$0
Irrigation Repairs and Maintenance	\$10,000	\$6,697	\$6,697	\$0
Lakes, Vegetation and Algae Control	\$56,340	\$23,475	\$21,660	\$1,815
Irrigation Water Use	\$375,000	\$156,250	\$105,813	\$50,437
Electric	\$73,000	\$30,417	\$38,147	(\$7,730)
Street Lighting & Signage Repairs and Replacements	\$15,000	\$15,000	\$32,922	(\$17,922)
Street and Drainage Maintenance	\$5,000	\$2,083	\$0	\$2,083
Other Repairs and Maintenance	\$25,000	\$10,417	\$0	\$10,417
General Reserves	\$75,000	\$0	\$0	\$0

Total Grounds Maintenance Expenses	\$1,897,357	\$783,749	\$735,452	\$48,297
---	--------------------	------------------	------------------	-----------------

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

	PRORATED			
	ADOPTED	BUDGET	ACTUAL	
Description	BUDGET	2/28/21	2/28/21	VARIANCE
<u>Amenity Center</u>				
General Manager / Lifestyle Director (Vesta)	\$65,148	\$27,145	\$27,145	(\$0)
Lifeguards (Vesta)	\$32,712	\$0	\$0	\$0
Hospitality Staff (Vesta)	\$64,608	\$26,920	\$26,920	\$0
Security Monitoring	\$3,500	\$1,458	\$1,025	\$433
Security Guards	\$45,000	\$18,750	\$21,635	(\$2,885)
Telephone	\$10,000	\$4,167	\$6,558	(\$2,392)
Insurance	\$42,591	\$42,591	\$42,922	(\$331)
General Facility Maint/Common Grounds Maint (Vesta)	\$42,000	\$17,500	\$17,500	\$0
Pool Maintenance (Vesta)	\$18,225	\$7,594	\$7,594	\$0
Pool Maintenance (Poolsure)	\$13,775	\$5,740	\$4,845	\$895
Pool Chemicals	\$7,000	\$2,917	\$0	\$2,917
Janitorial Services/Supplies	\$16,133	\$6,722	\$6,722	(\$0)
Window Cleaning	\$2,767	\$1,153	\$0	\$1,153
Pressure Washing	\$10,000	\$4,167	\$0	\$4,167
Natural Gas	\$700	\$700	\$781	(\$81)
Electric	\$25,000	\$10,417	\$9,913	\$503
Sewer/Water/Irrigation	\$45,000	\$18,750	\$14,453	\$4,297
Repair and Replacements	\$54,136	\$24,514	\$24,514	\$0
Refuse	\$15,000	\$6,250	\$6,998	(\$748)
Pest Control	\$5,700	\$2,375	\$1,878	\$498
Facility Preventative Maintenance	\$2,680	\$1,117	\$0	\$1,117
Access Cards	\$2,000	\$833	\$0	\$833
License/Permits	\$1,800	\$750	\$310	\$440
Other Current	\$2,500	\$1,042	\$680	\$361
Special Events	\$50,000	\$20,833	\$13,568	\$7,266
Holiday Decorations	\$11,000	\$4,583	\$0	\$4,583
Landscape Replacements	\$750	\$313	\$0	\$313
Office Supplies/Postage	\$2,000	\$833	\$895	(\$61)
Capital Expenditure	\$7,500	\$3,125	\$0	\$3,125
General Reserve	\$104,277	\$0	\$0	\$0
Community Garden	\$500	\$208	\$0	\$208
Total Amenity Center Expenses	\$704,001	\$263,466	\$236,855	\$26,610
Total Expenses	\$2,765,955	\$1,133,441	\$1,043,332	\$90,108
Excess Revenues (Expenditures)	(\$0)		\$995,982	
Fund Balance - Beginning	\$0		\$523,508	
Fund Balance - Ending	(\$0)		\$1,519,490	

Rivers Edge
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/21	ACTUAL 2/28/21	VARIANCE
-------------	-------------------	-------------------------------	-------------------	----------

Revenues:

Assessment - Tax Roll	\$600,371	\$587,282	\$587,282	\$0
Assessment - Direct	\$110,673	\$79,349	\$79,349	\$0
Interest Income	\$5,000	\$2,083	\$69	(\$2,015)

Total Revenues	\$716,044	\$668,714	\$666,699	(\$2,015)
-----------------------	------------------	------------------	------------------	------------------

Expenditures

Series 2016

Interest 11/1	\$259,608	\$259,608	\$259,608	\$0
Special Call 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$259,609	\$0	\$0	\$0
Principal 5/1	\$195,000	\$0	\$0	\$0

Total Expenditures	\$714,216	\$259,608	\$264,608	(\$5,000)
---------------------------	------------------	------------------	------------------	------------------

Excess Revenues (Expenditures)	\$1,828	\$409,106	\$402,092	(\$7,015)
---------------------------------------	----------------	------------------	------------------	------------------

Other Sources (Uses):

Interfund Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

Total Other Sources (Uses)	\$0	\$0	\$0	\$0
-----------------------------------	------------	------------	------------	------------

Net Change in Fund Balance	\$1,828	\$409,106	\$402,092	(\$7,015)
-----------------------------------	----------------	------------------	------------------	------------------

Fund Balance - Beginning	\$281,112	\$498,623		
---------------------------------	------------------	------------------	--	--

Fund Balance - Ending	\$282,940	\$900,714		
------------------------------	------------------	------------------	--	--

Reserve	\$215,601
Interest	\$0
Revenue	\$685,114
	<u>\$900,714</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 2/28/21	VARIANCE
		BUDGET 2/28/21		

Revenues:

Assessment - Direct	\$470,032	\$333,848	\$333,848	\$0
Interest Income	\$5,000	\$2,083	\$43	(\$2,041)

Total Revenues	\$475,032	\$335,931	\$333,891	(\$2,041)
-----------------------	------------------	------------------	------------------	------------------

Expenditures

Series 2018

Interest 11/1	\$180,220	\$180,220	\$180,220	\$0
Interest 5/1	\$180,220	\$0	\$0	\$0
Principal 5/1	\$110,000	\$0	\$0	\$0

Total Expenditures	\$470,440	\$180,220	\$180,220	\$0
---------------------------	------------------	------------------	------------------	------------

Excess Revenues (Expenditures)	\$4,592	\$155,711	\$153,671	(\$2,041)
---------------------------------------	----------------	------------------	------------------	------------------

Other Sources (Uses):

Interfund Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0

Total Other Sources (Uses)	\$0	\$0	\$0	\$0
-----------------------------------	------------	------------	------------	------------

Net Change in Fund Balance	\$4,592	\$155,711	\$153,671	(\$2,041)
-----------------------------------	----------------	------------------	------------------	------------------

Fund Balance - Beginning	\$195,658		\$318,003	
---------------------------------	------------------	--	------------------	--

Fund Balance - Ending	\$200,250		\$471,674	
------------------------------	------------------	--	------------------	--

Reserve	\$117,511
Revenue	\$354,953
Capitalized Interest	\$68
Due to DS 2018A	(\$858)
	<u>\$471,674</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018A-1/2018A-2
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET 2/28/21	ACTUAL 2/28/21	VARIANCE
Revenues:				
Assessment - Tax Roll	\$446,083	\$436,357	\$436,357	\$0
Assessment - Prepayment	\$0	\$0	\$11,140	\$11,140
Interest Income	\$2,500	\$1,042	\$45	(\$997)
Total Revenues	\$448,583	\$437,399	\$447,542	\$10,144
Expenditures				
Series 2018A-1				
Interest 11/1	\$58,173	\$58,173	\$58,173	\$0
Special Call 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest 5/1	\$58,173	\$0	\$0	\$0
Principal 5/1	\$150,000	\$0	\$0	\$0
Series 2018A-2				
Interest 11/1	\$50,625	\$50,625	\$50,625	\$0
Special Call 11/1	\$0	\$0	\$10,000	(\$10,000)
Interest 5/1	\$50,625	\$0	\$0	\$0
Principal 5/1	\$75,000	\$0	\$0	\$0
Total Expenditures	\$442,596	\$108,798	\$133,798	(\$25,000)
Excess Revenues (Expenditures)	\$5,987	\$328,601	\$313,745	\$35,144
Other Sources (Uses):				
Interfund Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources (Uses)	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$5,987	\$328,601	\$313,745	\$35,144
Fund Balance - Beginning	\$139,459		\$297,749	
Fund Balance - Ending	\$145,446		\$611,494	

Revenue	\$440,616
Prepayment	\$35
Prepayment	\$11,375
Reserve 2018A-1	\$68,918
Reserve 2018A-2	\$89,692
Due from DS 2018	\$858
	<u>\$611,494</u>

Rivers Edge
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	SERIES 2016	SERIES 2018
<u>Revenues:</u>		
Interest Income	\$0	\$0
Bond Proceeds	\$0	\$0
Transfer In	\$0	\$0
Total Revenues	\$0	\$0
<u>Expenditures:</u>		
Capital Outlay	\$0	\$0
Cost of Issuance	\$0	\$0
Total Expenditures	\$0	\$0
Excess Revenues (Expenditures)	\$0	\$0
<u>Other Sources & Uses:</u>		
Transfer In	\$0	\$0
Fund Balance - Beginning	\$52	\$3,710
Fund Balance - Ending	\$52	\$3,711

Rivers Edge
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For The Period Ending February 28, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 2/28/21	VARIANCE
		BUDGET 2/28/21		
Revenues:				
Capital Reserve Funding - Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0
Expenditures				
Other Current Charges	\$0	\$0	\$596	(\$596)
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Replacements	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$596	(\$596)
Excess Revenues (Expenditures)	\$0		(\$596)	
Fund Balance - Beginning	\$0		\$258,711	
Fund Balance - Ending	\$0		\$258,116	

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Roll	\$0	\$105,172	\$342,829	\$680,728	\$32,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160,879
Assessments - Direct	\$260,332	\$146,112	\$146,153	\$1,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,577
Misc Income/Interest	\$6	\$230	\$31	\$20	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308
Rental Revenue	\$0	\$1,525	\$650	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,775
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost Share Landscaping Rivers Edge II	\$0	\$0	\$0	\$183,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,316
Cost Share Landscaping Rivers Edge III	\$0	\$0	\$0	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Cost Share Amenity Rivers Edge II	\$0	\$0	\$0	\$85,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,871
Cost Share Amenity Rivers Edge III	\$0	\$0	\$0	\$4,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,473
Community Garden	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
Total Income	\$260,339	\$253,039	\$489,988	#####	\$33,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,039,315
Expenditures													
Administrative													
Supervisor Fees	\$800	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
FICA Expense	\$61	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Engineering (Prosser)	\$1,187	\$1,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,293
Assessment Roll	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Attorney	\$6,373	\$2,929	\$0	\$2,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,575
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$6,878	\$4,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,905
Dissemination	\$508	\$508	\$508	\$508	\$508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,542
Arbitrage	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,750
Information Technology	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458
Telephone	\$0	\$0	\$58	\$52	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Postage	\$159	\$205	\$310	\$29	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$808
Printing & Binding	\$192	\$217	\$127	\$215	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$907
Insurance	\$8,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,757
Legal Advertising	\$235	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369
Other Current Charges	\$245	\$298	\$269	\$358	\$159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,329
Office Supplies	\$14	\$17	\$16	\$20	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$34,725	\$15,159	\$6,408	\$8,573	\$6,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,025

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Grounds Maintenance</u>													
Field Operations Management	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,197
Landscape Maintenance	\$95,315	\$95,315	\$100,244	\$100,244	\$100,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$491,363
Landscape Reserves	\$7,263	\$12,800	\$5,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,653
Irrigation Repairs and Maintenance	\$3,389	\$3,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,697
Lakes, Vegetation and Algae Control	\$4,647	\$5,172	\$2,547	\$6,747	\$2,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,660
Irrigation Water Use	\$33,525	\$24,846	\$23,496	\$13,138	\$10,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,813
Electric	\$7,013	\$8,266	\$7,334	\$7,695	\$7,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,147
Street Lighting & Signage Repairs and Replacements	\$5,450	\$15,480	\$4,689	\$4,670	\$2,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,922
Street and Drainage Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance Expenses	\$159,241	\$167,827	\$146,539	\$135,134	\$126,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735,452
<u>Amenity Center</u>													
General Manager / Lifestyle Director (Vesta)	\$5,429	\$5,429	\$5,429	\$5,429	\$5,429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,145
Lifeguards (Vesta)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hospitality Staff (Vesta)	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,920
Security Monitoring	\$184	\$184	\$289	\$184	\$184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025
Security Guards	\$4,028	\$4,192	\$4,136	\$4,645	\$4,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,635
Telephone	\$1,358	\$1,377	\$1,367	\$1,372	\$1,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,558
Insurance	\$42,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,922
General Facility Maint/Common Grounds Maint (Vesta)	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
Pool Maintenance (Vesta)	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,594
Pool Maintenance (Poolsure)	\$971	\$971	\$971	\$961	\$971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,845
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services/Supplies	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,722
Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas	\$95	\$159	\$210	\$230	\$87	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$781
Electric	\$1,952	\$1,912	\$1,788	\$2,171	\$2,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,913
Sewer/Water/Irrigation	\$4,084	\$2,603	\$3,027	\$2,596	\$2,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,453
Repair and Replacements	\$5,508	\$3,957	\$4,719	\$9,203	\$1,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,514
Refuse	\$1,306	\$2,406	\$0	\$1,204	\$2,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,998
Pest Control	\$475	\$475	\$0	\$429	\$499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,878
Facility Preventative Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
License/Permits	\$0	\$101	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310
Other Current	\$252	\$0	\$200	\$228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Continued</u>													
Special Events	\$19	\$7,000	\$5,240	\$0	\$1,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,568
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Postage	\$251	\$70	\$290	\$284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$895
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenses	\$80,581	\$42,585	\$39,623	\$40,682	\$33,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,855
Total Expenses	\$274,547	\$225,570	\$192,570	\$184,389	\$166,257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,043,332
Excess Revenues/Expenses	(\$14,208)	\$27,469	\$297,418	\$817,789	(\$132,486)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$995,982

River's Edge

Community Development District

Long Term Debt Report

Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2046
Reserve Fund Definition:	30% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$213,593
Reserve Fund Balance:	\$215,601
Bonds outstanding - 10/19/16	\$10,765,000
Less: May 1, 2017 (Mandatory)	(\$160,000)
Less: May 1, 2018 (Mandatory)	(\$170,000)
Less: May 1, 2019 (Mandatory)	(\$175,000)
Less: May 1, 2019 (Optional)	(\$5,000)
Less: November 1, 2019 (Optional)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$185,000)
Less: May 1, 2020 (Optional)	(\$15,000)
Less: November 1, 2020 (Optional)	(\$5,000)
Current Bonds Outstanding	\$10,045,000

Series 2018 Capital Improvement Revenue Bonds	
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$117,511
Reserve Fund Balance:	\$117,511
Bonds outstanding - 9/30/18	\$7,050,000
Less: May 1, 2020 (Mandatory)	(\$105,000)
Current Bonds Outstanding	\$6,945,000

Series 2018A-1 Capital Improvement Revenue Refunding Bonds	
Interest Rate:	2.9%-3.75%
Maturity Date:	5/1/2038
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$68,919
Reserve Fund Balance:	\$68,918
Bonds outstanding - 9/30/18	\$3,940,000
Less: May 1, 2019 (Mandatory)	(\$150,000)
Less: May 1, 2019 (Optional)	(\$65,000)
Less: November 1, 2019 (Optional)	(\$25,000)
Less: May 1, 2020 (Mandatory)	(\$150,000)
Less: May 1, 2020 (Optional)	(\$10,000)
Less: November 1, 2020 (Optional)	(\$15,000)
Current Bonds Outstanding	\$3,525,000

River's Edge
Community Development District
Long Term Debt Report

Series 2018A-2 Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.375%-5%
Maturity Date:	5/1/2038
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$89,125
Reserve Fund Balance:	\$89,692
Bonds outstanding - 9/30/18	\$2,335,000
Less: May 1, 2019 (Mandatory)	(\$75,000)
Less: May 1, 2019 (Optional)	(\$40,000)
Less: November 1, 2019 (Optional)	(\$20,000)
Less: May 1, 2020 (Mandatory)	(\$75,000)
Less: May 1, 2020 (Optional)	(\$10,000)
Less: November 1, 2020 (Optional)	(\$10,000)
Current Bonds Outstanding	\$2,105,000

C.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2021 ASSESSMENTS
10/1/20 - 9/30/21

ASSESSED TO	# UNITS	ASSESSED				
		SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY21 O&M	TOTAL NVOICED NET
MATTAMY - BULK (1)	464	-	110,672.61	431,504.92	540,008.17	1,082,185.70
RESIDENTS	28	-	-	30,272.53	29,933.18	60,205.71
TOTAL DIRECT BILLS	492	-	110,672.61	461,777.45	569,941.35	1,142,391.41
NET REVENUE TAX ROLL	1,038	446,082.52	600,371.44	-	1,186,753.66	2,233,207.61
TOTAL REVENUE	1,530	446,082.52	711,044.05	461,777.45	1,756,695.01	3,375,599.02

RECEIVED					
SERIES 2018A1-2 DEBT PAID	SERIES 2016 DEBT PAID	SERIES 2018 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	79,348.89	319,716.13	540,008.17	939,073.19	143,112.51
-	-	14,131.76	13,973.51	28,105.27	32,100.44
-	79,348.89	333,847.89	553,981.68	967,178.46	175,212.95
436,356.73	587,281.75	-	1,160,879.27	2,184,517.75	48,689.86
436,356.73	666,630.64	333,847.89	1,714,860.95	3,151,696.21	223,902.81

DIRECT BILL PERCENT COLLECTED	0.00%	71.70%	72.30%	97.20%	84.66%
TAX ROLL PERCENT COLLECTED	97.82%	97.82%	0.00%	97.82%	97.82%
TOTAL PERCENT COLLECTED	97.82%	93.75%	72.30%	97.62%	93.37%

(1) Developer is on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2020, 25% due February 1, 2021 and 25% due May 1, 2021
Operations and maintenance assessments – 50% on October 31, 2020, 25% on November 30, 2020 and 25% on December 31, 2020

SUMMARY OF TAX ROLL RECEIPTS						
ST JOHNS COUNT DIST.	DATE	AMOUNT	SERIES 2018A1-2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M
1	11/2/2020	2,535.13	506.39	681.54	-	1,347.20
2	11/12/2020	61,253.87	12,235.44	16,467.38	-	32,551.05
3	11/24/2020	134,122.05	26,790.84	36,057.13	-	71,274.09
4	12/3/2020	299,160.79	59,757.27	80,425.84	-	158,977.68
5	12/16/2020	345,967.44	69,106.89	93,009.25	-	183,851.30
6	1/7/2021	1,280,894.54	255,858.28	344,353.34	-	680,682.92
INTEREST	1/19/2021	84.75	16.93	22.78	-	45.04
7	2/22/2021	60,499.17	12,084.69	16,264.49	-	32,149.99
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,184,517.74	436,356.73	587,281.75	-	1,160,879.27

D.

Rivers Edge

Community Development District

Check Run Summary February 28, 2021

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	2/23/21	50468-50472	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	2/9/21	4343-4362	\$ 191,776.46
	2/11/21	4363	\$ 929.00
	2/25/21	4364-4377	\$ 9,298.93
Sub-Total			\$ 202,004.39
Capital Fund			
<i>Accounts Payable</i>			
Sub-Total			\$ -
Total			\$ 202,927.89

*Fedex invoices are provided upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50468	18	AHMED M MCINTYRE	184.70	2/23/2021
50469	20	ERICK L SAKS	184.70	2/23/2021
50470	21	FREDERICK T BARON	184.70	2/23/2021
50471	19	RANDY L SCHAUBLIN	184.70	2/23/2021
50472	22	ROBERT L CAMERON	184.70	2/23/2021

TOTAL FOR REGISTER 923.50

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet


District Name: Rivers Edge CDD

Board Meeting Date: February 17, 2021

	Name	In Attendance	Fee
1	Fred Baron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
2	Mac McIntyre <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Robert Cameron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Erick Saks <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Randy Shaublin <i>Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

2/27/21
Date

PLEASE RETURN COMPLETED FORM TO HANNAH SMITH

*** CHECK DATES 02/01/2021 - 02/28/2021 ***
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/09/21	00077	2/04/21 29699	202101 320-57200-46800	JAN STORMWATER INSPECTION	*	2,100.00	
				AEROSTARSES LLC			2,100.00 004343
2/09/21	00246	1/29/21 2021-409	202101 330-57200-45700	PLUMBING REPAIR	*	530.75	
				ALDRIDGE & SONS PLUMBING			530.75 004344
2/09/21	00020	2/01/21 40863	202102 320-57200-46800	FEB LAKE MAINTENANCE	*	2,547.00	
				CHARLES AQUATICS, INC			2,547.00 004345
2/09/21	00103	1/31/21 14845635	202101 330-57200-50000	5G SPRING WATER X5	*	60.83	
		1/31/21 14845635	202101 330-57200-50000	5G SPRING WATER X12	*	161.88	
		1/31/21 14845635	202101 330-57200-50000	HOT AND COLD COOLER RENT	*	4.99	
				CRYSTAL SPRINGS			227.70 004346
2/09/21	00071	1/26/21 23461632	202101 330-57200-34510	1/11/21-1/24/21 SECURITY	*	2,003.68	
		1/26/21 23461632	202101 330-57200-34510	MILEAGE	*	320.34	
				GIDDENS SECURITY CORPORATION			2,324.02 004347
2/09/21	00003	2/01/21 221	202102 310-51300-34000	FEB MANAGEMENT FEES	*	3,750.00	
		2/01/21 221	202102 310-51300-35100	FEB INFORMATION TECH	*	291.67	
		2/01/21 221	202102 310-51300-32400	FEB DISSEMINATION SERVICE	*	508.33	
		2/01/21 221	202102 310-51300-51000	OFFICE SUPPLIES	*	25.45	
		2/01/21 221	202102 310-51300-42000	POSTAGE	*	30.08	
		2/01/21 221	202102 310-51300-42500	COPIES	*	155.25	
		2/01/21 221	202102 310-51300-41000	TELEPHONE	*	89.03	
				GOVERNMENTAL MANAGEMENT SERVICES			4,849.81 004348
2/09/21	00278	2/01/21 415063	202102 330-57200-45700	MAINTENANCE SUPPLIES	*	19.86	
				HAGAN ACE HARDWARE OF MANDARIN			19.86 004349
				REDG RIVERS EDGE HSMITH			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN	3/10/21	PAGE	2
*** CHECK DATES 02/01/2021 - 02/28/2021 ***		RIVERS EDGE - GENERAL						BANK A RIVERS EDGE GENERAL			
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #			
2/09/21	00278	2/02/21 415070	202102 330-57200-45700	MAINTENANCE SUPPLIES	*	29.95					
HAGAN ACE HARDWARE OF MANDARIN							29.95	004350			
2/09/21	00278	2/08/21 415119	202102 330-57200-45700	MAINTENANCE SUPPLIES	*	49.97					
HAGAN ACE HARDWARE OF MANDARIN							49.97	004351			
2/09/21	00277	2/04/21 8375055	202102 330-57200-45700	JANITORIAL SUPPLIES	*	361.69					
IMPERIAL DADE							361.69	004352			
2/09/21	00256	1/08/21 4391	202101 320-57200-46500	REPLACED PHOTOCCELL	*	190.00					
KAD ELECTRIC COMPANY							190.00	004353			
2/09/21	00073	2/01/21 13129559	202102 330-57200-45200	FEB POOL CHEMICALS	*	970.93					
POOLSURE							970.93	004354			
2/09/21	00074	1/16/21 687-1114	202102 330-57200-45800	FEB REFUSE - PARK	*	600.22					
REPUBLIC SERVICES #687							600.22	004355			
2/09/21	00074	1/16/21 687-1114	202102 330-57200-45800	FEB REFUSE - CLUBHOUSE	*	631.83					
REPUBLIC SERVICES #687							631.83	004356			
2/09/21	00100	1/01/21 739762	202101 300-15500-10100	2021 MUSIC LICENSE	*	306.00					
SESAC							306.00	004357			
2/09/21	00058	2/01/21 2554	202102 330-57200-34500	FEB CLUBHOUSE MONITOR	*	117.50					
		2/01/21 2554	202102 330-57200-34500	FEB FITNESS CNTR MONITOR	*	27.50					
		2/01/21 2554	202102 330-57200-34500	FEB PARK MONITOR	*	39.00					
SONITROL OF NORTH CENTRAL FLORIDA							184.00	004358			
2/09/21	00237	2/01/21 0202A	202102 320-57200-46100	FEB LANDSCAPE MAINTENANCE	*	100,244.25					
VERDEGO							100,244.25	004359			
2/09/21	00237	12/01/21 4277AB	202012 320-57200-46100	DEC LANDSCAPE MAINT BALNC	*	55,562.89					
VERDEGO							55,562.89	004360			
REDG RIVERS EDGE HSMITH											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/09/21	00155	2/01/21 379258	202102 330-57200-34000 FEB GEN/LIFESTYLE MANAGER		*	5,428.96	
		2/01/21 379258	202102 320-57200-46001 FEB FIELD OPS MANAGER		*	2,639.38	
		2/01/21 379258	202102 330-57200-34200 FEB HOSPITALITY STAFF		*	5,383.99	
		2/01/21 379258	202102 330-57200-45200 FEB POOL MAINTENANCE		*	1,518.74	
		2/01/21 379258	202102 330-57200-46300 FEB JANITORIAL MAINT		*	1,344.38	
		2/01/21 379258	202102 330-57200-45100 FEB COMMON GROUNDS MAINT		*	3,500.00	
VESTA PROPERTY SERVICES, INC.						19,815.45	004361
2/09/21	00255	2/03/21 6395	202102 330-57200-45700 DISINFECTING GYM WIPES		*	230.14	
WIPES.COM						230.14	004362
2/11/21	00289	1/22/21 30	202102 320-57200-49400 2 HOUR WINE TASTING EVENT		*	929.00	
THE WINE GUYS OF FLORIDA LCC						929.00	004363
2/25/21	00152	2/17/21 50520383	202102 330-57200-45700 FIRST AID SUPPLIES		*	195.56	
CINTAS CORPORATION						195.56	004364
2/25/21	00105	1/07/21 B001066	202101 330-57200-45700 FITNESS EQUIPMENT REPAIR		*	345.00	
COMMERCIAL FITNESS						345.00	004365
2/25/21	00001	2/16/21 72797330	202102 310-51300-42000 FEB FEDEX POSTAGE		*	74.96	
FEDEX						74.96	004366
2/25/21	00071	2/09/21 23461756	202102 330-57200-34510 1/25/21-2/7/21 SECURITY		*	2,003.68	
		2/09/21 23461756	202102 330-57200-34510 MILEAGE		*	318.63	
GIDDENS SECURITY CORPORATION						2,322.31	004367
2/25/21	00277	2/23/21 8464426	202102 330-57200-45700 JANITORIAL SUPPLIES		*	238.96	
IMPERIAL DADE						238.96	004368
2/25/21	00256	2/13/21 4415	202102 320-57200-46500 STREET LIGHT REPAIR		*	2,634.00	
KAD ELECTRIC COMPANY						2,634.00	004369
REDG RIVERS EDGE HSMITH							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/21	00127	2/05/21 122009	202102 320-57200-49400		*	379.00	
		EVENT 2/27/21					
				PROGRESSIVE ENTERTAINMENT			379.00 004370
2/25/21	00069	2/09/21 02092021	202101 330-57200-45400		*	86.52	
		JAN GAS					
				TECO PEOPLES GAS			86.52 004371
2/25/21	00156	2/17/21 7263966	202102 330-57200-45900		*	315.00	
		FEB PEST CONTROL					
				TURNER PEST CONTROL			315.00 004372
2/25/21	00156	2/22/21 7262583	202102 330-57200-45900		*	183.75	
		FEB PEST CONTROL					
				TURNER PEST CONTROL			183.75 004373
2/25/21	00271	1/31/21 27526	202101 330-57200-45700		*	357.96	
		SITE ASSESSMENT					
				VAK PAK INC			357.96 004374
2/25/21	00271	1/31/21 27527	202101 330-57200-45700		*	395.37	
		POOL REPAIR					
				VAK PAK INC			395.37 004375
2/25/21	00155	1/31/21 379852	202101 330-57200-51000		*	248.53	
		OFFICE SUPPLIES					
		1/31/21 379852	202101 330-57200-45700		*	8.51	
		PROTECTION PLAN FOR TV					
		1/31/21 379852	202101 330-57200-45700		*	136.32	
		NEW SECURITY TV					
		1/31/21 379852	202101 330-57200-45700		*	12.75	
		JANITORIAL SUPPLIES					
		1/31/21 379852	202101 330-57200-51000		*	35.00	
		E-BLAST					
		1/31/21 379852	202101 330-57200-45700		*	62.00	
		GAS FOR TRUCK					
		1/31/21 379852	202101 330-57200-45700		*	50.20	
		CLEANER/GRILL BRUSH					
		1/31/21 379852	202101 330-57200-45700		*	87.11	
		LIGHT BULBS/BASKETBALL NT					
		1/31/21 379852	202101 330-57200-45700		*	72.56	
		GAS FOR TRUCK					
		1/31/21 379852	202101 330-57200-45700		*	19.25	
		PHOTOCELL REPLACEMENT					
		1/31/21 379852	202101 330-57200-45700		*	40.51	
		PAD LOCK FOR DUMPSTER					

REDG RIVERS EDGE HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/31/21 379852	202101 330-57200-45700		*	866.42	
		NEW PRESSURE WASHER					
				VESTA PROPERTY SERVICES, INC.			1,639.16 004376

2/25/21 00175		2/19/21 2021-07	202102 310-51300-49000		*	131.38	
		2020 GENERAL ELECTION FEE					
				VICKY OAKES SUPERVISOR OF ELECTIONS			131.38 004377

				TOTAL FOR BANK A		202,004.39	
				TOTAL FOR REGISTER		202,004.39	



Aerostar SES_{LLC}

February 4, 2021
Invoice No. 29699
Project No. M3001.0147.13

Mr. David Provost
Rivers Edge CDD
NE Regional Office
4500 SR 13
St. Johns, Florida 32259

**RE: Stormwater Inspection Services – January 2021
Rivertown
St. Johns County, Florida**




Lump Sum Services

4 Routine Inspections @ \$525.00/week \$2,100.00

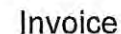
Total Amount Due \$2,100.00

1-32-572.468
77

Approved by Project Manager: 

THANK YOU FOR YOUR BUSINESS!

TERMS: Total amount due on receipt of invoice. A finance charge equal to 18% per annum (1.5% per month) will be added to all balances over 30 days with a minimum late charge of \$15.00.



Date	Invoice #
1/29/2021	2021-40971

Phone: 904-287-3855 * Fax 904-268-3230

Bill To
RECCD 475 West Town place Suite 114 St Augustine Fl, 32092

Job Location
River Town 140 Landing St St Johns, FL 32259

Description		Amount
<p>When toilet flushes sink starts leaking from faucet and loud hammering All Zurn cartridges need to be replaced and women's lavatory needs the supply lines replaced upon return Will return to complete this and after River Town discovers where shut off is</p>		175.00
<p>DOS: 1/26/21 Ticket: Return with Zurn cartridges and women's supply lines Backflow near traffic, circle shut off. replaced hot/cold Zurn cartridges in men's and women's restrooms. Leak under women's lavatory fixed with new poly supply lines. Angle stop in men's room replaced Water turned on and as of now no leaks, no noise or vibration. All fixtures functioning normally at this time</p>		355.75
<p><i>Sink Repair at Bathroom at RiverFront Park (RECORD)</i></p> <div style="border: 1px solid blue; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED JAN 29 2021 By _____</p> </div>		<p>1.33.572.457 246</p>
Technician	EH	Thank you for your business, Dawn
		Total
		\$530.75

All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256

904-997-0044

Invoice

Date	Invoice #
2/1/2021	40863

Bill To
Rivers Edge Community Development Distric 475 West Town Place, Suite 114 St. Augustine, FL 32092

Due Date
3/3/2021



1-32-572-468
20

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 24 Ponds at River Town and 7 Ponds at CR244 Monthly Pond Services For [REDACTED] (RECD 1) [Signature]	2,547.00	2,547.00
It is a pleasure doing business with you!		Balance Due	\$2,547.00

Upcoming Delivery Dates

Delivery Calendars are available for each of
your Ship-To Locations by accessing your self-
service account online at selfserve.water.com.



We Deliver!

Bottled Water * Filtration * Coffee



A new year. A fresh start. Start the year right
with our convenient .5L refreshing bottled water.
Add a case or two to your next delivery!

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

RECDD I Gym Water
Approved; Jason Davidson

Invoice Date: 01-31-21
Invoice #: 14845635 013121
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
01-15-21		Previous Balance			68.69
		Payment - Thank You			-68.69
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			192.71
		Total Products and Other Charges			192.71

Summary continued on next page...



1-33-572-50
103

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.

Previous Balance
\$68.69

Payment
\$68.69



Total New Charges
\$227.70



Pay This Amount
\$227.70

30356-P-0040

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to www.water.com



6750 Discovery Blvd.
Mableton, GA 30126

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 02-23-21
Total Amount Due: \$227.70

☐ Check here and see reverse for
address and phone corrections.

\$

|||||
RIVERTOWN FITNESS CENTER
DENISE POWERS
475 W TOWN PL
STE 114
ST AUGUSTINE, FL 32092

✉ Mail Remittance With Payment To: ✉

|||||
CRYSTAL SPRINGS
PO BOX 660579
DALLAS, TX 75266-0579

1000

Invoice #:14845625 012121

Date	Détails	Qty.	Each	Amount
	Rental			0.00
	Ship To Reference # 14845634			4.99
	Ship To Reference # 15261387			4.99
	Total Rental			
	Deposits			0.00
	Ship To Reference # 14845634			30.00
	Ship To Reference # 15261387			30.00
	Total Deposits			
	Total New Charges:			227.70

Invoice #:14845635 013121

Page 3 of 5

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
01-11-21	T210116970063			
	CRYSTAL SPRINGS 5G SPRING WATER	5	10.99	54.95
	5.0 GALLON BOTTLE DEPOSIT	5	6.00	30.00
	5.0 GALLON BOTTLE RETURN	-5	6.00	-30.00
	ENERGY SURCHARGE	1	5.88	5.88
	Sales Tax			0.00
	Total			60.83
	Rec'd By:			
01-25-21	T210256970060			
	CRYSTAL SPRINGS 5G SPRING WATER	12	10.99	131.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-7	6.00	-42.00
	Sales Tax			0.00
	Total			161.88
	Rec'd By:			
	R2102912623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			227.70

How to Read Your Bill

Delivery Calendar:
Your scheduled deliveries for the next three months.

Customer Account Number:
For prompt service, please use this number when referring to your account.

Summary:
Previous balance and posted payments since last bill.

Total New Charges:
This information provides totals for various products and transactions.

Important Monthly Message

WATER DELIVERY SCHEDULE		Upcoming Delivery Dates	
Next Delivery	Thursday 12/1	Following Delivery	Thursday 12/8
Next Delivery	Thursday 12/1	Following Delivery	Thursday 12/8

Customer Account Information		Billing Information	
Customer Name	JOHN SMITH	Invoice Date	10/28/10
Customer Address	1234 Main St. Anytown, CA 90001	Invoice #	10000000000000000000
Customer Phone	(555) 123-4567	Payment Due Date	11/08/10
Customer Email	john.smith@anytown.com	Payment Due Time	5:00 PM

Summary of Charges		Total	
Previous Balance	\$10.00	Previous Balance	\$10.00
Payments Since Last Bill	-\$5.00	Payments Since Last Bill	-\$5.00
Current Charges	\$15.00	Current Charges	\$15.00
Total Due	\$10.00	Total Due	\$10.00

Important Monthly Message	
<p>Important Monthly Promotions: Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.</p> <p>Bottle Deposits: Highlights bottle deposits and returns.</p> <p>Easy to Pay: Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments</p> <p>Mail Remittance With Payment To: Please detach remittance and mail using business envelope provided.</p>	

Important Monthly Promotions:
Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.

Bottle Deposits:
Highlights bottle deposits and returns.

Easy to Pay:
Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments

Mail Remittance With Payment To:
Please detach remittance and mail using business envelope provided.

Billing Rights Summary

In case of Errors or Questions About Your Bill:
If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas, TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
- Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at:
P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms.

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA). For further information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

State

Zip Code

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

- ✓ Detach this remittance and return with your payment.
- ✓ Write the complete account number on your check.
- ✓ Mail remittance and payment using the enclosed envelope.

GIDDENS SECURITY CORPORATION

Lic# B0001267
528 S. Edgewood Ave. Suite 1
JACKSONVILLE, FL 32205


Invoice

Date	Invoice #
1/26/2021	23461632

Bill To Rivers Edge CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092
--

1-33-572-34510
71

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
112	Security Service 1/11/2021-1/24/2021	17.89	2,003.68
562	Mileage	0.57	320.34
			

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akoon@giddenssecurity.com

Total \$2,324.02

Giddens Security Corporation

Weekly Assignment Calendar by Location - Sorted by Shift Code

Rivertown

Monday, January 11, 2021		Tuesday, January 12, 2021	
■ HOLD OVER-Rivertown: 12:00AM-5:00AM Rhodes, John	5.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00		
Wednesday, January 13, 2021		Thursday, January 14, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, January 15, 2021		Saturday, January 16, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, January 17, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

Location: Rivertown
Address: 39 Riverwalk Blvd.
 St. Johns FL

Total Weekly Hours: 56.0
Guard: 521-1281 (guard)
Emergency Contact: Eric Lowrie

Notes:

Work:
Home:

Giddens Security Corporation

Weekly Assignment Calendar by Location - Sorted by Shift Code

Rivertown

Monday, January 18, 2021		Tuesday, January 19, 2021	
■ HOLD OVER-Rivertown: 12:00AM-5:00AM Rhodes, John	5.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00		
Wednesday, January 20, 2021		Thursday, January 21, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, January 22, 2021		Saturday, January 23, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, January 24, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

Location: Rivertown
Address: 39 Riverwalk Blvd.
 St. Johns FL

Total Weekly Hours: 56.0
Guard: 521-1281 (guard)
Emergency Contact: Eric Lowrie

Notes:

Work:
Home:

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 221**Invoice Date:** 2/1/21**Due Date:** 2/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2021 1-31-513-34		3,750.00	3,750.00
Information Technology - February 2021 1-31-513-351		291.67	291.67
Dissemination Agent Services - February 2021 1-31-513-324		508.33	508.33
Office Supplies 1-31-513-51		25.45	25.45
Postage 1-31-513-42		30.08	30.08
Copies 1-31-513-425		155.25	155.25
Telephone 1-31-513-41	3	89.03	89.03
<div data-bbox="391 1140 709 1354"><div>RECEIVED</div><div>FEB 02 2021</div><div>By _____</div></div>			

Total \$4,849.81**Payments/Credits** \$0.00**Balance Due** \$4,849.81

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782
 12501 SAN JOSE BLVD
 JACKSONVILLE, FL 32223

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	JOB NO: 000	PURCHASE ORDER: 2121	REFERENCE: PO # 2121	TERMS: NET 15TH	CLERK: JT3	DATE/TIME: 2/1/21 1:14
---------------------	-------------	----------------------	----------------------	-----------------	------------	------------------------

SOLD TO: RIVERS EDGE CDD
 475 WEST TOWN PLACE
 SUITE 114
 ST AUGUSTINE FL 32092

TERMINAL: 604

SALESPERSON: 35 B2B CUSTOMER SALES - M
 TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 415063/3

REWARD NO: 19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
12	12	EA	4268017	PIPE STRAP 1-1/4 IN		12	0.89	/EA	10.68 N
2	2	EA	1395540	SPRYPNT 2X S-G BLACK		2	4.59	/EA	9.18 N

REPRINT



** AMOUNT CHARGED TO STORE ACCOUNT **

19.86

TAXABLE	0.00
NON-TAXABLE	19.86
SUB-TOTAL	19.86
TAX AMOUNT	0.00
TOTAL AMOUNT	19.86

1-33-572-457
 278

(DAVIDSON, ZACHARY)

[Signature]
 Received By

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782
12501 SAN JOSE BLVD
JACKSONVILLE, FL 32223

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE/TIME:
365050	000	02012021	PO # 02012021	NET 15TH	AM3	2/2/21 1:55

TERMINAL: 604

SHIP TO:

SOLD TO:
RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092

SALESPERSON: 35 B2B CUSTOMER SALES - M
TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 415070/3

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
2	2	EA	17835	PAINTBRSH TRIM POLY 2in		2	4.59	/EA	9.18 N
1	1	EA	17833	PAINTBRSH TRIM 1"POLY		1	2.79	/EA	2.79 N
1	1	EA	1010354	TAPE MASK2"X60YD 3M		1	7.99	/EA	7.99 N
1	1	EA	3929098	BULB LED A19 DAY 10W 10PK		1	9.99	/EA	9.99 SN

REPRINT



** AMOUNT CHARGED TO STORE ACCOUNT **

29.95

TAXABLE
NON-TAXABLE
SUB-TOTAL

0.00
29.95
29.95

TAX AMOUNT
TOTAL AMOUNT

0.00
29.95

1-33-572-457
278

(DAVIDSON, ZACHARY)

Received By

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782
 12501 SAN JOSE BLVD
 JACKSONVILLE, FL 32223

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	JOB NO: 000	PURCHASE ORDER: 282021	REFERENCE: PO # 282021	TERMS: NET 15TH	CLERK: BMF3	DATE / TIME: 2/8/21 2:25
---------------------	-------------	------------------------	------------------------	-----------------	-------------	--------------------------

SOLD TO:
 RIVERS EDGE CDD
 475 WEST TOWN PLACE
 SUITE 114
 ST AUGUSTINE FL 32092

SHIP TO:

TERMINAL: 604

SALESPERSON: 35 B2B CUSTOMER SALES - M
 TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 415119/3

REWARD NO: 19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
1	1	EA	3532702	GFCI ST RECEPT 15A IV		1	19.99	/EA	19.99 N
2	2	EA	5094172	PADLOCK 1-3/16" BRASS		2	14.99	/EA	29.98 N

REPRINT



** AMOUNT CHARGED TO STORE ACCOUNT **

TAXABLE	0.00
NON-TAXABLE	49.97
SUB-TOTAL	49.97
TAX AMOUNT	0.00
TOTAL AMOUNT	49.97

1.33 · 572.457
 278

Received By

(DAVIDSON, ZACHARY)



TEL: 201-437-7440
TOLL FREE: 877-477-7IBP
FAX: 201-437-7442

INVOICE

255 ROUTE 1 and 9
JERSEY CITY NJ 07306



SOLD TO

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ATTN:DANIEL LAUGHLIN
ST AUGUSTINE, FL 32092

INVOICE NO.	INVOICE DATE	ORDER NO.	ORDER DATE
8375055	2/04/21	8327438-000	2/04/21
CUST NO.	SALES REP.	TRUCK	STOP
E541625	1541	TRK176658	17
CUSTOMER PO	RESALE #	PAGE	
	858013711680C2	1 of 1	

REMIT TO: Imperial Bag & Paper Co. LLC
PO BOX 27305
New York, NY 10087-7305

SHIP TO

RIVERS EDGE CDD I
RIVERS EDGE CDD
140 LANDING ST
ATTN:JASON DAVIDSON
ST JOHNS, FL 32259

Special Instructions:

DRIVER	TELEPHONE NO.	SHIP VIA	TERMS				
X14		OUR TRUCK	Net 30				
QUANTITY SHIPPED	QUANTITY BACKORDERED	U/M	ITEM NO. / DESCRIPTION	PACK	PRICE	AMOUNT	TAX
1.00	.00	CS	BMETPOL16 VB METAL POLISH AERO	12	77.39	77.39	
			UN1950, AEROSOLS, FLAMMABLE, 2.1				
			Hazardous Material Weight: 16.4000				
2.00	.00	CS	CR3858BL17100 38X58 BLK 1.7 MIL	100	37.31	74.62	
1.00	.00	CS	HB1990A TORK PERFORATED ROLL TOWELS	30	28.94	28.94	
3.00	.00	CS	HDPGLV10 HDPGLV10 PUPPY GLOVE DOG POOP	2000	49.98	149.94	
2.00	.00	CS	2433BL15100 2433-100 24X33 BLK CAN LINER	100	15.40	30.80	

RECDD I Janitorial Supplies
Approved; Jason Davidson

Jason Davidson

1-33-572-457
277



REC'D BY

A SERVICE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL
BE ASSESSED ON INVOICES REMAINING UNPAID AFTER 60 DAYS.
USE OF CREDIT CARD IS SUBJECT TO A 1% CONVENIENCE FEE
FOR TOTAL CHARGE.

UNITS 9.0000

WEIGHT 83.9200

CUBE 6.0474

Total Hazardous Weight: 16.4000
CHEMICAL EMERGENCY HOTLINE NUMBER IS 1-800-255-3924

PCS

RET

SUBTOTAL

361.69

SUBTOTAL

361.69

BALANCE DUE

361.69



ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
1/8/2021	4391

BILL TO				
Rivers Edge CDD 475 W. Town Place St. Augustine FL 32092				
		P.O. NO.	TERMS	JOB
			Due on receipt	20-979
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	<p>Rivertown Welcome Center</p> <p>and material. Replaced photocell feeding the light poles on the sidewall going to the 2nd set of model homes behind the Welcome Center.</p> <p>RECDD I Repair and Replacement Approved; Jason Davidson</p> <p><i>Jason Davidson</i></p> <p><i>1-32-572-465</i></p> <p>RECEIVED JAN 13 2021 By _____</p> <p><i>* Work performed on CDD Property near the Welcome Center</i></p>	190.00	190.00
Thank you for your business. We appreciate it very much.			Total	\$190.00
			Payments/Credits	\$0.00
Phone #	Fax #	E-mail	Balance Due	\$190.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date

2/1/2021

Invoice #

131295597620

Terms	Net 20
Due Date	2/21/2021
PO #	

Bill To		Ship To		
Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092		River Town CDD 39 Riverwalk Blvd Saint Johns FL 32259		
Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	920.93
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00



A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total Amount Due 970.93
\$970.93

1-33-572-452

Remittance Slip

Customer
13RIV125
Invoice #
131295597620

Amount Due \$970.93
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372





445 Republic Dr
St Augustine FL 32095-860404

Customer Service (904) 825-0991
RepublicServices.com/Support

Important Information

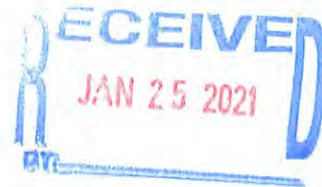
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0687-0002582
Invoice Number 0687-001114098
Invoice Date January 16, 2021
Past Due on 01/16/21 \$586.54
Payments/Adjustments \$0.00
Current Invoice Charges \$600.22

Total Amount Due \$1,186.76	Payment Due Date Past Due
--	--

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Riverfront Park 88 River Front Trl PO Y Saint Johns, FL Contract: 9687022 (C51) 1 Waste Container 6 Cu Yd, 1 Lift Per Week Pickup Service 02/01-02/28 Container Refresh 02/01-02/28		1.0000	\$419.07 \$9.00	\$419.07 \$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$129.61
Total Franchise - Local				\$27.79
Late Fee 01/16				\$8.80
CURRENT INVOICE CHARGES, Due by February 05, 2021				\$600.22



1.33.572.458
74

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



Past Due	30 Days	60 Days	90+ Days
	\$586.54	\$0.00	\$0.00



445 Republic Dr
St Augustine FL 32095-860404

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

Total Amount Due \$1,186.76
Payment Due Date Past Due
Account Number 3-0687-0002582
Invoice Number 0687-001114098

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



00043751
M101

RIVERS EDGE CDD
DAVID PROVOST
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3649



REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687000258200000011140980000600220001186767



445 Republic Dr
St Augustine FL 32095-860404

Customer Service (904) 825-0991
RepublicServices.com/Support

Important Information

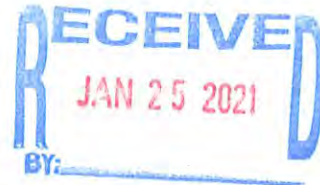
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0687-0002898
Invoice Number 0687-001114124
Invoice Date January 16, 2021
Past Due on 01/16/21 \$617.44
Payments/Adjustments \$0.00
Current Invoice Charges \$631.83

Total Amount Due \$1,249.27	Payment Due Date Past Due
--	--

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Rivertown Riverhouse 156 Landing St PO Y				
Saint Johns, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per Week				
Pickup Service 02/01-02/28			\$441.91	\$441.91
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$136.43
Total Franchise - Local				\$29.28
Late Fee 01/16				\$9.26
CURRENT INVOICE CHARGES, Due by February 05, 2021				\$631.83



1-33-572-458
74

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



Past Due	30 Days	60 Days	90+ Days
	\$617.44	\$0.00	\$0.00



445 Republic Dr
St Augustine FL 32095-860404

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

Total Amount Due	\$1,249.27
Payment Due Date	Past Due
Account Number	3-0687-0002898
Invoice Number	0687-001114124

☐ For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



00048752
M101

RIVERS EDGE CDD
RIVERTOWN CLUB HOUSE D. POWERS
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3648



REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687000289800000011141240000631830001249277



INVOICE

1-866-218-5823
 www.sesac.com
 FED ID: 83-2154058



Music Performance License

Account Name: Rivers Edge CDD
 Account #: 76234
 Bill To #: 739762
 Statement Period Through End Date: 12/31/2021
 Payment Due Date: 01/01/2021

Simplify your life with AutoPay

Visit sesac.com/pay to enroll today
 Have your account # and bill to # ready
 All major credit cards and echeck accepted

BALANCE DUE SUMMARY

Current Period Payment Due	\$306.00
Past Period(s) Payment Due	\$0.00
Late Fees	\$0.00
Total Amount Due	\$306.00
Last Payment Received 01/21/2020	\$291.00

Please see next page(s) for invoice details

Important Information

If you have any questions, please call Customer Service at 1-866-218-5823.

By continuing to use SESAC repertoire and paying this invoice you agree to the following addition to Paragraph 2 of the contract or contracts referenced in the details section of this invoice: "The rights granted pursuant to Paragraph 1 exclude the right to publicly perform the Compositions during political campaign events and/or events organized by political organizations."

SESAC wishes you Happy Holidays and a Prosperous New Year!

1-300-155-101

1-330-572-46210
100



SIMPLIFY

Enroll in autopay at:
www.sesac.com/pay



VISIT

Create an account or
 login at sesac.com



CALL

Call Customer Service
 at 1-866-218-5823



WRITE

35 Music Square East
 Nashville, TN 37203

Please detach and return the bottom portion when paying by check

Internal Use Only
 76234 12/15/2020

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE



VISA

Pay by Credit Card: www.sesac.com/pay



DISCOVER

Login Account #76234 Bill to #739762

Login to update information

TOTAL DUE BY 01/01/2021

\$306.00

CHECK # _____ CHECK AMOUNT _____



RIVERS EDGE CDD
 156 LANDING ST
 ST JOHNS, FL 32259

006951
 T34 P1



Make check payable to:
 SESAC
 P.O. BOX 5246
 New York, NY 10008-5246

Invoice #2554

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



04VEE0EKTHWE



Due Date: Feb 1st 2021

Balance (USD): \$184.00

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:
MERCHANT DISCRETION

1.33.572.345
58





Invoice

Invoice #: 0202A

Date: 02/01/2021

Customer PO:

DUE DATE: 03/03/2021

BILL TO

Rivers Edge CDD I
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#57 - Standard Maintenance Contract February 2021

AMOUNT

\$100,244.25

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$100,244.25

1-32-572-461
237

(RECEIVED)





Invoice

Invoice #: 4277A

Date: 12/01/2020

Customer PO:

DUE DATE: 12/31/2020

BILL TO

Rivers Edge CDD I
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#57 - Standard Maintenance Contract December 2020

Credit

Invoice Notes:

Thank you for your business!

AMOUNT

\$100,244.25

(\$44,681.36)

AMOUNT DUE THIS INVOICE

\$55,562.89

1.32.572.461
237





Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 379258
Date 2/1/2021

Terms Net 30
Due Date 3/3/2021
Memo Rivers Edge CDDI

Bill To
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
General Manager & Lifestyle Coordinator	1		5,428.96
Field operations Management	1		2,639.38
Hospitality Staff	1		5,383.99
Pool Maintenance	1		1,518.74
Janitorial Maintenance	1		1,344.38
Common Grounds Maintenance	1		3,500.00

Thank you for your business.

155

Total \$19,815.45

Wipes LLC

PO Box 324
Northville, MI 48167
sales@wipes.com
www.wipes.com

**INVOICE**

BILL TO
Rivertown - St Johns FL
140 Landing Street
St. Johns, FL 32259

SHIP TO
140 Landing St
St Johns, FL 32259

INVOICE 6395
DATE 02/03/2021
TERMS Due on receipt
DUE DATE 02/03/2021

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	1	32.22	32.22
Sales Tax	Sales Tax calculated by AvaTax on Mon Oct 5 02:11:27 UTC 2020	1	0.00	0.00

RECDD I Gym Wipes
Approved; Jason Davidson

Jason Davidson

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14
BALANCE DUE	\$230.14

1.33-572.457
255



SVC/BILLING QUESTIONS : (904)562-7000
 FAX : (904)562-7020
 PAYMENT INQUIRY : (972)996-7923
 ROUTE # : LOC #0292 ROUTE 0005 T020

REMIT TO: Cintas
 P.O. Box 631025
 CINCINNATI, OH 45283-1025

INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

RIVERS EDGE 1.
 140 LANDING STREET
 ST JOHNS, FL 32259
 904-440-5668

INVOICE # : 5052038385
 DATE : 02/17/2021
 PO # : N/A
 STORE # : RIVERS EDGE COMMUNITY DEV DISTRICT
 CUSTOMER # : 10528780
 PAYER # : 10596960
 SVC ORDER # : 8026532988
 CREDIT TERMS : NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
9586565	FITNESS 400046950				
159	AED CHECKED	1	\$31.30	\$31.30	N
DEDDP2002	PEDI DEFIB PADS,VIEW AED	1	\$122.95	\$122.95	N
COMPONENT SUBTOTAL :				\$154.25	
4761083	Pool Office 01384967				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
55555	HARD SURFACE DISINFEC SVC	1	\$8.35	\$8.35	N
111989	IBUPROFEN TABS MEDIUM	1	\$20.01	\$20.01	N
COMPONENT SUBTOTAL :				\$28.36	
999900999	Other				
400	SERVICE CHARGE	1	\$12.95	\$12.95	N

REMIT TO: Cintas
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

SUB-TOTAL : \$195.56
 TAX : \$0.00
 TOTAL : \$195.56

SIGNATURE :

DATE: 02/17/2021

1-33-572-457
 152

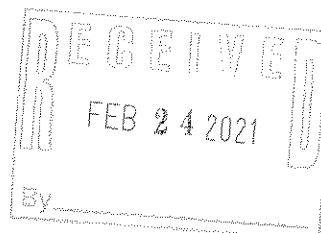
NAME : Erica Budzinski

Thank you for your business. It's been our pleasure to serve you and get you Ready for the Workday®.

REC'D I

APPROVED JASON DAVIDSON

FIRST AID REFILL



CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
1/7/2021	B001066

Sold To

Ship To

Rivertown Rivers Edge Community
Attn: Accounts Payable
475 West Town Place, Suite 114
St Augustine, FL 32092

Rivertown River Edge CDD
39 Riverwalk Blvd
St. Johns, FL 32259

1-33-572-457
105

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JF	RIV007	OS20247	1/7/2021	Verbal	Net 30	2/6/2021
Qty	Item Code	Description			Price Each	Amount
1	Service Charge	Service Charge			55.00	55.00
1	Part	Cable for Paramount XFT SN:XFT1001111003			220.00	220.00
1	Labor	Technician installed part listed.			55.00	55.00
		Subtotal				330.00
1	Freight	Inbound Shipping			15.00	15.00
<div>Repair and Replacement RECDD I Gym Equipment Approved RECDD I Jason Davidson <i>Jason Davidson</i> <div>RECEIVED FEB 19 2021 By _____</div></div>						

Email questions to Caroline@CommFitnessProducts.com

Total	\$345.00
Payments/Credits	\$0.00
Balance Due	\$345.00

www.commfitnessproducts.com

GIDDENS SECURITY CORPORATION

Invoice

Lic# B0001267
 528 S. Edgewood Ave. Suite 1
 JACKSONVILLE, FL 32205

Date	Invoice #
2/9/2021	23461756

Bill To
Rivers Edge CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092

1-33-572-34510

71

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
112	Security Service 01/25/2021-02/07/2021	17.89	2,003.68
559	Mileage	0.57	318.63
		Total	\$2,322.31

RECEIVED
 FEB 12 2021
 4:00 PM

Phone #	Fax #	E-mail
904-384-8071	904-389-9931	akoon@giddenssecurity.com

Giddens Security Corporation

Weekly Assignment Calendar by Location - Sorted by Shift Code

Rivertown

Monday, January 25, 2021		Tuesday, January 26, 2021	
■ HOLD OVER-Rivertown: 12:00AM-5:00AM Rhodes, John	5.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00		
Wednesday, January 27, 2021		Thursday, January 28, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, January 29, 2021		Saturday, January 30, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, January 31, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

Location: Rivertown
Address: 39 Riverwalk Blvd.
St. Johns FL

Total Weekly Hours: 56.0
Guard: 521-1281 (guard)
Emergency Contact: Eric Lowrie

Notes:

Work:
Home:

Giddens Security Corporation

Weekly Assignment Calendar by Location - Sorted by Shift Code

Rivertown

Monday, February 1, 2021		Tuesday, February 2, 2021	
■ HOLD OVER-Rivertown: 12:00AM-5:00AM Rhodes, John	5.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00		
Wednesday, February 3, 2021		Thursday, February 4, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, February 5, 2021		Saturday, February 6, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, February 7, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

Location: Rivertown
Address: 39 Riverwalk Blvd.
St. Johns FL

Total Weekly Hours: 56.0
Guard: 521-1281 (guard)
Emergency Contact: Eric Lowrie

Notes:

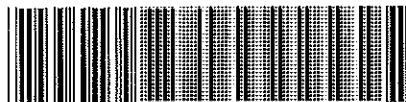
Work:
Home:



TEL: 201-437-7440
TOLL FREE: 877-477-71BP
FAX: 201-437-7442

INVOICE

255 ROUTE 1 and 9
JERSEY CITY NJ 07306



SOLD TO

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ATTN:DANIEL LAUGHLIN
ST AUGUSTINE, FL 32092

INVOICE NO.	INVOICE DATE	ORDER NO.	ORDER DATE
8464426	2/23/21	8417360-000	2/23/21
CUST NO.	SALES REP.	TRUCK	STOP
E541625	1541	TRK278579	16
CUSTOMER PO	RESALE #	PAGE	
	858013711680C2	1 of 1	

REMIT TO: Imperial Bag & Paper Co. LLC
PO BOX 27305
New York, NY 10087-7305

SHIP TO

RIVERS EDGE CDD I
RIVERS EDGE CDD
140 LANDING ST
ATTN:JASON DAVIDSON
ST JOHNS, FL 32259

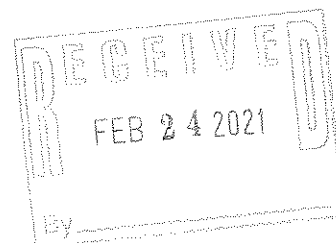
Special Instructions:

DRIVER	TELEPHONE NO.	SHIP VIA	TERMS
X15		OUR TRUCK	Net 30

QUANTITY SHIPPED	QUANTITY BACKORDERED	U/M	ITEM NO. / DESCRIPTION	PACK	PRICE	AMOUNT TA
.00	.00	CS	CLOX35419 PINE-SOL ALL PURP CLEANER	3	45.60	.00
3.00	.00	CS	HDPGLV10 HDPGLV10 PUPPY GLOVE DOG POOP	2000	49.98	149.94
1.00	.00	CS	2433BL15100 2433-100 24X33 BLK CAN LINER	100	15.40	15.40
1.00	.00	CS	500TT TOILET TISSUE 2PLY 500	96	43.62	43.62

RECDD I Janitorial Supplies
Approved; Jason Davidson

Jason Davidson



1-33-572-457
277

REC'D BY

PCS _____ RET _____

A SERVICE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL
BE ASSESSED ON INVOICES REMAINING UNPAID AFTER 60 DAYS.
USE OF CREDIT CARD IS SUBJECT TO A 1% CONVENIENCE FEE
FOR TOTAL CHARGE.

SUBTOTAL 208.96
FREIGHT/MISC. 30.00

SUBTOTAL 238.96
BALANCE DUE 238.96



ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

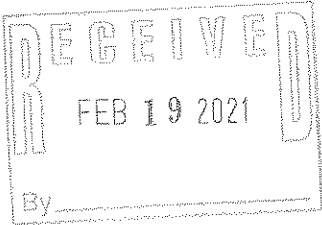
Invoice

DATE	INVOICE #
2/13/2021	4415

BILL TO
Rivers Edge CDD 475 W. Town Place St. Augustine FL 32092

1-32-572-465
254

P.O. NO.	TERMS	JOB
	Net 25	21-912

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Rivertown Street Lights.		
		Street lights on Orange Branch Trail not working.		
		Located 6 buried boxes,, all with unapproved wire nuts.		
		Located multiple electrical shorts.		
Elec. Labor	1	metering tool rental	225.00	225.00
Elec. Matrl	1		189.00	189.00
Elec. Labor	1		2,220.00	2,220.00
Lighting R&R for OBT between Keystone and Indian Trail RECDD I Approved; Jason Davidson <i>Jason Davidson</i>				
				

Thank you for your business. We appreciate it very much.			Total	\$2,634.00
			Payments/Credits	\$0.00
			Balance Due	\$2,634.00
Phone #	Fax #	E-mail		
904-541-1000	904-215-3475	LDEASE@AOL.COM		



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 2/5/2021

Invoice #122009

Terms: At event

PO#

Customer name: Rivers Edge CDD (RiverTown)

Event type: Movie Night

Billing address: 140 Landing Street., St. Johns, FL 32259

Original contact person: Erika Budzinski **Wk:** 904-679-5523 **Cell:**

E-mail/ fax: ebudzinski@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday February 27, 2021

Hours of event: 7:00 pm until end of movie

Hours of service: Same

Approximate set up time: between: 5:30 - 6:00 pm

Location name and address: Same

Where to set up at location: River House Lawn

Power within 75': Yes

Set up-grass or pavement: GR

Water within 75': n/a

Covered area for entertainer: n/a

Notes:

SERVICES NEEDED:

* 20' Outdoor Movie System with Technician

* Delivery

Reg. Rate \$ 395.00 Your Cost \$ 349.00

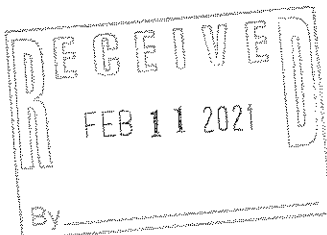
Reg. Rate \$ 30.00 Your Cost \$ 30.00

Reg. Total \$ 425.00 Your Total \$ 379.00

Total Savings \$ 46.00

1-32-572-444

127



Sub Total: \$ 379.00

Sales Tax: \$ -

Invoice Total: \$ 379.00

50 % Deposit required \$ -

Balance due at set up \$ 379.00

Payments received \$ -

Current Balance \$ 379.00

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____



ACCOUNT INVOICE

peoplesgas.com

f t p g in

RIVERS EDGE CDD
C/O BERNADETTE PEREGRINO
156 LANDING ST
JACKSONVILLE, FL 32259-8763

Statement Date: 02/09/2021

Account: 211011179218

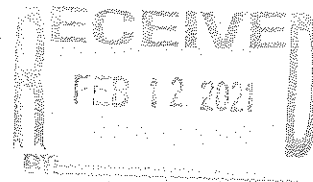
Past Due - Pay Immediately

\$54.24

Current month's charges	\$54.24
Total amount due	\$54.24
Payment Due By	02/12/2021

Your Account Summary

Previous Amount Due	\$78.00
Payment(s) Received Since Last Statement	-\$23.76
Past Due - Pay Immediately	\$54.24
Current Month's Charges	\$32.28
Total Amount Due	\$86.52



Sometimes being safe stinks

If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Watch for discolored water and call us at 877-822-6749.

We're here 24/7 to answer your call about natural gas emergencies.

peoplesgas.com/safety

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

1-33-572-454
69

Save Energy with Natural Gas. Save more with our rebates.

Find rebate criteria and steps to redeem at peoplesgas.com/tlcrebates

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211011179218

Past Due - Pay Immediately

\$54.24

Current month's charges	\$54.24
Total amount due	\$54.24
Payment Due By	02/12/2021

Amount Enclosed

\$

661259984149

00001747 01 AB 0.42 32092 FTECO102092122500610 00000 04 01000000 014 03 16347 003



RIVERS EDGE CDD
C/O BERNADETTE PEREGRINO
475 W TOWN PL, STE 114
ST AUGUSTINE, FL 32092-3649

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6612599841492110111792180000000086522

Account: 211011179218
Statement Date: 02/09/2021
Current month's charges due 03/02/2021

Details of Current Month's Charges – Service from - 01/01/2021 to 02/02/2021

Service for: 156 LANDING ST, JACKSONVILLE, FL 32259-8763

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
ALQ07118	02/02/2021	2,115		2,114		1 CCF		1.051		1.1168	1.2 Therms	33 Days
Customer Charge								\$30.60		Peoples Gas Usage History		
Distribution Charge								1.2 THMS @ \$0.47303		\$0.57		
PGA								1.2 THMS @ \$0.90000		\$1.08		
Florida Gross Receipts Tax										\$0.03		
Natural Gas Service Cost										\$32.28		
Total Current Month's Charges										\$32.28		

FEB 0.0
 2021
 JAN 0.0
 DEC 0.0
 NOV 0.0
 OCT 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 0.0
 FEB 0.0
 2020

00001747-0005393-Page 3 of 6



Our special needs customers need special care.



Let's work together to make staying safe in emergencies a top priority.

00001747-00053394-Page 5 of 6

We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

Our Medical Watch program helps us identify residential customers who use natural-gas-supplied life-sustaining equipment. To qualify, the customer or a patient residing at the customer's address must be dependent upon natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills. Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

Now is a good time to register for help

Assistance is available for those with special needs, especially during storm-related emergencies. Emergency authorities can assist you with finding a shelter and getting you there. A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and other emergencies. Visit **floridadisaster.org** to learn more or contact the special needs registry in your area.

We recommend that all customers have a plan and be prepared for emergencies or severe weather. Customers with special needs are responsible for any backup equipment or power supply.

For more information about Medical Watch, call **813.225.5051** or visit **peoplesgas.com/medicalwatch**.



peoplesgas.com

TE010220_2021 UPDATE



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

Turner Pest Control
8400 Baymeadows Way
Suite 12
Jacksonville, FL 32256
904-355-5300

Service Slip/Invoice


INVOICE: 7263966
DATE: 2/17/2021
ORDER: 7263966

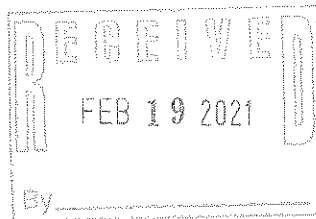
Bill To: [233943]
Rivers Edge CDD
Jason Davidson
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [233943] 904-940-0008
RiverHouse(RECDD 1)
140 Landing Street
Saint Johns, FL 32259-8621

1.33.572.459
156

Work Date	Time	Target Pest	Technician	Time In
2/17/2021	01:41 PM			01:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/17/2021		01:49 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	315.00
		SUBTOTAL \$315.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$315.00
Pest Control RECDD I Approved; Jason Davidson		AMOUNT DUE \$315.00
<i>Jason Davidson</i>		
		
		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.



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-365-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

Turner Pest Control
8400 Baymeadows Way
Suite 12
Jacksonville, FL 32256
904-355-5300

Service Slip/Invoice

INVOICE: 7262583
DATE: 2/22/2021
ORDER: 7262583

Bill To: [233943]

Rivers Edge CDD
Jason Davidson
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work

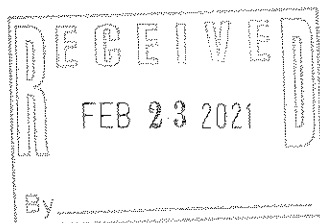
Location: [233943] 904-940-0008

RiverHouse(RECDD 1)
140 Landing Street
Saint Johns, FL 32259-8621

1-38-572-459
156

Work Date	Time	Target Pest	Technician	Time In
2/22/2021	09:17 AM			09:17 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/22/2021		09:48 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	183.75
Pest Control RECDD I Approved; Jason Davidson <i>Jason Davidson</i>		
		SUBTOTAL \$183.75
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$183.75
		PRIOR BAL \$615.00
		AMOUNT DUE \$798.75



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.

VAK PAK INC.
Manufacturing
P.O. BOX 3264
JACKSONVILLE, FL, 32206

INVOICE
VAK PAK INC.
Manufacturing

"THE name in Quality Swimming pool.
Fountain and Water Feature Systems"
Phone: (904) 353-4403
Fax: (904) 358-2014
Email:

Number: 27526
Page: 1
Date: 01/31/21

Sold To Cust No RIVCDD

Ship To

RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114

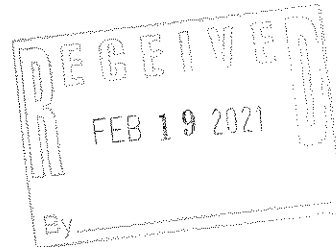
Shipped Via: JOB NAME/P O # : Our Reference #: Salesperson Ordered By:
011821-1 RIVERTOWN KC

Item Number	Description	Shipped	Unit Price	Extended
	SITE ASSESSMENT VISIT ON 01/19/21 BY JOHN WILLIS			357.96

1.33.572.457
271

(RECD1)

27



** Thank You For Your Business **

RECEIVED BY _____

Sub-Total :	357.96
Tax :	0.00
Total :	357.96
Paid :	
Net Due :	357.96

VAK PAK INC.
Manufacturing
P.O. BOX 3264
JACKSONVILLE, FL, 32206

INVOICE
VAK PAK INC.
Manufacturing

"THE name in Quality Swimming pool.
Fountain and Water Feature Systems"
Phone: (904) 353-4403
Fax: (904) 358-2014
Email:

Number: 27527
Page: 1
Date: 01/31/21

Sold To Cust No RIVCDD

Ship To

RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114

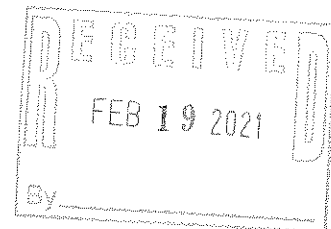
Shipped Via: JOB NAME/P O # : Our Reference #: Salesperson Ordered By:
012021-1 RIVERTOWN KC

Item Number	Description	Shipped	Unit Price	Extended
	DATE OF SERVICE/REPAIR IS 01/21/21 BY			174.91
	JOHN WILLIS			
	LABOR			220.46

1-33-572-457
271

(RECD)

21



** Thank You For Your Business **

RECEIVED BY _____

Sub-Total :	395.37
Tax :	0.00
Total :	395.37
Paid :	
Net Due :	395.37



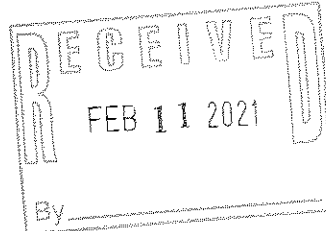
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 379852
Date 1/31/2021
Terms Net 30
Due Date 2/28/2021
Memo

Bill To

Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Billable Expenses			
BUDZINSKI - Staples;Office Supplies (RECDD I) OS			248.53
BUDZINSKI - Amazon; 2-Year Protection Plan for RiverHouse Security TV (RECDD I) RR			8.51
BUDZINSKI - Amazon;New Security TV for RiverHouse (RECDD I) RR			136.32
J.DAVIDSON - Amazon-Janitorial Supplies (RECDD I) RR			12.75
J.DAVIDSON - Constant Contact-Eblast Systme (50% RECDD I; 50% RECDDII) OS			35.00
Z. DAVIDSON - Weedman Grocery-Gas for work truck (RECDD1) RR			62.00
Z. DAVIDSON - Home Depot-spiderweber, pole, grill bush and cleaner (RECDD1) RR			50.20
Z. DAVIDSON - Amazon-Replacement light bulbs and Basketball net (RECDD1) RR			87.11
Z. DAVIDSON - Weedman Grocery-Gas for work truck (RECDD1) RR			72.56
Z. DAVIDSON - Home Depot-Photocell replacement (RECDD1) RR			19.25
Z. DAVIDSON - Home Depot-Pad lock for dumspter gates at RiverHouse (RECDD1) RR			40.51
Z. DAVIDSON - Under Pressure-New pressure washer (RECDD1) (Receipt total \$1666.20) RR			866.42
Total Billable Expenses			1,639.16


Total \$1,639.16

WELCOME TO
WEEDMANN'S EXPRESS
Weedmann's
9900 Shands Pier R
ST. Augustine FL
32259

DATE 01/04/21 12:50
TRAN# 9020285
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: UNLD
GALLONS: 20.196
PRICE/G: \$ 2.199
FUEL SALE \$ 62.00
CREDIT \$62.00

AMEX
*****1752
Entry Method: Swiped
Auth #: 598397
Resp Code: 0
Stan: 0524544919
Invoice #: 548599
Store # *****

THANK YOU
HAVE A NICE DAY





Order# 7322790052

Order placed: January 19, 2021

Billing address

475 WEST TOWN PLACE SUITE 114
SAINT AUGUSTINE, FL 32092

Shipping address

RIVERS EDGE CDD
JASON DAVIDSON
140 LANDING ST
SAINT JOHNS, FL 32259

CHARGED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
365377	Coastwide Professional™ 2-Ply Standard Toilet Paper, White, 500 Sheets/ Roll, 96 Rolls/Carton (CW26212) Select	\$51.39	1	\$51.39
365384	Coastwide Professional Kitchen Rolls Paper Towel, 2-Ply, White, 85 Sheets/ Roll, 30 Rolls/Carton (CW21810CT) Select	\$31.69	1	\$31.69
420456	Coastwide Professional™ 55-60 Gal. Trash Bags, Low Density, 1.3 Mil, Black, 100/Carton (CW22342) Select	\$32.19	2	\$64.38
394138	Coastwide Professional™ 30-33 Gal. Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530) Select	\$33.69	3	\$101.07

Method of payment

AMEX ending in *3956 - \$248.53

Merchandise Total: \$248.53

Total: \$248.53

SHIPMENT PENDING as of January 27, 2021

Item#	Item Description	Price	Quantity	Subtotal
219292	Poopy Pouch Universal Pet Waste Disposal Trash Bags, 0.75 Gal., 2000/ Carton (PP-RB-200)	\$83.99	2	\$167.98



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00051 94030 01/07/21 10:57 AM
SALE SELF CHECKOUT

071649204159 PADLOCK <A>
SET YOUR OWN COMBI 2 IN. SHACKLE
2018.92 37.84

SUBTOTAL 37.84
TAX + PIF 2.67
TOTAL \$40.51

XXXXXXXXXXXX1752 AMEX USD\$ 40.51
AUTH CODE 831109/5513855 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

1324 01/07/21 10:57 AM



1324 51 94030 01/07/2021 1478

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	180 07/06/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 189673 188400
PASSWORD: 21057 188349

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

WELCOME TO
WEEDMANN'S EXPRESS
Weedmann's
9900 Shands Pier R
ST. Augustine FL
32259

DATE 01/18/21 15:22
TRAN# 9020824
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: UNLD
GALLONS: 31.563
PRICE/G: \$ 2.299
FUEL SALE \$ 72.56
CREDIT \$72.56

AMEX
*****1752
Entry Method: Swiped
Auth #: 517337
Resp Code: 0
Stan: 0538580068
Invoice #: 563754
Store # *****

THANK YOU
HAVE A NICE DAY

**Details for Order #113-6072518-7979410**

Print this page for your records.

Order Placed: January 21, 2021**Amazon.com order number:** 113-6072518-7979410**Order Total:** \$87.11**Not Yet Shipped****Items Ordered****Price**

1 of: *ProTuff Pool Net for Cleaning - Unlimited Free Replacements - Pro Grade is 3X Faster for Leaf, Small and Large Debris Cleaning - 19.5"* \$33.97

Sold by: ProTuff Products ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *ProSlam Premium Quality Professional Heavy Duty Basketball Net Replacement - All Weather Anti Whip, Fits Standard Indoor or Outdoor Rims (Professional Standard Size, White)* \$13.99

Sold by: ProSlam ([seller profile](#))

Condition: New

1 of: *GE Crystal Clear Bent Tip Decorative Light Bulbs (40 Watt), 370 Lumen, Candelabra Light Bulb Base, 12-Pack Chandelier Light Bulbs* \$9.99

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Sylvania (10 Pack) 20721 CF13DD/E/830/ECO 13-Watt 3000K 4-Pin Double Tube Compact Fluorescent Lamp* \$26.30

Sold by: Bulbs'n'More ([seller profile](#))

Condition: New

Shipping Address:

Megan Davidson
126 ONYX CT
ST AUGUSTINE, FL 32086-0362
United States

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1752

Item(s) Subtotal: \$84.25

Shipping & Handling: \$0.00

Billing address

Zachary Davidson
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202-4924
United States

Total before tax: \$84.25

Estimated tax to be collected: \$2.86

Grand Total: \$87.11

To view the status of your order, return to [Order Summary](#).



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00001 81131 01/25/21 01:53 PM
SALE CASHIER KRISTA

761475978316 COB WEB DUST <A> 8.97
UNGER COB WEB DUSTER
761475972925 6' POLE <A> 19.99
UNGER ALUMINUM TELESCOPIC POLE 6FT
761475972017 SQUEEGEE <A> 4.97
HDX 12" WINDOW SQUEEGEE
830731000426 CITRUS SCRUB <A> 5.99
CITRUSAFE SCRUBBER BRUSH WITH 3 PADS
830731002024 BBQ GRILL CLR <A> 6.98
CITRUS SAFE GRILL CLEANER

SUBTOTAL 46.90
TAX + PIF 3.30
TOTAL \$50.20

XXXXXXXXXXXX1752 AMEX USD\$ 50.20
AUTH CODE 821646/7014137 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

1324 01/25/21 01:53 PM



1324 01 81131 01/25/2021 1699

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	180 07/24/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HTJ 163875 162552
PASSWORD: 21075 162551

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

UNDER PRESSURE SALES, INC.

8211 BEACH BLVD.
JACKSONVILLE, FL 32216

Sales Receipt

DATE	SALE NO.
1/27/2021	221625

SOLD TO
RiverTown

CHECK NO.	PAYMENT METHOD	REP	PO #
	American Express	BH	

QTY	ITEM	DESCRIPTION	RATE	CLASS	AMOUNT
1	B-4040HC	13 HP HONDA 4000 PSI @ 4.0 GPM COMET PUMP BELT DRIVE BANDIT W/3296 & 5346 ACC KITS SERIAL #16794323	1,549.95	Jacksonville	1,549.95T

NEW MACHINES ARE COVERED UNDER MANUFACTURE'S WARRANTY.
NO WEAR PARTS. 90 DAYS OUT OF STORE ON WEAR PARTS.
EXCLUDING MISUSE OF PRODUCT AND OR RAN OFF A WELL.

Subtotal \$1,549.95

Sales Tax (7.5%) \$116.25

Total \$1,666.20

Recieved By:

Phone #	904-721-1410	Fax #	904-721-1414	Web Site	www.underpressuresales.com
---------	--------------	-------	--------------	----------	----------------------------

[Print](#)**Billing Activity - Invoices****Vesta***Attn: Jason Davidson**245 Riverside Ave**Suite 250**Jacksonville FL 32202**US**P: 9046795523***Today's Date:** 02/01/2021**User Name:** rivertown_community**Invoices from 12/01/2020 to 01/01/2021**

Date	Description	Charge Amount	Credit Amount
12/02/2020	Invoice #320628690	\$70.00	

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US

**Details for Order #113-5298486-7095436**Print this page for your records.**Order Placed:** January 28, 2021**Amazon.com order number:** 113-5298486-7095436**Order Total: \$12.75****Not Yet Shipped****Items Ordered**1 of: *Swiffer WetJet Hardwood Floor Cleaner Spray Mop Pad Refill, Multi Surface, 24 Count*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$11.97

Shipping Address:Jason Davidson
140 LANDING ST
SAINT JOHNS, FL 32259-8763
United States**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1299

Item(s) Subtotal: \$11.97

Shipping & Handling: \$0.00

Billing addressJordanna Davidson
147 S TWIN MAPLE RD
ST AUGUSTINE, FL 32084-8373
United States

Total before tax: \$11.97

Estimated tax to be collected: \$0.78

Grand Total: \$12.75To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

Details for Order #113-8400924-5115457

[Print this page for your records.](#)

Order Placed: January 14, 2021

Amazon.com order number: 113-8400924-5115457

Order Total: \$136.32

Not Yet Shipped

Items Ordered

1 of: *TCL 32" 3-Series 720p Roku Smart TV - 32S335*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$128.00

Shipping Address:

Erika Budzinski

140 LANDING ST

SAINT JOHNS, FL 32259-8763

United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 3956

Item(s) Subtotal: \$128.00

Shipping & Handling: \$0.00

Total before tax: \$128.00

Estimated tax to be collected: \$8.32

Grand Total: \$136.32

Billing address

Erika Budzinski

140 LANDING ST

SAINT JOHNS, FL 32259-8763

United States

To view the status of your order, return to [Order Summary.](#)

Details for Order #113-6518007-7029063

[Print this page for your records.](#)

Order Placed: January 14, 2021
Amazon.com order number: 113-6518007-7029063
Order Total: \$8.51

Not Yet Shipped

Items Ordered

1 of: ASURION 2 Year TV Protection Plan with Tech Support (\$120-129.99)	Price
Sold by: Asurion, LLC (seller profile)	\$7.99
Condition: New	

Shipping Address:

Erika Budzinski
140 LANDING ST
SAINT JOHNS, FL 32259-8763
United States

Shipping Speed:

Expedited Shipping

Payment information

Payment Method:

American Express | Last digits: 3956

Billing address

Erika Budzinski
140 LANDING ST
SAINT JOHNS, FL 32259-8763
United States

Item(s) Subtotal:	\$7.99
Shipping & Handling:	\$0.00

Total before tax:	\$7.99
Estimated tax to be collected:	\$0.52

Grand Total:	\$8.51

To view the status of your order, return to [Order Summary](#).

Supervisor of Elections

St. Johns County
4455 Avenue A #101
St. Augustine, FL 32095

INVOICE

DATE: February 19, 2021
INVOICE#: 2021-07

Bill To:

Rivers Edge Community Development District
Ms. Courtney Hogge, Recording Secretary
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092



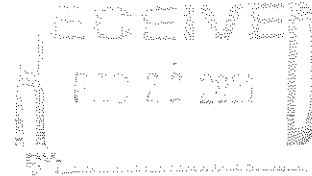
DESCRIPTION	AMOUNT
2020 General Election Cost 2,102 Registered Voters (Charges are based on ballot order of 50% of registered voters @ \$.25 per ballot; ½ of that cost is then paid by the district due to the additional ballot styles required for the election)	\$131.38
TOTAL:	\$131.38

Make check payable to:
Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

Vicky Oakes
St. Johns County Supervisor of Elections

February 19, 2021

Ms. Courtney Hogge, Recording Secretary
Rivers Edge Community Development District
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092



Dear Ms. Hogge:

As mandated by chapter 189.405(2), Florida Statutes, rather than conducting your own election, you requested this office handle the elections for the Rivers Edge Community Development District.

Since you elected for this office to conduct your election, the District's proportionate share of the regular election cost shall be paid out of the District's treasury, in accordance with Florida Statutes, 100.011(4)(a).

Enclosed is invoice number 2021-07 for conducting the 2020 General Election for the District. For your information, no portion of the regular election cost is being charged to the District. The only costs are incurred specifically by the District's election being conducted by the Supervisor of Elections Office (i.e. additional ballot styles, specific advertising, etc.).

Please remit payment to: Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

Thank you for your continued cooperation, and please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Oakes".

Vicky Oakes
Supervisor of Elections

VO/ew

1-31-513-49
175

FOURTH ORDER OF BUSINESS

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

Request: ☒ Supplemental maintenance services for existing improvements (Methodology Consultant must sign)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach additional sheets if necessary:

Longleaf Pine Enhancements.

Total Proposed
Compensation: \$82,395.21

Cost Share			
Calculation:	\$27,585.92	Rivers Edge	33.48%
	\$25,402.44	Rivers Edge II	30.83%
	\$29,406.85	Rivers Edge III	35.69%

Methodology
Consultant Approval:

(Signature)

(Date)

3/10/21

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

3/10/21

[Party signatures on following page]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services or additional improvements shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____



Landscape Maintenance Proposal

**Property Name: RiverTown
Longleaf Pine- RECDD 1**

Contact Name: Zach Davidson

E-mail: zdavidson@vestapropertyservices.com

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Full Service Maintenance	38	\$47,416.34
Detail Services: Shrubs and Beds	12	\$6,476.40
Irrigation Management	12	\$4,319.28
Chemical/Fertilization Program - St. Augustine Turf	6	\$18,600.00
Mulch Installation: Qty 125 cu yds	1	\$5,583.19
MONTHLY INVESTMENT		<u>\$6,866.27</u>
ANNUAL INVESTMENT		<u>\$82,395.21</u>

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge 2 CDD

Request: ☒ Supplemental maintenance services for existing improvements (Methodology Consultant must sign)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach additional sheets if necessary:

Longleaf Pine Enhancements.

Total Proposed
Compensation: \$33,709.12

Cost Share		
Calculation:	\$11,285.81	Rivers Edge 33.48%
	\$10,392.52	Rivers Edge II 30.83%
	\$12,030.79	Rivers Edge III 35.69%

Methodology
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

[Party signatures on following page]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services or additional improvements shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____



Landscape Maintenance Proposal

**Property Name: RiverTown
Longleaf Pine- RECDD 2**

Contact Name: Zach Davidson

E-mail: zdavidson@vestapropertyservices.com

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Full Service Maintenance: St. Augustine Turf	38	\$3,017.96
Full Service Maintenance: Bahia turf	26	\$21,932.86
Detail Services: Shrubs and Beds	12	\$1,731.84
Irrigation Management	12	\$2,159.82
Chemical/Fertilization Program - St. Augustine Turf	6	\$3,750.00
Mulch Installation: Qty 25 cu yds	1	\$1,116.64
MONTHLY INVESTMENT		<u>\$2,809.09</u>
ANNUAL INVESTMENT		<u>\$33,709.12</u>

FIFTH ORDER OF BUSINESS

MEMORANDUM

TO: Rivers Edge Community Development District (“District”) Board of Supervisors (“Board”)
FROM: District Staff
RE: Proposed Easement Encroachment Policy
DATE: March 17, 2021

As a follow up to your last meeting, this memorandum is provided as background on the enclosed resolution adopting an easement encroachment policy. If you have any questions or concerns, please do not hesitate to contact any member of District staff.

Background

Throughout the community, there are easements reserved to the District along certain side and/or rear lot lines. These easements are on plats or other official documents that are recorded in the Official Records of St. Johns County, and give the District a limited property interest to use the easement areas for their intended purposes, such as maintaining the drainage system, stormwater infrastructure improvements, landscape buffers, and other improvements. When a homeowner installs an improvement (fencing, landscaping, etc.) that impacts a District easement, there is a risk that it could negatively impact the District’s infrastructure, as well as the District’s ability to perform certain required maintenance activities.

The District may grant permission for an encroachment into its easement areas and has received several requests to do so in recent months. In order to grant a request, the normal process at other communities and here has been that the District Engineer reviews the proposed encroachment (i.e. what the resident wants to build in the District easement area) to ensure there are no access/improvement impacts, and the legal team prepares an encroachment agreement to be executed by the District and the resident requesting the encroachment. While the HOA has its own process for approval of improvements, it does not have the power to grant permission for encroachment into a District easement area.

Purpose

To streamline the process and avoid unnecessary delays for residents requesting encroachment permission, we are proposing a process whereby residents can submit a request, staff can process the request, and the District can make a decision on the request outside of meetings based on advice from its professional team. The requests would not be required to come before the Board unless there was an extraordinary circumstance, or the resident disputed the District’s decision. A sample policy, encroachment agreement, and request form are attached. Staff would propose coordination with the HOA whereby HOA staff would review the requested improvements in the normal course of their process and notify the District of the encroachment request, as applicable, allowing these documents to be presented to the homeowner at the same time and increasing efficiency for the resident.

Options

If the Board would like to move forward with this policy, there are two resolution options: (A) Option A includes only adopting the policy, without a charge to the resident, and (B) Option B adopts the policy and an interim application fee. You are not required to adopt a fee, but some districts do so to offset the staff fees incurred in processing the request.

Decision

- (A) Adopt Resolution Option A, adopting the policy only
- (B) Adopt Resolution Option B, adopting the policy and an interim application fee
- (C) Defer decision to a future meeting
- (D) Do not adopt a policy or a fee. Consider each request individually as it comes in.

**OPTION A:
POLICY ONLY**

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES GOVERNING THE INSTALLATION OF IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, for the purpose of owning, operating, maintaining, and providing certain infrastructure improvements, including a stormwater management system; and

WHEREAS, plats within the District contain certain District-dedicated easements that in some cases abut lots and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper function, operation and maintenance of the District’s stormwater management system and other maintenance obligations and public improvements; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District and the preservation of District assets to adopt the policies governing the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Improvements Policy**”) for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Easement Improvements Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business and the preservation of District assets. The Easement Improvements Policy shall stay in full force and effect until such time as the Board of Supervisors may amend it in accordance with Chapter 190, *Florida Statutes*.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2021.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy for Improvements within District Easements

EXHIBIT A

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT Policy for Improvements within District Easements

Effective: _____

1. If a resident desires to install improvements within a District Easement, the resident must:
 - a. Submit a written variance request to the District, through the District Manager or his or her designee, prior to commencement of such installation. The request must be made by the owner of the property and may be made in conjunction with its application to the HOA for construction of improvements, consistent with the applicable Declaration of Covenants.
 - b. If the District grants approval, sign and notarize the Variance Agreement attached as **Attachment A**.
2. The variance request must contain, at a minimum, the following information:
 - a. The contact information of the person making the variance request;
 - b. The lot number or street address of the lot on which the improvement is to be installed;
 - c. A description of the improvement(s) to be installed;
 - d. A diagram showing the proposed location of the improvement(s); and
 - e. The anticipated commencement date of the installation of said improvement(s).
3. The District Engineer will perform an initial review of the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements. Such review may include, in the District Engineer's discretion, conducting an in-person site inspection. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
4. After completing the review, the District Engineer shall recommend one of the following actions to the District and the resident:
 - a. Approve the variance request;
 - b. Approve the variance request with conditions; or
 - c. Deny the variance request.
5. If the District Engineer recommends approving the request, unless other considerations necessitate denying the request, District staff shall coordinate execution of the Variance Agreement in substantially the form attached hereto as **Attachment A**, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. Upon execution of the agreement, District staff shall record the agreement in the Official Records of St. Johns County.
6. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
7. There shall be no requirement to bring the variance request before the Board of Supervisors ("Board") for approval, unless the District Manager determines extraordinary circumstances warrant Board consideration. However, if the applicant disagrees with the District's determination, the applicant may request that the matter be brought before the Board for reconsideration.
8. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from the HOA, St. Johns County, the St. Johns River Water Management

District, and any other entities having an interest in the property, as applicable. The District is in no way responsible for informing residents of what other approvals they may need to obtain.

9. If improvements are constructed within a District Easement without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.

Attachment A

After recording, please return to:
Rivers Edge Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN CDD EASEMENT

This *Variance Agreement for Installation of Improvements within CDD Easement* (“**Agreement**”) is entered into as of this ____ day of _____, 20____, by and among _____ (“**Owner**”) and the Rivers Edge Community Development District (“**CDD**”), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of the property located within the CDD at the following address:

_____, (“**Property**”); and

WHEREAS, Owner desires to erect certain improvements described as _____ (“**Improvements**”) within a CDD easement area (“**Easement**”) located on the Property (“**License Area**”), as depicted at **Exhibit A**; and

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

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to install and maintain the Improvements on the License Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. By entering into this Agreement, the CDD does not represent it has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the any applicable homeowners' association, St. Johns County, or the St. Johns County 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 Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
- e. Owner's exercise of rights hereunder shall not interfere with CDD's rights under the Easement. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any CDD infrastructure that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such pre-existing infrastructure improvements. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.
- f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the License 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 Improvements.** Owner acknowledges the legal interest of the CDD in the Easement(s) described above and understands the grant provided herein in no way permits interference with the CDD's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner releases and waives any claim on behalf of itself and successors and assigns any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that the permission granted herein is given to Owner as an accommodation and that, if necessary for the proper operation of CDD infrastructure or performance of the CDD's maintenance responsibilities, the CDD may require the Owner to remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, or, in the event of a threat to the health, safety or welfare of the CDD or its residents or property, the CDD may remove the Improvements and hold the Owner responsible for the cost of such removal. The CDD agrees to give Owner notice to the extent possible.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless the CDD, as well as its officers, supervisors, staff, agents and representatives, and successors and assigns, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

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 CDD 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 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. **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]

Witnesses:	Owner
By: _____	By: _____
_____	Print Name: _____
Print Name	

STATE OF FLORIDA)
COUNTY OF _____)

NOTARY PUBLIC

[signatures continue on following page]

[signatures continue on following page]

[end of signature pages]

Exhibit A to Variance Agreement

[attach survey sketch showing location of improvements]

OPTION B:
POLICY AND FEE

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RATES AND POLICIES GOVERNING THE INSTALLATION OF IMPROVEMENTS WITHIN DISTRICT EASEMENTS; ADOPTING AN INTERIM APPLICATION FEE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, plats within the District contain certain District-dedicated easements that in some cases abut lots and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper function, operation and maintenance of the District’s stormwater management system and other maintenance obligations and public improvements; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District and the preservation of District assets to adopt the policies governing the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Improvements Policy**”) for immediate use and application; and

WHEREAS, in order to offset the administrative and professional expenses of processing requests to install improvements within District Easements, the Board intends to adopt an application fee in connection with the Easement Improvements Policy (“**Application Fee**”) through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes*, in the future but is not at this time prepared to fully evaluate the budgetary impact or address all potentially affected rates and fees; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt the Application Fee as an interim rate at this time in order to evaluate its budgetary impact it will have, and to review other potential and current rates and charges of the District that may be impacted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Easement Improvements Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business and the

preservation of District assets. The Easement Improvements Policy shall stay in full force and effect until such time as the Board of Supervisors may amend it in accordance with Chapter 190, *Florida Statutes*.

SECTION 3. By passage of this resolution, the following interim Application Fee is adopted:

Item	Rate
Interim Easement Application Fee	\$ _____

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2021.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy for Improvements within District Easements

EXHIBIT A

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT Policy for Improvements within District Easements

Effective: _____

1. If a resident desires to install improvements within a District Easement, the resident must:
 - a. Pay an easement application fee of \$ _____ to cover the costs of necessary engineering review and other administrative costs, and
 - b. Submit a written variance request to the district, through the District Manager or his or her designee prior to commencement of such installation. The request must be made by the owner of the property and may be made in conjunction with its application to the HOA for construction of improvements, consistent with the applicable Declaration of Covenants; and
 - c. If the District grants approval, sign and notarize the Variance Agreement attached as **Attachment A**, with any revisions as may be required by the District.
2. The variance request must contain, at a minimum, the following information:
 - a. The contact information of the person making the variance request;
 - b. The lot number or street address of the lot on which the improvement is to be installed;
 - c. A description of the improvement(s) to be installed;
 - d. A diagram showing the proposed location of the improvement(s); and
 - e. The anticipated commencement date of the installation of said improvement(s).
3. The District Engineer will perform an initial review of the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements. Such review may include, in the District Engineer's discretion, conducting an in-person site inspection. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
4. After completing the review, the District Engineer shall recommend one of the following actions to the District and the resident:
 - a. Approve the variance request;
 - b. Approve the variance request with conditions; or
 - c. Deny the variance request.
5. If the District Engineer recommends approving the request, unless other considerations necessitate denying the request, District staff shall coordinate execution of the Variance Agreement in substantially the form attached hereto as **Attachment A**, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. Upon execution of the agreement, District staff shall record the agreement in the Official Records of St. Johns County.
6. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
7. There shall be no requirement to bring the variance request before the Board of Supervisors ("Board") for approval, unless the District Manager determines extraordinary circumstances warrant Board consideration. However, if the applicant disagrees with the District's determination, the applicant may request that the matter be brought before the Board for reconsideration.

8. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from the HOA, St. Johns County, the St. Johns River Water Management District, and any other entities having an interest in the property, as applicable. The District is in no way responsible for informing residents of what other approvals they may need to obtain.
9. If improvements are constructed within a District Easement without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.

Attachment A

After recording, please return to:
Rivers Edge Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN CDD EASEMENT

This *Variance Agreement for Installation of Improvements within CDD Easement* (“**Agreement**”) is entered into as of this _____ day of _____, 20____, by and among _____ (“**Owner**”) and the Rivers Edge Community Development District (“**CDD**”), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of the property located within the CDD at the following address:

_____, (“**Property**”); and

WHEREAS, Owner desires to erect certain improvements described as _____ (“**Improvements**”) within a CDD easement area (“**Easement**”) located on the Property (“**License Area**”), as depicted in **Exhibit A**; and

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

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to install and maintain the Improvements on the License Area.
3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. By entering into this Agreement, the CDD does not represent that it has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the any applicable homeowners' association, St. Johns County, or the St. Johns County 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 Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
- e. Owner's exercise of rights hereunder shall not interfere with CDD's rights under the Easement. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any CDD infrastructure that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such pre-existing infrastructure improvements. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.
- f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the License 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 Improvements.** Owner acknowledges the legal interest of the CDD in the Easement(s) described above and understands the grant provided herein in no way permits interference with the CDD's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner releases and waives any claim on behalf of itself and successors and assigns any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that the permission granted herein is given to Owner as an accommodation and that, if necessary for the proper operation of CDD infrastructure or performance of the CDD's maintenance responsibilities, the CDD may require the Owner to remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, or, in the event of a threat to the health, safety or welfare of the CDD or its residents or property, the CDD may remove the Improvements and hold the Owner responsible for the cost of such removal. The CDD agrees to give Owner notice to the extent possible.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless the CDD, as well as its officers, supervisors, staff, agents and representatives, and successors and assigns, against all liability

for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

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 CDD 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 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. **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]

[signatures continue on following page]

[signatures continue on following page]

[end of signature pages]

Exhibit A to Variance Agreement

[attach survey sketch showing location of improvements]

SIXTH ORDER OF BUSINESS

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A MAINTENANCE AGREEMENT IN SUBSTANTIAL FORM; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO TAKE THE NECESSARY ACTIONS TO EFFECTUTE THE TERMS OF THE MAINTENANCE AGREEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, pursuant to a Construction & Joint Use Agreement (“**C&JU Agreement**”) previously executed by and between the State of Florida Department of Transportation (“**FDOT**”), the District, and then developer St. Joe Company, the District constructed various improvements as defined in the C&JU Agreement, inclusive of a roundabout located within SR 13 right-of-way, landscaping, irrigation, hardscape, signage, sidewalk/multi-use path, accent landscape lighting, pedestrian crosswalk lighting, rectangular rapid flashing beacon system, stormwater pond, and drainage facilities (collectively, “**Improvements**”); and

WHEREAS, concurrently with the execution of the C&JU Agreement, FDOT and St. Johns County (“**County**”) entered into a Joint Use and Maintenance Agreement, wherein the County agreed to the operation, maintenance & repair of the Improvements; and

WHEREAS, pursuant to Resolution 2017-10 and the Maintenance Agreement entered into between the District and FDOT, the District assumed the responsibilities for operation, maintenance & repair of the Improvements from the County, as well as constructed an additional roundabout within FDOT property for purposes of facilitating the infrastructure of the Rivertown Community; and

WHEREAS, the District now desires to share such operation and maintenance responsibilities for the Improvements, including additional improvements and roundabout(s) proposed to be constructed within FDOT property, pursuant to the Interlocal Maintenance Agreement between FDOT, the District, Rivers Edge II CDD and Rivers Edge III CDD, substantially in the form attached hereto as **Exhibit A (“Maintenance Agreement”)**; and

WHEREAS, upon the execution of the Maintenance Agreement, the District desires to authorize the Chairman and District Staff to take the necessary steps to effectuate the terms of the Maintenance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. APPROVAL OF THE MAINTENANCE AGREEMENT. The District hereby approves the Maintenance Agreement in substantial form and authorizes the Chairman, in connection with the input of District Counsel and staff, to approve and execute said Maintenance Agreement on the District's behalf.

SECTION 3. AUTHORIZATION TO EFFECTUATE THE TERMS OF THE MAINTENANCE AGREEMENT. Upon the execution of the Maintenance Agreement, the District hereby authorizes the Chairman and District Staff to take the necessary steps to effectuate the terms of said Maintenance Agreement.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 17th day of March, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF
RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Maintenance Agreement Form

INTERLOCAL MAINTENANCE AGREEMENT

THIS INTERLOCAL MAINTENANCE AGREEMENT ("Agreement") is made and entered into by and between the State of Florida Department of Transportation ("Department"), Rivers Edge Community Development District ("District 1"), Rivers Edge II Community Development District ("District 2"), and Rivers Edge III Community Development District ("District 3" and combined, the "CDDs"), each of the CDDs are special purpose units of local government located in St. Johns County, Florida and established pursuant to Chapter 190, Florida Statutes.

-RECITALS-

1. The CDDs are located along State Road 13 ("SR13") in St. Johns County; and
2. The Department is fee simple owner of SR 13; and
3. Pursuant to a Construction & Joint Use Agreement ("CJ Agreement") previously executed by and between the Department, District 1, and then developer St. Joe Company, a copy of which is attached as Exhibit "A", District 1 constructed various improvements as defined in the CJ Agreement, inclusive of a roundabout located within SR 13 right-of-way ("First Roundabout"); landscaping, irrigation, hardscape, signage, sidewalk/multi-use path, accent landscape lighting, pedestrian crosswalk lighting, and the rectangular rapid flashing beacon system (collectively "Landscaping"); a Stormwater Pond ("Pond"); and Drainage Facilities ("Drainage") (all of which shall collectively be referred to as the "Improvement"), as more particularly described and demonstrated in the Attached Composite Exhibit "B", which exhibit also depicts the property associated with the Additional Improvement (hereinafter defined) (together, the real property associated with the Improvement and the Additional Improvement, the "Department Property"); and
4. Contemporaneously, with the execution of the CJ Agreement, the Department and St. Johns County (the "County") entered into a Maintenance Agreement ("Maintenance Agreement"), attached as Exhibit "C"; wherein, the County agreed to the Operation, Maintenance & Repair of the Improvement, as such requirements are set forth in the Maintenance Agreement; and
5. Pursuant to that certain Maintenance Agreement entered into by the Department and District 1, attached hereto as Exhibit "D" ("Original Maintenance Agreement"), District 1 assumed the responsibilities for Operation, Maintenance & Repair of the Improvement from the County as well as undertook construct an of a second roundabout located within the SR right-of-way ("Second Roundabout"); and
6. Since execution of the Original Maintenance Agreement, District 1's boundaries have been amended and District 2 and District 3 established; and
7. District 3 now desires to construct an additional roundabout within the Department Property ("Third Roundabout") and the CDDs may desire to construct additional roundabouts within certain additional Department property later defined pursuant to this Agreement ("Additional Improvement") for purposes of facilitating the infrastructure of the Rivertown Community; and
8. The Department is amenable to the construction of the Third Roundabout and the Additional Improvement, which is anticipated to be constructed pursuant to Department Permit Number _____ ("Permit"), attached as Exhibit "E"; and
9. Additionally, the CDDs anticipate the necessity to construct additional roundabouts on or within the Department Property in the future, and have requested a means by which to assume the Operation, Maintenance & Repair of any such additions together, pursuant to that certain Interlocal Agreement, recorded at _____ ("Shared Maintenance Agreement"); and

10. The Department is amenable to construction of such additional roundabouts, upon the Department's review and approval of each requested addition, so long as the CDDs execute an Amendment to this Agreement on the form attached as Exhibit "F"; and

4. The CDD's Board of Supervisors, by Resolution No. _____ dated March 17, 2021, attached as Exhibit "G", authorized the CDDs to enter into this Agreement.

NOW THEREFORE, with full knowledge and understanding of the laws governing the subject matter of this Agreement, and in consideration of the foregoing recitals and the mutual covenants and conditions contained in this Agreement, the parties hereto, intending to be legally bound, acknowledge and agree as follows:

1. RECITALS & EXHIBITS

The above recitals and attached exhibits are specifically incorporated by reference and made part of this Agreement.

2. EFFECTIVE DATE

The effective date of this Agreement shall be the date on which the last of the parties to this Agreement executes the Agreement ("Effective Date").

3. TERM

The initial term of this Agreement shall be for a period of one (1) year, commencing on the Effective Date. Thereafter, this Agreement shall automatically renew for successive and continuing like one (1) year terms unless terminated by the Department.

4. E-VERIFY

The CDDs (A) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the CDDs during the term of the Agreement; and (B) shall expressly require any contractors performing work or providing direct services required in the performance of this Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor during the term of the Agreement.

5. COMPLIANCE

The CDDs and its designees shall perform this Agreement, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, St. Johns River Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard, St. Johns County, Florida, and other local governmental entities ("Governmental Law").

6. CONSTRUCTION

Any Additional Improvement shall be constructed in accordance with the Permit applicable to such Additional Improvement.

7. OPERATION, MAINTENANCE & REPAIR

A. The CDDs shall assume full responsibility for the operation, maintenance and repair of the Improvement and any Additional Improvement located on or within Department Property and perform the same in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement.

B. As pertaining to any landscaping, including the Landscaping, the locations to be maintained by the CDDs shall be maintained pursuant to the maintenance standards as defined in the Department's Maintenance Rating Program ("MRP") Handbook and in accordance with Department Procedure, *Roadway and*

Roadside Maintenance, Topic No. 850-000-015-i, and all Governmental Law, as defined in Paragraph 5, above. Should the Department determine that any item of maintenance related to the Improvement has fallen below the desired maintenance standard, the CDDs agree to immediately bring the deficient item up to the maintenance standard, at its sole cost and expense. The CDDs will not be held responsible for a failed MRP rating, so long as such rating is not based on any negligence, intentional or wrongful act, omission or breach of contract by the CDDs.

C. The CDDs shall maintain all turf and landscaped areas within the Department Property, including, without limitation, performing the following:

(1) Routinely mow, cut and trim all grass and turf (total greenscape), as well as remove grass and turf clippings from the roadway/curb/sidewalk, in accordance with the State of Florida "Guide for Roadside Vegetation Management" (2012), as the same may be constituted and amended from time to time, and the local National Pollutant Discharge Elimination System (NPDES) permit requirements; and

(2) Routinely prune and trim all plants and trees, for aesthetic purposes and for the benefit of the health, safety and welfare of those members of the public traversing or otherwise utilizing the Department Property; and

(3) Routinely remove dead, diseased, or otherwise deteriorated plants; and

(4) Routinely keep litter removed from the Department Property; and

(5) Routinely remove and dispose of all trimmings, roots, litter and other material resulting from the activities described herein; and

(6) Routinely edge and sweep any excess grass from sidewalks, curbs, and gutters; and

(7) Routinely sweep roadways, curbs, and gutters, valley gutters, intersections, and barrier wall gutters.

D. The Department and the CDDs shall be responsible jointly for clean-up, removal and disposal of debris within the Property following and resulting from natural disasters, including, without limitation, hurricanes and tornadoes.

E. If the Department determines that the CDDs are not maintaining the Department Property, Improvement, or Additional Improvement in accordance with the terms and provisions of this Agreement, the Department shall deliver written notification of such to the CDDs. The CDDs shall have thirty (30) days from the date of the Department's written notice, or such other time as the Department and the CDDs mutually agree in writing, to commence correction of the deficiency and provide the Department with written notice of the same. However, should the cost associated with the correction require the CDDs to publicly bid such work, the Department agrees that correction commencement shall include commencement of the public bidding process by the CDDs.

F. If the Department reasonably determines that the deficiency remains after receipt of the CDDs written notice indicating that the deficiency was corrected, the Department, within its discretion, may: (1) provide the CDDs with written authorization granting such additional time as the Department deems appropriate to correct the deficiency; or (2) correct the deficiency at the CDDs sole cost and expense. Should the Department elect to correct the deficiency, the Department shall provide the CDD with an invoice for the costs incurred by the Department to correct the deficiency and the CDDs shall pay the invoice in accordance with the "Payment" section of this Agreement.

G. If at any time in the sole determination of the Department, the integrity or safety of the Department Property, Improvement, or Additional Improvement requires immediate maintenance for the benefit of public health, safety or welfare, the Department may perform such maintenance it deems appropriate under the circumstances. The Department shall attempt to notify the CDDs prior to action under this section, but may

take necessary steps to correct emergency situations prior to such notification in order to prevent eminent danger to public health, safety or welfare.

H. The Parties' representatives and points of contact for the administration of this Agreement shall be identified in the "Notice" section of this Agreement.

8. MAINTENANCE OF TRAFFIC

A. The CDDs shall be responsible for the maintenance of traffic ("MOT") at all times during the performance of this Agreement when required by applicable Governmental Law. MOT shall be performed in accordance with applicable Governmental Law and the most current edition of each of the following, as the same may be constituted and amended from time to time, all of which are incorporated herein and made part of this Agreement by reference: (1) Section 102 of the Department's Standard Specifications for Road and Bridge Construction; (2) the Manual on Uniform Traffic Control Devices; (3) the Department's Roadway Design Standards Index 600 Series; and (4) other applicable Governmental Law.

B. If the CDDs fail to perform MOT as required herein, the Department, within its discretion, may elect to perform MOT at the CDDs sole cost and expense. Should the Department perform MOT, the Department shall provide the CDDs with an invoice for the costs incurred by the Department and the CDDs shall pay the invoice in accordance with the "Payment" section of this Agreement.

9. IMPROVEMENTS & MODIFICATIONS

A. The Department may require the CDDs to improve or modify the Department Property, Improvement or Additional Improvement if the Department determines and demonstrates to the CDDs that the improvements or modifications are required by applicable Governmental Law (which does not include general code updates) such that the public health, safety and welfare are at risk. The CDDs shall not be required to fund or finance any portion of said improvement or modification for other purposes; should the Department determine that it is in the Departments best interests for the CDDs to improve or modify the Improvement or Additional Improvement, it shall request such to the CDDs and, on its own, the Department shall fund such improvement or modification after notification and consent by the CDDs. The CDDs may perform the said work under funding by the Department. Should such modifications or improvements result in increased maintenance costs for the CDDs, the CDDs shall have the right to reasonably object to such modifications or improvements unless the public health, safety and welfare is at risk.

B. Required improvements and modifications shall be subject to the terms and provisions of this Agreement, specifically including, without limitation, the "Operation, Maintenance & Repair" section of this Agreement, subject to the limitations set forth herein.

C. Improvements and modifications shall be commenced by the CDDs within ninety (90) days of the date of the Department's written notice requiring improvements or modifications and agreement on the amount of funding for such improvements or modifications.

10. ADDITIONAL LANDSCAPING

The CDDs shall not install additional landscaping within the Department Property without first seeking and obtaining required approvals and permits from the Department. Such additional landscaping shall be automatically included within, and subject to, the provisions of this Agreement.

11. CONSTRUCTION OF ADDITIONAL ROUNDABOUTS

A. The Department shall be amenable to the construction of additional future roundabouts following review and approval by the Department of each additional location.

B. Upon approval of any additional roundabout construction, the parties shall execute an Amendment to this Agreement by use of the form attached as Exhibit F and such improvement shall become an "Additional Improvement" as set forth herein.

12. PERMISSIVE USE

This Agreement creates a permissive use only. The CDDs shall not acquire any right, title, interest or estate in the Property by virtue of the execution, operation, effect or performance of this Agreement. The CDDs are granted such rights as may be required to perform the requirements set forth in this Agreement, which includes requisite property interests to construct, operate, maintain and repair the Improvement and Additional Improvement.

13. EMINENT DOMAIN

Under no circumstances shall the Department's exercise of any right provided in this Agreement create any right, title, interest or estate entitling the CDDs to full and just compensation from the Department either through inverse condemnation or eminent domain laws or any similar laws regarding the taking of property for public purposes except as strictly set forth herein.

14. REMOVAL

The Department may require modification, relocation or removal of the Improvement or Additional Improvement located on or within the Department Property without liability to the CDDs if: (1) any such improvements are not maintained in accordance with the terms and provisions of this Agreement and the CDDs has been provided notice and an opportunity to cure and failed to cure, which would constitute a breach of this Agreement; or (2) modification, relocation or removal of any such improvements is required by applicable Governmental Law such that removal is the only means by which to protect the public health, safety and welfare, as mutually agreed and determined by the Parties. The CDDs shall commence work to modify, relocate or remove improvements designated by the Department for modification, relocation or removal and shall restore the Department Property to a condition that satisfies the requirements of applicable Governmental Law within ninety (90) days of the Department's written notice requiring modification, relocation or removal. Should the work contemplated in this section result from a breach by the CDDs under this Agreement, the CDDs shall bear all cost and expense of the modification, relocation, removal and restorative work, including, without limitation, the cost of required permits.

15. PAYMENTS TO DEPARTMENTS

All Department invoices submitted to the CDDs for payment pursuant to the terms and provisions of this Agreement are due and payable within thirty (30) days of the date of a timely received and correct invoice received by the CDDs ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to Section 55.03, Florida Statutes, until paid in full.

16. INDEMNIFICATION

A. To the maximum extent permissible under applicable Florida law, the CDDs, each, shall promptly defend, indemnify, hold the Department harmless from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, costs, losses, penalties, construction delay costs / penalties, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by, arising out of or related to the CDDs performance, or breach, of this Agreement ("Liabilities"). The term "Liabilities" shall also specifically include all civil and criminal environmental liability arising, directly or indirectly under any Governmental Law, including, without limitation, liability under the Resource Conservation and Recovery Act ("RCRA"), the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), the Clean Air Act ("CAA") and the Clean Water Act ("CWA"). The CDDs duty to defend, indemnify and hold the Department harmless specifically does not encompass indemnifying the Department for Department's negligence, intentional or wrongful acts, omissions or breach of contract.

B. The CDDs shall notify the Department in writing immediately upon becoming aware of any Liabilities. The CDDs obligation to defend, indemnify and hold the Department harmless from any Liabilities, or at the Department's option to participate and associate with the Department in the defense and trial of any Liabilities, including any related settlement negotiations, shall be triggered by the Department's written

notice of claim for indemnification to the CDDs. The CDDs inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph.

17. SOVEREIGN IMMUNITY & LIMITATION OF LIABILITY

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Department's sovereign immunity protections, or as increasing the limits of liability set forth in Section 768.28, Florida Statutes, as the same may be amended from time to time. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the sovereign immunity protections of the CDDs, each, or as increasing the limits of liability set forth in Section 768.28, Florida Statutes, as the same may be amended from time to time. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Department's limits of liability set forth in Sections 376.305 and 337.27(4), Florida Statutes. The liability for breach of this Agreement for either party is specifically: (1) limited to actual damages incurred by the other party as a direct result of the other party's breach; and (2) further limited in amount and shall not, under any circumstances, exceed the limitations of liability for tort actions set forth in Section 768.28(5), Florida Statutes.

18. NOTICE

All notices, communications and determinations between the parties hereto under this Agreement, including, without limitation, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States Mail, postage prepaid, to the parties at the following addresses:

Department: Florida Department of Transportation

CDDs: Rivers Edge, Rivers Edge II and Rivers Edge III CDD's
C/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: Jim Perry

With a Copy To: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, FL 32303
Attention: CDDs Counsel, Jennifer Kilinski

19. GOVERNING LAW

This Agreement shall be governed in all respect by the laws of the State of Florida.

20. INITIAL DETERMINATION OF DISPUTES

The Department's District Two Secretary ("District Secretary") shall act as the initial arbiter of all questions, difficulties, and disputes concerning the interpretation, validity, performance or breach of this Agreement.

21. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The CDDs and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

22. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance or breach of this Agreement, including, without limitation, damages allegedly flowing there from.

23. ASSIGNMENT

The CDDs may not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the Department's District Secretary or his/her designee. The Department has the sole discretion and authority to grant or deny proposed assignments, with or without cause. Nothing herein shall prevent the CDD from delegating its duties hereunder, but such delegation shall not release the CDDs from its obligation to perform this Agreement.

24. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein.

25. VOLUNTARY EXECUTION OF AGREEMENT

Each party hereto warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in this Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of this Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of this Agreement and executes this Agreement freely and voluntarily of its own accord and not as a result of any duress, coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of this Agreement.

26. ENTIRE AGREEMENT

This instrument, together with the attached exhibits and documents made part hereof by reference, contains the entire agreement of the parties hereto and no representations or promises have been made except those that are specifically set out in this Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement, and any part hereof, are waived, merged herein and superseded hereby.

27. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereto hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.

28. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of this Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

29. INTERPRETATION

No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

30. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of this Agreement or any provision hereof.

31. SEVERANCE

If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of this

Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of this Agreement remain enforceable.

32. COMPUTATION OF TIME

In computing any period of time prescribed in this Agreement, the day of the act, event or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday.

33. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

34. PUBLIC RECORDS

A. The CDDs and the Department shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the CDD and the Department in conjunction with this Agreement. Specifically, the Parties shall:

(1) Keep and maintain public records that ordinarily and necessarily would be required by the Department in order to perform the services being performed by the CDDs; and

(2) Provide the public with access to public records on the same terms and conditions that the Department would provide the records and at a cost that does not exceed the cost provided in chapter 119, Florida Statutes, or as otherwise provided by law; and

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and

(4) Meet all requirements for retaining public records and transfer, at no cost, to the Department all public records in possession of the CDDs upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Department in a format that is compatible with the information technology systems of the Department.

B. Failure by the CDDs to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Department. The CDDs shall promptly provide the Department with a copy of any request to inspect or copy public records in possession of the CDDs and shall promptly provide the Department a copy of the CDDs response to each such request.

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto execute this Agreement consisting of twelve (12) pages.

Florida Department of Transportation

Attest:

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Legal Review:

By: _____

Office of the General Counsel
Florida Department of Transportation

CDD

By: _____

Printed Name: _____

Title: _____

Date: _____

Legal Review:

By: _____
Legal Counsel for CDD

Attest:

By: _____

Printed Name: _____

Title: _____

Date: _____

INTENTIONALLY LEFT BLANK

EXHIBIT “A”

DRAFT

EXHIBIT “B”

DRAFT

EXHIBIT “C”

DRAFT

EXHIBIT “D”

DRAFT

SEVENTH ORDER OF BUSINESS

**HARDSCAPE, LIGHTING, SIGNAGE AND MULTI-USE PATH
EASEMENT AGREEMENT**

THIS HARDSCAPE, LIGHTING, SIGNAGE AND MULTI-USE PATH EASEMENT AGREEMENT (“Agreement”) is made this ____ day of _____, 2021 by **Rivers Edge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantor**”) whose address is c/o Governmental Management Services, LLC 475 West Town Place, Suite 114, St. Augustine, Florida 32092 and **Mattamy Jacksonville, LLC**, a foreign profit limited liability company, with an address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Grantee**”), and the

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property located in St. Johns County, Florida, being more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Easement Area**”); and

WHEREAS, it is contemplated that certain hardscaping, lighting, signage, pedestrian access and multiuse hiking/biking trail surface and related improvements are to be located within the Easement Area; and

WHEREAS, Grantor desires to grant to Grantee a temporary, nonexclusive easement for ingress, egress and access to and for the construction and installation of the Improvements (as defined below) on, upon, over, under, across and through the Easement Area in favor Grantee upon such terms and conditions as set forth herein; and

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Creation of Temporary Construction Easement.** Grantor hereby grants to Grantee a temporary, non-exclusive easement (the “**Easement**”) on, upon, over, under, across and through the Easement Area for the purpose of ingress, egress and access to and for the construction and installation of (i) hardscaping, lighting, and signage; and (ii) a multiuse hiking, biking, skating, nature and wildlife trail and related improvements (with all of the foregoing being hereinafter referred to collectively as the “**Improvements**”).

3. **Damage.**

(a) In the event that Grantee, its respective employees, agents, assignees, or contractors cause damage to the Easement Area or any of the improvements located within the Easement Area, or causes damage to Grantor’s other property or any improvements located

thereon, in the exercise of the easement rights granted herein, Grantee, at Grantee's sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Grantee shall allow no lien to attach to the Easement Area or any improvements located on said property or Grantor's other property arising out of work performed by, for, or on behalf of Grantee.

(b) In the event that Grantor, its respective employees, agents or contractors, cause damage to the Improvements located within the Easement Area, Grantor, at Grantor's sole cost and expense, agrees to commence and diligently pursue the restoration of the Improvements so damaged to as nearly as practical to the original condition, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Grantor shall allow no lien to attach to the Easement Area or any Improvements located thereon arising out of work performed by, for, or on behalf of Grantor.

4. **Insurance.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor and shall name the Grantor as an additional insured party.

5. **Indemnity.**

(a) Grantee agrees to defend, indemnify and hold Grantee harmless from and against any and all claims, suits, judgments, demands, costs and expenses, including attorney's fees of any kind or nature whatsoever related to this Agreement arising directly out of or caused by any act or omission of Grantor, its agents, employees, consultants, representatives, and contractors (and their subcontractors, employees and materialman).

(b) Grantee agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of Grantee's limitations on liability set forth in Section 768.28, Florida Statutes, and other applicable law.

6. **Liens.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of its rights hereunder.

7. **Obligations of Grantee.** Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. Grantee shall not discharge into or within the Easement Area any hazardous or toxic materials or

substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

8. **Beneficiaries of Easement Rights.** The Easement set forth in this Agreement shall only be for the benefit and use of Grantee and its contractors (and their subcontractors, employees and materialmen) and no others.

9. **Assignment and Termination.** Grantee may not assign its rights and obligations under this Agreement to any other without the express written consent of the Grantor.

10. **Amendments and Waivers.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement.

11. **Use of Easement Area.** It is acknowledged and agreed to by the Parties that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein.

12. **Attorneys' Fees.** Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, and costs of collection, all as actually incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes. Any judgment or decree rendered in any such actions or proceedings shall include the award of attorneys' fees, costs, and expenses, as just described. The terms of this section shall survive any termination of this Agreement

13. **Effective Date.** The Effective Date of this Agreement shall be the last day that Grantor and Grantee have executed this Agreement.

14. **Miscellaneous.** If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be St. Johns County, Florida. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any

reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is the essence of this Agreement.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor and Grantee caused this Agreement to be executed as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered

“GRANTOR”

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**, a unit of
local special purpose government

Print Name: _____

By: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, as Chairman/Vice Chairman of Rivers Edge Community Development District. He is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Seal}

“GRANTEE”

Signed, sealed and delivered
in the presence of:

MATTAMY JACKSONVILLE, LLC,
a foreign limited liability company

Print Name:_____

By:_____
Name:_____
Title:_____

Print Name:_____

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing was sworn to and subscribed before me this ____ day of _____,
2021, by _____, as _____ of **MATTAMY
JACKSONVILLE, LLC**, a foreign limited liability company. He/She is personally known to me
or has produced _____ as
identification.

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.:_____

My Commission Expires:_____

EXHIBIT “A”

EASEMENT AREA

- a. Enclave at RiverTown Phase Two -A, Tract C-3 – Conservation Tract
- b. Enclave at RiverTown Phase Two -A, Tract P-8 – Existing Dog park
- c. Enclave at RiverTown Phase Two -A, Tract P-9 – Existing Park
- d. Enclave at RiverTown Phase Two -A, Tract S-8 – Existing Stormwater Pond
- e. Easement across “Pond AB” from Warranty Deed as recorded in OR 3271, Page 1301, “CR 244 Ponds”

EIGHTH ORDER OF BUSINESS

Estimate



Office: 1-877-857-2915
Fax: 281-288-2870
www.TerraBoundSolutions.com
20020 Hickory Twig Way * Spring, TX * 77388

Date	Estimate #
2/23/2021	RiversEdge

Name / Address	Ship To
Rivers Edge CDD c/o GMS 475 West Town Place (Suite 114) St. Augustine FL 32092 Phone: 904-940-5850	Rivers Edge CDD ATTN: Jason Davidson 140 Landing Street St. Johns Fl 32259 Phone: 904-679-5733

Customer Phone	E-mail	Terms	Rep
	heather@terraboundsolutions.com	Prepaid Visa, MC, ...	RLE

Description	Qty	Cost	Total
Sentry Dog Waste Station Color: Green (JJB006) Roll Bag Style Dimensions: 77"H x 12"W includes: U Channel Post Sign Sign Bracket Bag Dispenser Can Hardware 400 Dog Waste Bags 50 Waste Can Liners Installation Instructions	5	239.00	1,195.00
Shipping with UPS Ground - Free Est. Ship Date: 1 business day from order Est. Transit Time: 5-7 business days Reminder: Please check packages and contents for any damages. TerraBound Solutions, Inc. is not responsible for damaged products in shipping. It is the responsibility of the receiving party to inspect and count packages at the time of delivery. TerraBound Solutions, Inc. is also not responsible for delays in delivery that are outside its control.		0.00	0.00

Production time is based on current schedule, and subject to change at time of order. Thank you for this opportunity to quote. Prices are guaranteed for 30 days. All sales are final.

If you would like to place an order or have any additional questions please call (877)857-2915 or email to contact@terraboundsolutions.com

Visit www.terraboundsolutions.com

Subtotal	\$1,195.00
Sales Tax (0.0%)	\$0.00
Total	\$1,195.00

NINTH ORDER OF BUSINESS



Grass Carp Stocking Agreement

This Agreement dated *effective to start* _____, **2021**, is made between
Charles Aquatics, Inc., a Florida Corporation, and

Name Rivers Edge CDD (River Town) c/o Zach Davidson

Address 475 West Town Place, Suite 114

City St Augustine State FL Zip 32092

Phone (904) 599-8161 Fax _____ E-Mail zdavidson@vestapropertyservices.com

Hereinafter called "**CLIENT**".

- 1) **Charles Aquatics, Inc.**, agrees to perform grass carp stocking at the following location(s):

River Town

- 2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed services:

Grass Carp Stocking

Pond AA - 80 fish

Pond I - 40 fish

Pond J - 40 fish

Pond L - 20 fish

Pond Q - 20 fish

Pond R - 40 fish

Pond S - 20 fish

Pond T - 40 fish

Pond U - 20 fish

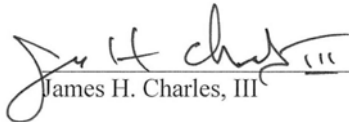
Pond V - 40 fish

Pond Z - 100 fish

TOTAL: 460 carp @ \$7.50 each = \$ 3,450.

- 3) Payment schedule is as follows:
a) Payment for entire balance of service is **due no later than 30 days after date of the invoice.**
- 4) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** on or before **March 31, 2021.**
- 5) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**.
- 6) **Insurance Coverage** - **Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, Property Damage, Completed Operations and Product Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 7) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 8) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.**, harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.**
- 9) **Damages** - **Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages resulting from any cause whatsoever not caused by or resulting from the responsibility of **Charles Aquatics, Inc.**
- 10) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 11) **Alterations and Modifications** - This two (2) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT**.

Charles Aquatics, Inc.


James H. Charles, III

CLIENT

Signed _____

Print Name

TENTH ORDER OF BUSINESS

G & G Excavation & Construction, Inc.

6500 SR 16
St. Augustine, FL 32092
Phone- 904-737-5555
Fax- 904-737-6050

Estimate

Date	Estimate No.
2/25/2021	985

Customer

Riversedge CDD
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Attn: Zach

Project

Rivertown
River Park
Golf Cart Path

Item	Scope of Work	Total
Quote	<p>G & G Excavation and Construction, Inc. Proposes to supply all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: River Town River Park Golf Cart Path</p> <p>Reference: Asphalt Milling Golf Cart Path</p> <p>Scope of Work:</p> <p>1. Furnish and install asphalt milling golf cart path due to golf cart traffic</p> <p>Total cost for the above work</p>	2,650.00

Thank you for your business!

Total	\$2,650.00
--------------	-------------------

Phone #	Fax #	E-mail
(904) 737-5555	(904) 737-6050	ggexcavationcons@gmail.com





ELEVENTH ORDER OF BUSINESS

D.

RIVERTOWN

RECDD I General Manager Report

Date of report: 3/17/21

Submitted by: Jason Davidson

RiverHouse update /Board action required:

1. Dog Station Locations and Cost Discussion.
 - a. Path between The Gardens and Northlake.
 - b. Rambling Water and Mateo.
 - c. Ruskin and Chandler.
 - d. The back of The Preserves.
 - e. South of the Main Street Con/Span Bridge.
 - i. Cost associated
 1. Up Front (purchase of) - \$1,195.00
 2. Maintenance and stocking of bags - \$300 Monthly
2. Consideration of New Club Applications.
 - a. Don't Mom Alone Club.
 - b. Sewing Club.
 - c. RiverRuns – Sip and Stain.
3. Considerations of pool pavilion rentals.

Usage

	October	November	December	January'21	February	Total
Pool	2,031	1,015	169	73	115	3,403
Tennis	123	62	215	140	125	665
Gym	714	516	640	664	672	3,206
RiverHouse	21	220	301	309	330	1,181
Total Usage	2,889	1,813	1,325	1,186	1,242	8,455

EVENTS UPDATE:

Exercise Classes and Kids Programming

Zumba with a Twist has kept current class times.

- The class takes place inside the RiverHouse with 10-12 participants.

Fit N Fifty In Session

- The class runs once per week and takes place inside the RiverHouse Fitness Room with 6-8 participants.

Strength and Flexibility In Session

- The class runs once per week inside the RiverHouse Fitness Room with 6 participants.

The Golf Fitness Program Demo for March will occur on March 25th at 7:30pm

- This new 8-week session begins on April 1st and will be on Thursdays from 7:30pm to 8:30pm. 5 spaces are available and will run on the event lawn at the River House.

Kids Tennis continues to be offered.

- This takes place one evening a week on the Tennis Courts with 6-10 participants for each age group.

Adult Cardio Tennis has continued being offered.

- This class takes place once a week on the Tennis Courts with 3-5 participants.

Soccer Shots season started and will continue until May 10th.

- This program is Soccer for children under 5 and takes place once a week on the RiverHouse Soccer Fields. This program will start a new season in February.
- Attendance are 14 in the 2-3 year old's minis class, 16 in the classics 4-5 year old classics class and 16 in the 6-9 year old premier class.

Pilates and Barre Classes with Rachel have returned.

- Classes take place Monday – Thursday in the RiverHouse Fitness Room. Both classes have 6-8 participants consistently.

Ballet classes for children continues until May.

- Class takes place on Monday afternoons in the RiverHouse Fitness Room with 6-8 participants.

Mary Time Music continues with her Spring session.

- This is a music programming class for young children. Class takes place on Tuesday and Wednesday mornings at the RiverHouse with a total of 8-10 participants.

Acrobatics class continues their Spring session.

- Class takes place on Wednesday afternoons in the RiverHouse Fitness Room.

Food Trucks

Every Monday evening, Sal's Cucina is at the RiverClub.

We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We moved trucks to create a more central location for all residents to stop at the Food Trucks and attendance has been going very well.

March Events: *May be subject to change.* Food Truck Friday, Italian Night Mondays, Third Thursday Trivia Night, Easter Egg Hunt, and 2 nights of Movie on the Lawn.

April Events: *May be subject to change.* Food Truck Friday, Italian Night Mondays, Third Thursday Trivia Night, RiverTown Shreds (RiverTown Cleans Up for Earth Day), Son of a Beach 5K

ACTION ITEMS:

Possible April Events with Contact Tracing

1. Family Fun Trivia (4/15/2021)
 - a. Trivia at the RiverClub Cafe.
 - i. Participants would need to register.

- ii. 6-person team maximum. (50 participants maximum)
 - iii. Only registered Trivia Players may sit at each trivia table.
 - iv. Tables are pre-marked to ensure distanced seating.
2. Earth Day Event – Featuring RiverTown Shreds (4/17/21)
 - a. Encouraging clean up around RiverTown
 - i. Clean Up Certificates for kids printed and can be picked up by kids who assist their families in picking up litter on the ground around RT – Proof submitted by pictures
 - ii. RiverTown Shreds
 1. Bulk Shredder will be scheduled and advertised to the community to bring anything they need shredded up at the RiverHouse
 2. Cars line up to drop off for the Shredder

RIVERTOWN

Field Operations Manager Report

Date of report: 3/17/21

Submitted by: ZachDavidson

RiverHouse:

- All pool deck furniture has been pressure washed.
- Chip and bubbled paint on pillars at pool pavillion have been repainted.
- Cushion covers on outside furniture on rental side building was dry cleaned.
- Slide tower was pressure washed on 3/1.
- Rental side building, patio furniture and fire place has been pressure washed.
- Furniture in the rental building was steam cleaned 3/4

RiverClub:

- Relay timer on entrance gate was replaced week of 3/1.
- Boardwalk has been pressure washed.
- Sterling fencing repaired two saging gates and loose pool fencing week of 2/22.
- KAD replaced faulty emergency shut off switch on fire pit.

RiverFront Park:

- Barney's pumps adjusted voltage mointor and check all sump pumps week of 3/1, voltage mointor is weak, working with Barney's for replacment price.

Common areas:

- Three dead trees were replaced in the Orchards week of 3/1.
- All directional and marketing signs have been pressure washed.
- Suggs removed and relocated tree blocking stop sign at the intersection of Orange Branch trail and Keystone corners.
- Waterfalls on longleaf entrance were pressure washed week of 2/22.

- Photocell for street lights on Cherry Laurel was replaced on 2/17.
- Suggs removed and replaced 6 dead palms in the community week of 3/1.
- G&G construction installed yard drain to relieve sitting water on sidewalk in lakes 1 and regarded section behind the tennis courts to relieve sitting water on cart path week of 3/1.
- Remove faded bulletin board and painted at mail Kiosk.
- Play mulch was added to play park in North lake.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Feb 28, 2021

Field Tech: Mike Liddell

Client: RiverTown

(Lots of pine pollen in all ponds, looks like algae)

Pond A: Treated alligator weed.



Pond B: Minor vegetation and no algae noticed.



Pond C: Applied pond dye.



Pond D: Applied pond dye.



Pond E: No algae noticed.



Pond G: Water is cloudy possible clay deposit. Turbidity level is 20 (0-600)



Pond H: Algae treatment was effective, applied pond dye.



Pond I: Perimeter vegetation is decaying.



Pond J: Vegetation is decaying, removed trash from water. Lots of pollen floating.



Pond K: Perimeter vegetation is decaying.



Pond L: Applied algaecide and treated perimeter grass.



Pond M: Treated perimeter



Pond Q: Treated algae around pond.



Pond R: Treated algae and torpedo grass.



Pond S: Algae treatment was effective.



Pond T: Algae treatment was effective.



Pond U: Treated perimeter grasses.

Pond V: Algae treatments were effective.



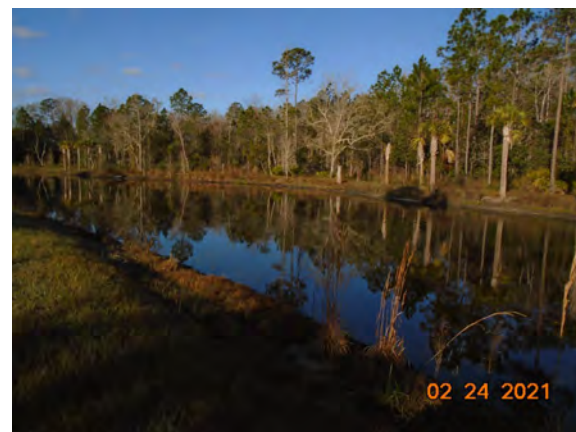
Pond W: (Homestead) Algae treatments were effective, perimeter grasses are decaying.



Pond X: (Homestead) Applied algae treatment, grasses are decaying.



Pond Y: (behind model homes) Naiad treatments have been effective.



Pond Z: (behind pond K) Lots of pollen floating. Cattails are decaying and most perimeter grasses are dead.



Pond AA: (Homestead) Applied algaecide to planktonic algae, will retreat in a few days.

Pond BB: (Homestead) Algae treatment was effective.



Pond 1: (Water Song) Algae treatment was effective.



Pond 2: Most grass is decaying from previous treatment.



Pond 3: Treated cattails around pond edge. Removed trash from water (construction debris).



Pond 4: Treated perimeter vegetation and algae.



Pond 5: Perimeter grass is decaying.



Pond 6: Treated cattails around perimeter.



Pond 7: Spot treated cattails.



Pond 4: Treated perimeter vegetation and algae.



Pond 9: Treatments have been effective; most vegetation is decaying.



RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Rivers Edge Community Development District ("District"). Clubs at the District are designed to help residents and paid users (together, "Resident(s)"), which shall have the same meaning as the term "Patron(s)" as defined in the District's Policies Regarding District Amenity Facilities (the "District's Policies") to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager's Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): Don't Mom Alone Podcast Club

2. Name of Club leader/main contact: Christine Goehring

3. Address of Club leader/main contact: 128 Coosaw Ct St Johns FL 32259

Phone Number (1): 763-439-9916 Phone Number (2): _____

Email address: Christine.goehring2@gmail.com

4. Is this a Resident Club as described above? ☒ Yes ☐ No

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

Prior to each meeting Club members will listen to a faith-based Podcast that I send out and then we will discuss the Podcast during our time together. The goal of the group is to (see attached

6. When, including how often, will your Club meet? (Date/Time/Frequency) Every Monday morning from 9:30-11:30/12:00

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

7. Where do you anticipate your Club will want to meet? River House - Inside only
8. The targeted audience for the Club is: Moms in Rivertown
9. Please mark which categories are applicable to the Club or Interest Group:
- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Community | <input type="checkbox"/> Culture | <input type="checkbox"/> Education |
| <input type="checkbox"/> Social | <input type="checkbox"/> Recreation & Leisure | <input type="checkbox"/> Sports & Athletics | <input checked="" type="checkbox"/> Other <u>Bible study</u> |
10. If a similar club already exists within the District, what distinguishes your Club? _____
11. How will you recruit members and encourage participation in Club activities? social media, word of mouth
12. Will you be collecting dues or managing any funds associated with Club activities?
- ☐ Yes ☒ No
13. Who will be responsible for the management and protection of the Club's financial funds?
- _____
14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.
- ☐ Yes ☒ No
15. How will the Club and its activities be promoted? (Please list): Social Media
- _____
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
- ☐ Yes ☒ No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

I have been waiting to promote the Club until I have secured a place to meet, so once I have Club members I will supply you with this information

18. Do you plan to serve or allow consumption of alcohol at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: ☒ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

BYOB: ☒ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

☒ Yes ☐ No

For District Use Only:

Board Approval Granted: ☐ YES, date: _____ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District ("**District**") reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Name: Christine Goehring Address: 128 Coosaw Ct St Johns FL 32259

Print Name: Christine Goehring Phone #: 763-439-9916

Please return application to:

Rivers Edge Community Development District
c/o James Perry, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

FACILITY USE APPLICATION: AUTHORIZED CLUBS

Facility: Rivers Edge II CDD: ☐ River Club Café (Monday, Wednesday, Thursday ONLY) ☐ River Club Amphitheater

Rivers Edge CDD: ☒ River House-Inside Only ☐ Palm Court ☐ Lawn ☐ Pool Cabana
☐ Group Fitness Room ☐ Soccer Field

Name of Applicant: Christine Goehring

Name of Authorized Club: _____

Resident's Street Address: 128 Coosaw Ct St Johns FL 32259

Phone: 763-439-9916

Email: christine.goehring2@gmail.com

Intended Use: Podcast Club/Bible study

Estimated Attendance: unknown

Is alcohol to be served/consumed? ☒ No ☐ Yes (Served/Sold) ☐ Yes (BYOB)

Requested Days/Dates/Times (4-hour max, inclusive of set-up and clean-up times)

Facility	Date	Start Time	End Time	CDD Approval (GM initials)
River House-Inside only	every Mon. morning	9:30	11:30/12:00	

I agree to indemnify and hold harmless the Rivers Edge Community Development District and the Rivers Edge II Community Development District (together, the "Districts") and each of their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Amenity Facilities or surrounding areas and, if alcohol is to be permitted, arising out of or in connection with the consumption or provision of alcohol. Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.

As stated in the Districts' policies governing the Amenity Facilities, **Disregard for any district rules or policies will result in expulsion from the facility and/or loss of amenity privileges in accordance with the applicable termination policy.**

I have read, understand, and agree to abide by all policies and rules of each District governing the Amenity Facilities. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the Facilities. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the Rivers Edge Community Development District or the Rivers Edge II Community Development District, as applicable, and its agents, supervisors, officers, directors, employees, and staff as additional insured. Only RiverTown Patrons (as that term is defined in the District's Policies) may reserve a rental area at RiverTown, and payment for the reserved rental area, if any, must be made by the Patron who is making the reservation. That Patron reserving the rental area shall be considered the Responsible Party for the event, and must be present for the duration of the event for which the rental is made.

Signature of Applicant: Christine Goehring

Date: 1/27/21

(Please continue to pages 2 and 3)

I have read and understand the following. Please initial by each line.

CG The stated time for the event includes set-up and clean-up time. Please schedule accordingly.

CG Reservations can be made at the General Manager's Office. Reservations will be on a first-come, first-served basis. Authorized Resident Clubs ("Clubs") may make reservations on a once-weekly basis for up to twelve (12) months. Reservations must be made by at least one person who will act as the Responsible Party. The Responsible Party must be present at the function during the entire period of the rental.

CG Reservations are available between the hours of 9:00 a.m. and 11:00 p.m., with the exception of New Years' Eve, New Years' Day, Thanksgiving Eve, Thanksgiving Day, Christmas Eve, Christmas Day and Easter or if special arrangements have been approved by management.

CG Unless otherwise approved by the District, Club events at District Facilities are open to Patrons only, as that term is defined in the Districts' amenity policies, and are subject to all District rules and policies applicable to the Amenity Facilities. If non-Patrons are present at any Club event, additional insurance and/or waiver requirements may apply.

CG Additional fees may be assessed if the clean-up is incomplete or if the event is not kept within the identified times. Upon completion of the event, the Club must complete the clean-up checklist to the satisfaction of the District. Failure to do so may result in additional fees, disciplinary action under the applicable amenity policies, or revocation of the Club's reservation privileges.

CG Maximum capacities are as follows: RiverClub Café- 30, RiverClub Amphitheater- 100, River House- 100, Lawn- 100, Palm Court- 50 and Pool Cabana- 50.

CG Exclusive pool use does not come with a reservation. Use of the pool is non-exclusive, and the pool shall remain open to all Patrons and their guests during normal operating hours.

CG A private party attendant may be required for Club meetings, in the District's discretion. The primary responsibility of the attendant is to protect the facility and ensure all District guidelines are followed. An additional attendant may be required for events with over 50 guests, or for events at which alcohol is to be consumed, in the District's discretion. The Patron is to pay the additional fee at the time of reserving the area and is to include the time for setup and clean up. The staffing fee is \$20 per hour, per attendant.

CG Prior approval may be granted as an exception to the "No-Alcohol" policy. In order to receive an exception, the Patron must indicate that alcohol is to be served or consumed at the event on this form, complete the "Alcohol Requirements" section of this form, and provide proof of any required insurance.

CG No admission fees whatsoever shall be collected for an event at the District's Facilities unless it is first approved by the District.

CG Patron hereby agrees and recognizes that all documents and information of any kind submitted to the District may be public records and subject to public records requests under Chapter 119, Florida Statutes.

ALCOHOL REQUIREMENTS (Complete if alcohol is to be served or consumed)

I have read and understood the following (initial by each):

_____ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District's property and thereafter. The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and the District also reserves the right to call law enforcement to enforce the same.

_____ If event liability insurance is required, Rivers Edge CDD or Rivers Edge II CDD, as applicable, is to be named on the policy as an additional insured party as follows:

[District Name] and its Supervisors, officers, directors, consultants and staff
475 West Town Place, Suite 114
St. Augustine, Florida 32092

I have reviewed the Alcohol Requirements chart below, and agree to comply with the requirements therein.

	BYOB (Club Events)	Served (Club Events)	Sold (Club Events)
Permitted (Rivers Edge CDD Facilities)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Amphitheater)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Café)	No. All alcohol must be purchased through the River Club Café.	No. All alcohol must be purchased through the River Club Café.	No. Alcohol may only be sold/purchased through the River Club Café.
Insurance	<u>Events with fewer than 10 guests:</u> None <u>Events with more than 10 guests:</u> Homeowner's Insurance Rider/Endorsement providing special event coverage	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured
Admission Fee Permitted	Admission fee permitted with District approval	Admission fee permitted with District approval	Admission fee permitted with District approval

District Use Only

Receivables (Check when Complete)

	Amount	Check No.	Receipt No.
<input type="checkbox"/> Private Party Room Attendant Fee (If applicable, Payable to Vesta Property Services)	\$ _____	_____	_____
<input type="checkbox"/> Event Liability Insurance (if applicable)	\$1,000,000 Personal Injury (certificate required) \$250,000 Property Damage Alcohol rider		
<input type="checkbox"/> Homeowner's Insurance Rider (if applicable)			
<input type="checkbox"/> Completed and approved Club Application Form			
<input type="checkbox"/> Proof of licensed bartender/caterer (if applicable)			

Approvals

Admission or other fee approved by CDD:

☐ YES: \$ _____ ☐ NO

Alcohol permitted:

☐ YES (Served/Sold) ☐ YES (BYOB) ☐ NO

District Approval: _____

(Sign when all receivables are complete)

Date: _____

*Note to staff: If non-Patrons will be present at a Club event, please consult with the District Manager for additional insurance requirements. The insurance requirements herein may only be altered after receiving approval by the District Manager.

encourage moms who may be struggling with any of the following:

- marriage
- parenting
- fear
- anxiety
- isolation
- anger
- forgiveness
- friendships

The purpose of the Club is to connect moms with other moms in the neighborhood who may be going through similar situations so they don't feel alone.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Rivers Edge Community Development District ("District"). Clubs at the District are designed to help residents and paid users (together, "Resident(s)", which shall have the same meaning as the term "Patron(s)" as defined in the District's Policies Regarding District Amenity Facilities (the "District's Policies")) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager's Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): RiverKunts - Sip + Stain
2. Name of Club leader/main contact: Courtney Haines
3. Address of Club leader/main contact: 370 Perdido St. / St Johns FL 32259
Phone Number (1): 904. 315.5851 Phone Number (2): _____
Email address: riverkunts@gmail.com
4. Is this a Resident Club as described above? ☒ Yes ☐ No
5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)
DN Wood sign making workshop.
6. When, including how often, will your Club meet? (Date/Time/Frequency)
once a month (depending on availability)

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

7. Where do you anticipate your Club will want to meet? River Club @ RiverTown
8. The targeted audience for the Club is: women + men
9. Please mark which categories are applicable to the Club or Interest Group:
- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Community | <input type="checkbox"/> Culture | <input type="checkbox"/> Education |
| <input checked="" type="checkbox"/> Social | <input type="checkbox"/> Recreation & Leisure | <input type="checkbox"/> Sports & Athletics | <input type="checkbox"/> Other |
10. If a similar club already exists within the District, what distinguishes your Club? I provide all materials to complete a set design.
11. How will you recruit members and encourage participation in Club activities? FB group for RiverTown / word of mouth
12. Will you be collecting dues or managing any funds associated with Club activities?
- ☒ Yes ☐ No
13. Who will be responsible for the management and protection of the Club's financial funds?
- Courtney Haines
14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.
- ☒ Yes ☐ No (to cover materials)
15. How will the Club and its activities be promoted? (Please list): FB RiverTown Community Group
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)



PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: Alicia Tremblay

Address: 191 Twin Flower Pl.

St Johns FL 32259

Phone Number: 904.707.7917

Email Address: partyof52019@yahoo.com

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

18. Do you plan to serve or allow consumption of alcohol at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: ☒ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

BYOB: ☐ No ☒ Yes (on a regular basis) ☐ Yes (at special events)

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

☒ Yes ☐ No

For District Use Only:

Board Approval Granted: ☐ YES, date: _____ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District ("**District**") reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Name: Courtney Haines Address: 370 Perdido St.
Print Name: Courtney Haines Phone #: 904.315.5851

Please return application to:

Rivers Edge Community Development District
c/o James Perry, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Rivers Edge Community Development District ("**District**"). Clubs at the District are designed to help residents and paid users (together, "**Resident(s)**"), which shall have the same meaning as the term "Patron(s)" as defined in the District's Policies Regarding District Amenity Facilities (the "**District's Policies**") to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager's Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): Rivertown Sewing Club

2. Name of Club leader/main contact: Dianne Malloy

3. Address of Club leader/main contact: 627 Narrowleaf Dr.

Phone Number (1): ~~627-74~~ 781-264-1485 Phone Number (2): _____

Email address: dimalloy@yahoo.com

4. Is this a Resident Club as described above? ☒ Yes ☐ No

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

Quilting, Sewing activities

6. When, including how often, will your Club meet? (Date/Time/Frequency) _____

Quarterly to start in the evenings
or weekends

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

7. Where do you anticipate your Club will want to meet? River house
8. The targeted audience for the Club is: Women
9. Please mark which categories are applicable to the Club or Interest Group:
- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Community | <input type="checkbox"/> Culture | <input type="checkbox"/> Education |
| <input checked="" type="checkbox"/> Social | <input type="checkbox"/> Recreation & Leisure | <input type="checkbox"/> Sports & Athletics | <input type="checkbox"/> Other |
10. If a similar club already exists within the District, what distinguishes your Club? no similar club
11. How will you recruit members and encourage participation in Club activities? Via River town Facebook page
12. Will you be collecting dues or managing any funds associated with Club activities?
- ☐ Yes ☒ No
13. Who will be responsible for the management and protection of the Club's financial funds?
- n/a
14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.
- ☐ Yes ☒ No
15. How will the Club and its activities be promoted? (Please list): Via River town Facebook page
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
- ☐ Yes ☒ No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: Treva Dunning Strathma

Address: Narrowleaf Dr

Phone Number: 386-937-3671 Email Address: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

18. Do you plan to serve or allow consumption of alcohol at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: ☒ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

BYOB: ☐ No ☐ Yes (on a regular basis) ☐ Yes (at special events) - possibly - undecided

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

☒ Yes ☐ No

For District Use Only:

Board Approval Granted: ☐ YES, date: _____ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District ("***District***") reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Name: Dianne Malloy Address: 627 Narrowleaf Drive
Print Name: Dianne Malloy Phone #: 781-264-1485

Please return application to:

Rivers Edge Community Development District
c/o James Perry, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

E.



Landscape Maintenance Report February

The below areas have had a full-service detail. Trim, weed removal, soft edge, and spray with round-up/pre-emerge along with selective herbicide.

- WestLake
- Retreat
- Landings along Kendal Crossing and Peridido
- RiverTown Blvd.
- Landing St.
- Pond Behind Landing St.
- NorthLake Phase 2
- NorthLake Phase 3
- Arbors
- RiverWak Blvd.
- Rambling Water Run
- SternWheel PlayPark

In the below areas we have performed a full-service mow.

- WestLake
- Landings
- RiverWak Blvd.
- Lakes 2
- Pond D
- RiverClub
- HomeStead Phase 1
- HomeStead Phase 2
- Lakes 2

- River Front Park

Our mulching teams have made great progress moving through the property. The below areas are complete.

- RiverHouse
- RiverTown blvd
- WestLake
- Landings
- Landing St.
- SteernWheel
- Garden District
- Lakes 2
- HomeStead 1,2
- River Club
- Play Park in NorthLake
- Arbors
- MainStreet Phase 1,2
- Gardens
- KeyStone Corner
- Lakes 1
- NorthLake Phase 1,2,3
- Orchards
- Groves

Irrigation, we have had mainline leaks in the below areas all have been repaired.

- KeyStone Corner 200 yards North of Watersong Entry
- Keystone Corner and OBT at the stop sign
- OBT just before the HomeStead 2 entrance

Spray report:

St Augustine/ Zoysia

- 46-0-0 @ .25lbs N per 1000
- 8-4-36 @ 12lbs per acre
- Prodiamine @ 2lbs per acre (pre-emerge)
- 2,4-D @ 16oz per acre (herbicide)
- Rometsol @ .3oz per acre (Herbicide)

Bermuda

- Coastal @ 64oz per acre (pre/post-emergent herbicide)
- Three Way @ 64oz per acre (Herbicide)
- Rometsol @ 1oz per acre (Herbicide)

Target for this application was to improve growth and color of the turf. Pre/Post emergent herbicide was applied to eliminate Broadleaf weeds and to prevent the germination of summer annual weeds.